Energy performance certificate (EPC)			
Apartment 83 Beech Rise Roughwood Drive LIVERPOOL	Energy rating	Valid until:	26 March 2028
LIVERPOOL L33 8WY	E	Certificate number:	2568-5061-6267-5838-1904
Property type	Т	op-floor flat	
Total floor area	8	0 square metres	

Rules on letting this property

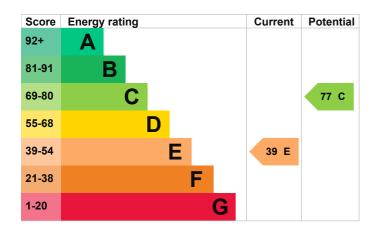
Properties can be let if they have an energy rating from A to E.

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 C.

<u>See how to improve this property's energy</u> <u>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	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Flat, limited insulation (assumed)	Very poor
Window	Fully double glazed	Good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 444 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- Wall type does not correspond to options available in RdSAP The dwelling has a type of wall that is not included in the available options. The nearest equivalent type was used for the assessment.
- Dwelling has access issues for cavity wall insulation

How this affects your energy bills

An average household would need to spend £1,572 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 £1,005 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:

- 9,206 kWh per year for heating
- 2,019 kWh per year for hot water

Impact on the environment

ent	This property produces	6.0 tonnes of CO2
act rating is F. It	This property's potential production	3.3 tonnes of CO2
st) to G (worst) on hey produce each		5
	average occupancy and ener	gy use. People living at
6 tonnes of CO2	the property may use different amounts of ener	
	bact rating is F. It st) to G (worst) on hey produce each	bact rating is F. ItThis property's potential productionst) to G (worst) on hey produce eachYou 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

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£597
2. Cavity wall insulation	£500 - £1,500	£159
3. High heat retention storage heaters	£1,200 - £1,800	£249

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:

- Free energy saving improvements: <u>Home Upgrade Grant (www.gov.uk/apply-home-upgrade-grant)</u>
- 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	ECMK302390	
Telephone	0333 123 1418	
Email	info@ecmk.co.uk	

About this assessment

Assessor's declaration	No related party
Date of assessment	26 March 2018
Date of certificate	27 March 2018
Type of assessment	RdSAP