Energy performance certificate (EPC)

20, Hall Lane Walton LIVERPOOL L9 0EX Energy rating

Valid until: 19 March 2027

Certificate number: 0588-9063-7277-5703-7924

Property type

Mid-terrace house

Total floor area

117 square metres

Rules on letting this property

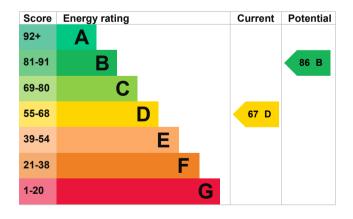
Properties can be let if they have an energy rating from A to E.

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 D. It has the potential to be B.

<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, 250 mm loft insulation	Good	
Window	Fully double glazed	Average	
Main heating	Boiler and radiators, mains gas	Good	
Main heating control	Programmer, TRVs and bypass	Average	
Hot water	From main system	Good	
Lighting	Low energy lighting in 63% of fixed outlets	Good	
Floor	Suspended, no insulation (assumed)	N/A	
Secondary heating	None	N/A	

Primary energy use

The primary energy use for this property per year is 209 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £971 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 £329 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2017** 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:

- 12,959 kWh per year for heating
- 2,287 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

• 4,715 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.

This property's potential 1.7 tonnes of CO2	
production	
You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
These ratings are based on assumptions about	
average occupancy and energy use. People living at the property may use different amounts of energy.	
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Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£233

Step	Typical installation cost	Typical yearly saving
2. Floor insulation (suspended floor)	£800 - £1,200	£38
3. Low energy lighting	£15	£22
4. Solar water heating	£4,000 - £6,000	£37
5. Solar photovoltaic panels	£5,000 - £8,000	£281

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 07877124202

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

Date of assessment

Date of certificate

Type of assessment

No related party
8 March 2017
20 March 2017
RdSAP