

- English
- Newid yr iaith ir Gymraeg [Cymraeg](#)

# Energy performance certificate (EPC)

## Certificate contents

- [Rules on letting this property](#)
- [Energy rating and score](#)
- [Breakdown of property's energy performance](#)
- [How this affects your energy bills](#)
- [Impact on the environment](#)
- [Steps you could take to save energy](#)
- [Who to contact about this certificate](#)
- [Other certificates for this property](#)

## Share this certificate

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Apartment 404, 37 Bridpoint Street  
Liverpool  
L3 5QF

Energy rating

E

Valid until

23 May 2031

Certificate number

9786-5000-8205-0749-5200

Property type  
Mid-floor flat  
Total floor area  
48 square metres

## Rules on letting this property

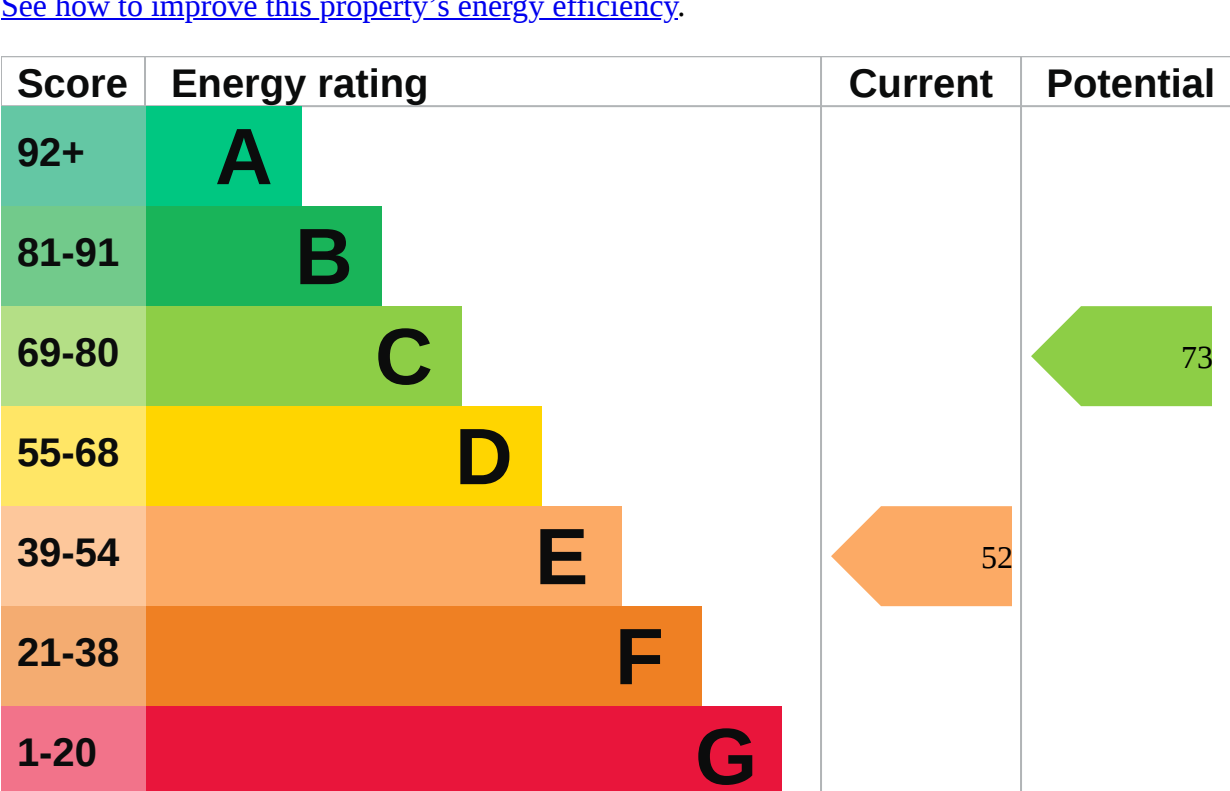
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

## Energy rating and score

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

[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                 | Cavity wall, as built, insulated (assumed) | Good      |
| Wall                 | Solid brick, as built, insulated (assumed) | Very good |
| Window               | Fully double glazed                        | Average   |
| Main heating         | Boiler and radiators, electric             | Very poor |
| Main heating control | Programmer, room thermostat and TRVs       | Good      |
| Hot water            | Electric immersion, standard tariff        | Very poor |
| Lighting             | Low energy lighting in all 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 361 kilowatt hours per square metre (kWh/m2).

► About primary energy use

## How this affects your energy bills

An average household would need to spend £1,062 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 £488 per year if you complete the suggested steps for improving this property's energy rating.

This is based on average costs in 2021 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:

- 515 kWh per year for heating
- 4,740 kWh per year for hot water

## Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

### Carbon emissions

An average household produces

6 tonnes of CO2

This property produces

2.9 tonnes of CO2

This property's potential production

1.6 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

## Steps you could take to save energy

► Do I need to follow these steps in order?

### Step 1: Hot water cylinder insulation

Insulate hot water cylinder with 80 mm jacket

Typical installation cost

£15 - £30

Typical yearly saving

£439

Potential rating after completing step 1

71

### Step 2: Heat recovery system for mixer showers

Typical installation cost

£585 - £725

Typical yearly saving

£48

Potential rating after completing steps 1 and 2

73

## Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme](#). This will help you buy a more efficient, low carbon heating system for this property.

## More ways to save energy

[Find ways to save energy in your home](#)

## 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

Anthony Brown

Telephone

07903106583 

Email

[anthonybrwn98@gmx.com](mailto:anthonybrwn98@gmx.com)

### Contacting the accreditation scheme

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

Accreditation scheme

Stroma Certification Ltd

Assessor's ID

STRO022927

Telephone

0330 124 9660 

Email

[certification@stroma.com](mailto:certification@stroma.com)

### About this assessment

Assessor's declaration

No related party

Date of assessment

18 May 2021

Date of certificate

24 May 2021

Type of assessment

► Show information about the RdSAP

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on

020 3829 0748  (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

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