

Energy performance certificate (EPC) recommendation report

137 Alder Wood Avenue
LIVERPOOL
L24 7RB

Report number
1107-4846-0002-0092-3402

Valid until
27 February 2036

Energy rating and EPC

This property's energy rating is E.

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

Recommendations

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium
Add local time control to heating system.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
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
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High

Property and report details

Report issued on	28 February 2026
Total useful floor area	236 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.0

Assessor's details

Assessor's name	M. Ijaz Munir
Telephone	07872314115
Email	hello@manchesterepc.com
Employer's name	Manchester EPC Ltd
Employer's address	98 Queensway, Cheadle, SK8 3ET
Assessor ID	QUID203644
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited
