| Energy performance certificate (EPC) | | | |
|--|------------------|---------------------|--------------------------|
| Flat 7 110 Egerton Park BIRKENHEAD CH42 4RB | Energy rating | Valid until: | 21 September 2029 |
| | | Certificate number: | 0390-2818-6018-9591-8225 |
| Property type Top-floor flat | | | |
| Total floor area | 50 square metres | | |

Rules on letting this property

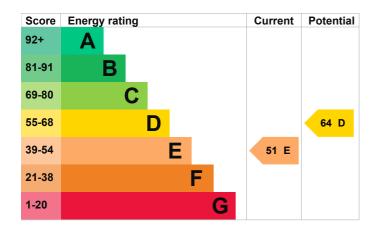
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

See how to improve this property's energy efficiency.



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) | Poor |
| Roof | Pitched, no insulation (assumed) | Very poor |
| 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 | (another dwelling below) | N/A |
| Secondary heating | Room heaters, electric | N/A |

Primary energy use

The primary energy use for this property per year is 403 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£836 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 £224 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- 8,938 kWh per year for heating
- 1,697 kWh per year for hot water

Impact on the environment

| nment | This property produces | 3.5 tonnes of CO2 |
|--------------------------|--|---|
| l impact rating is E. It | This property's potential production | 2.4 tonnes of CO2 |
| | You could improve this prope making the suggested chang protect the environment. | 5 |
| | These ratings are based on a average occupancy and ener | gy use. People living at |
| 6 tonnes of CO2 | the property may use different amounts of ene | |
| | l impact rating is E. It (best) to G (worst) on O2) they produce each | I impact rating is E. It This property's potential production (best) to G (worst) on D2) they produce each You could improve this proper making the suggested chang protect the environment. These ratings are based on a average occupancy and ener the property may use different the property may use differen |

Steps you could take to save energy

| Step | Typical installation cost | Typical yearly saving |
|---|---------------------------|-----------------------|
| 1. Internal or external wall insulation | £4,000 - £14,000 | £101 |
| 2. Heating controls (room thermostat) | £350 - £450 | £56 |
| 3. Condensing boiler | £2,200 - £3,000 | £48 |
| 4. Flue gas heat recovery | £400 - £900 | £19 |

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: <u>Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)</u>
- Help from your energy supplier: Energy Company Obligation (www.gov.uk/energy-company-obligation)

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 | Philip Eccles |
|-----------------|-------------------------|
| Telephone | 07875280160 |
| Email | philip@eccles-epc.co.uk |

Contacting the accreditation scheme

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

| Accreditation scheme | ECMK |
|----------------------|-----------------|
| Assessor's ID | ECMK300194 |
| Telephone | 0333 123 1418 |
| Email | info@ecmk.co.uk |

About this assessment

| Assessor's declaration | No related party |
|------------------------|-------------------|
| Date of assessment | 18 September 2019 |
| Date of certificate | 22 September 2019 |
| Type of assessment | RdSAP |