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

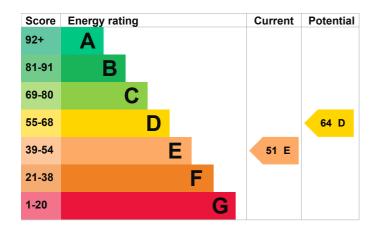
Properties can be let if they have an energy rating from A to E.

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