Energy performance certificate (EPC)

25, Buckingham Road Walton LIVERPOOL L9 4RB Energy rating

Valid until: 2 April 2028

Certificate number: 8398-7627-3320-1565-0992

Property type end-terrace house

Total floor area 107 square metres

Rules on letting this property

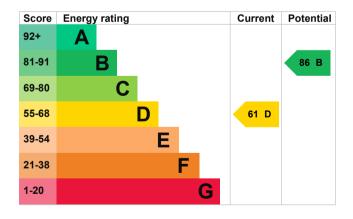
Properties can be let if they have an energy rating from A to E.

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, 75 mm loft insulation	Average
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 all fixed outlets	Very 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 264 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,054 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 £449 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** 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:

- 16,461 kWh per year for heating
- 2,094 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

- 714 kWh per year from loft insulation
- 6,165 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 produces	5.0 tonnes of CO2
This property's potential production	1.6 tonnes of CO2
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	•
average occupancy and energy use. People living at the property may use different amounts of energy.	
	This property's potential production You could improve this propemissions by making the surpline will help to protect the office the following are based on average occupancy and energiving at the property may us

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£33
2. Internal or external wall insulation	£4,000 - £14,000	£289
3. Floor insulation (suspended floor)	£800 - £1,200	£69
4. Heating controls (room thermostat)	£350 - £450	£27
5. Solar water heating	£4,000 - £6,000	£32
6. Solar photovoltaic panels	£5,000 - £8,000	£291

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
15 March 2018
3 April 2018
RdSAP