Energy performance certificate (EPC)				
Apartment 12 7, Temple Lane LIVERPOOL L2 5BB	Energy rating	Valid until: <b>30 July 2028</b> Certificate number: <b>8128-7523-5180-5979-1976</b>		
Property type	Mid-floor flat			
Total floor area		46 square metres		

### Rules on letting this property

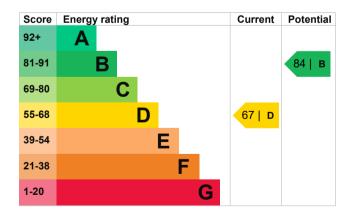
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

# Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

<u>See how to improve this property's energy</u> performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60

## Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Poor
Window	Single glazed	Very poor
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in 14% of fixed outlets	Poor
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	Room heaters, electric	N/A

### Primary energy use

The primary energy use for this property per year is 428 kilowatt hours per square metre (kWh/m2).

Environmental impa property	act of this	This property produces	3.3 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be C. Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		This property's potential production	1.6 tonnes of CO2
		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 1.7 tonnes per year. This will help to protect the environment.	
Properties with an A rating	produce less CO2		
than G rated properties.		Environmental impact rating assumptions about average	0
An average household 6 tonnes of CO2 produces		energy use. They may not reflect how energy is consumed by the people living at the property.	

## Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (67) to B (84).

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£125
2. Low energy lighting	£30	£25
3. High heat retention storage heaters	£400 - £600	£60
4. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£120

### Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

## Estimated energy use and potential savings

Estimated yearly energy cost for this property	£625
Potential saving	£332

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you <u>complete each</u> recommended step in order.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.simpleenergyadvice.org.uk/</u>).

### Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property Type of heating Estimated energy used Space heating 4291 kWh per year Water heating 1663 kWh per year Potential energy savings by installing insulation Type of insulation Amount of energy saved

Solid wall insulation 1333 kWh per year

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

#### Assessor contact details

Assessor's name	Alyn Wilkinson
Telephone	07956422795
Email	allw984@aol.com

### Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

### Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

Elmhurst Energy Systems Ltd EES/003018 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 31 July 2018 31 July 2018 RdSAP