Energy performance certificate (EPC)

50, Mandeville Street LIVERPOOL L4 5TL

Energy rating

Valid until: 4 June 2025

Certificate number: 8209-3573-2629-1307-2653

Property type Mid-terrace house

Total floor area 96 square metres

Rules on letting this property

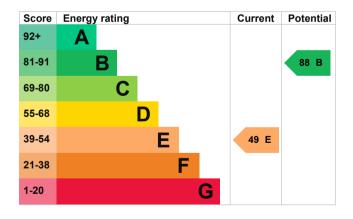
Properties can be let if they have an energy rating from A to E.

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 E. 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
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Pitched, no insulation	Very poor
Roof	Pitched, 50 mm loft insulation	Poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
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 366 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

· Cavity fill is recommended

How this affects your energy bills

An average household would need to spend £1,359 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 £812 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:

- 16,775 kWh per year for heating
- 2,220 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

- 4,185 kWh per year from loft insulation
- 672 kWh per year from cavity wall insulation
- 3,280 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	6.2 tonnes of CO2
This property's current envirating is E. It has the poten	•	This property's potential production	1.2 tonnes of CO2
Properties get a rating from on how much carbon dioxic produce each year. CO2 ha	le (CO2) 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 assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.	
An average household produces	6 tonnes of CO2		

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£243
2. Cavity wall insulation	£500 - £1,500	£39
3. Internal or external wall insulation	£4,000 - £14,000	£190
4. Floor insulation (suspended floor)	£800 - £1,200	£48
5. Low energy lighting	£65	£48
6. Heating controls (room thermostat and TRVs)	£350 - £450	£95
7. Condensing boiler	£2,200 - £3,000	£73
8. Solar water heating	£4,000 - £6,000	£36
9. Replacement glazing units	£1,000 - £1,400	£39
10. 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 Liam Duffy
Telephone 0800 093 1306

Email <u>servicedesk@instagroup.co.uk</u>

Contacting the accreditation scheme

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

Accreditation scheme NHER

Assessor's ID NHER007368
Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

About this assessment

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
3 June 2015
5 June 2015
RdSAP