

## Energy performance certificate (EPC) recommendation report

374 Netherfield Road North  
LIVERPOOL  
L5 0RQ

Report number  
**5483-8534-4826-7875-3441**

Valid until  
**19 June 2035**

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### Energy rating and EPC

This property's energy rating is G.

For more information on the property's energy performance, see the EPC for this property.

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## Recommendations

### Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium

### Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Add local time control to heating system.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider switching from gas to biomass.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium

### Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some floors are poorly insulated - introduce and/or improve insulation. Add insulation to the exposed surfaces of floors adjacent to underground, unheated spaces or exterior.	Medium
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

## Additional recommendations

Recommendation	Potential impact on carbon emissions
Consider upgrading all lighting to LEDs	Medium

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## Property and report details

Report issued on	20 June 2025
Total useful floor area	259 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.0

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## Assessor's details

Assessor's name	Kate Holcroft
Telephone	07877714016
Email	<a href="mailto:kate@whiteroseepc.co.uk">kate@whiteroseepc.co.uk</a>
Employer's name	White Rose EPC
Employer's address	30 Layton Lane, Rawdon, Leeds, LS19 6RG
Assessor ID	EES/028173
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

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