# Energy performance certificate (EPC) Apartment 7 Halifax House 5, Fenwick Street LIVERPOOL L2 0NZ Energy rating G Valid until: 23 September 2029 Certificate number: 0058-2838-6235-9601-6761 Property type Mid-floor flat Total floor area 41 square metres

# Rules on letting this property



# You may not be able to let this property

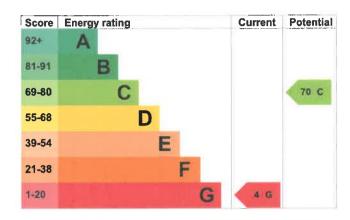
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (<a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a>).

Properties can be let if they have an energy rating from A to E. The <u>recommendations section</u> sets out changes you can make to improve the property's rating.

# **Energy rating and score**

This property's current energy rating is G. It has the potential to be C.

See how to improve this property's energy efficiency.



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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy 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

### Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Wall	Solid brick, as built, no insulation (assumed)	Poor
Window	Full secondary glazing	Good
Main heating	Room heaters, electric	Very poor
Main heating control	No thermostatic control of room temperature	Poor
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(other premises below)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 946 kilowatt hours per square metre (kWh/m2).

### **Additional information**

Additional information about this property:

• Storage heater or dual immersion, and single electric meter
A dual rate appliance(s) is present with a single-rate supply. A single-rate appliance has been used
for the assessment. Changing the electricity tariff to an off-peak (dual rate) supply is likely to reduce
fuel costs and improve the energy rating.

# How this affects your energy bills

An average household would need to spend £2,200 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy bills.

You could save £1,631 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

### **Heating this property**

Estimated energy needed in this property is:

- 6,667 kWh per year for heating
- · 5,663 kWh per year for hot water

## Saving energy by installing insulation

Energy you could save:

• 3,848 kWh per year from solid wall insulation

### More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Environmental impa property	act of this	This property produces	6.5 tonnes of CO2	
This property's current environmental impact rating is G. It has the potential to be E.		This property's potential production	3.0 tonnes of CO2	
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.		
Carbon emissions		These ratings are based on assumptions about		
An average household produces	6 tonnes of CO2	average occupancy and energy use. People living at the property may use different amounts of energy.		

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£676

Step	Typical installation cost	Typical yearly saving
2. Insulate hot water cylinder with 80 mm jacket	£15 - £30	£472
3. High heat retention storage heaters	£800 - £1,200	£484

### Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgradescheme). This will help you buy a more efficient, low carbon heating system for this property.

### Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name Anthony Brown 07914014968 Telephone

**Email** anthonybrwn98@gmx.com

### Contacting the accreditation scheme

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

Accreditation scheme Stroma Certification Ltd STR0022927 Assessor's ID Telephone 0330 124 9660 Email certification@stroma.com

### About this assessment

No related party Assessor's declaration Date of assessment 8 July 2019 24 September 2019 Date of certificate

Type of assessment **RdSAP** 

