Energy performance certificate (EPC) 16, Orrell Lane LIVERPOOL L9 8BY Energy rating Certificate number: 2858-2049-7212-3235-5944 Property type end-terrace house

121 square metres

Rules on letting this property

Total floor area

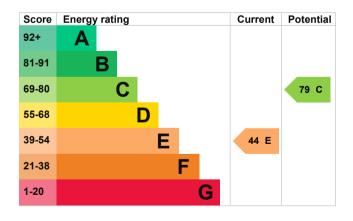
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-quidance</u>).

Energy rating and score

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

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



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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 12 mm loft insulation	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 56% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 359 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,724 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 £837 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2015** 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:

- 22,010 kWh per year for heating
- 2,291 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

- 2,972 kWh per year from loft insulation
- 7,729 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 impact of this property		This property produces	7.6 tonnes of CO2	
This property's current environment rating is E. It has the potential to	•	This property's potential production	2.7 tonnes of CO2	
Properties get a rating from A (book on how much carbon dioxide (Coproduce each year. CO2 harms	O2) they `	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	•	
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. Increase loft insulation to 270 mm	£100 - £350	£185
2. Internal or external wall insulation	£4,000 - £14,000	£482
3. Floor insulation (suspended floor)	£800 - £1,200	£70
4. Low energy lighting	£40	£24
5. Heating controls (room thermostat)	£350 - £450	£34
6. Solar water heating	£4,000 - £6,000	£39
7. Solar photovoltaic panels	£5,000 - £8,000	£267

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. 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 Denis Murphy Telephone 01515301236

Email <u>littlegreenboxltd@gmail.com</u>

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

Assessor's ID STRO018017 Telephone 0330 124 9660

Email <u>certification@stroma.com</u>

About this assessment

Assessor's declaration No related party
Date of assessment 25 February 2015
Date of certificate 26 February 2015

Type of assessment RdSAP