

# Energy performance certificate (EPC)

Apartment 53  
1 Marlborough Street  
LIVERPOOL  
L3 2BB

Energy rating

C

Valid until: 1 August 2029

Certificate number: 0398-5069-6208-6641-6904

Property type

Mid-floor flat

Total floor area

43 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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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	System built, as built, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in 71% of fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 194 kilowatt hours per square metre (kWh/m<sup>2</sup>).

## Environmental impact of this property

This property's current environmental impact rating is C. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year. CO<sub>2</sub> harms the environment.

An average household produces	6 tonnes of CO <sub>2</sub>
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This property produces	1.4 tonnes of CO <sub>2</sub>
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This property's potential production	1.4 tonnes of CO <sub>2</sub>
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You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

## Changes you could make

The assessor did not make any recommendations for this property.

[Simple Energy Advice has guidance on improving a property's energy use.](https://www.simpleenergyadvice.org.uk/)  
(<https://www.simpleenergyadvice.org.uk/>)

## Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme](https://www.gov.uk/apply-boiler-upgrade-scheme) (<https://www.gov.uk/apply-boiler-upgrade-scheme>). This will help you buy a more efficient, low carbon heating system for this property.

### Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£479
Potential saving if you complete every step in order	£0

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

### Heating use in this property

Heating a property usually makes up the majority of energy costs.

### Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	908 kWh per year
Water heating	1530 kWh per year

### Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

### Saving energy in this property

Find ways to save energy in your home by visiting [www.gov.uk/improve-energy-efficiency](https://www.gov.uk/improve-energy-efficiency).

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Camille Aryeetey
Telephone	<u>07960 079295</u> 📞
Email	<a href="mailto:camille@fishepc.co.uk">camille@fishepc.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID206007
Telephone	<u>01225 667 570</u> 📞
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### Assessment details

Assessor's declaration	No related party
Date of assessment	1 August 2019
Date of certificate	2 August 2019
Type of assessment	<a href="#">RdSAP</a>

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