

Energy performance certificate (EPC)

12, Ealing Road LIVERPOOL L9 0LR	Energy rating D	Valid until: 25 March 2028
		Certificate number: 8788-6127-5470-1086-8926

Property type	Mid-terrace house
Total floor area	82 square metres

Rules on letting this property

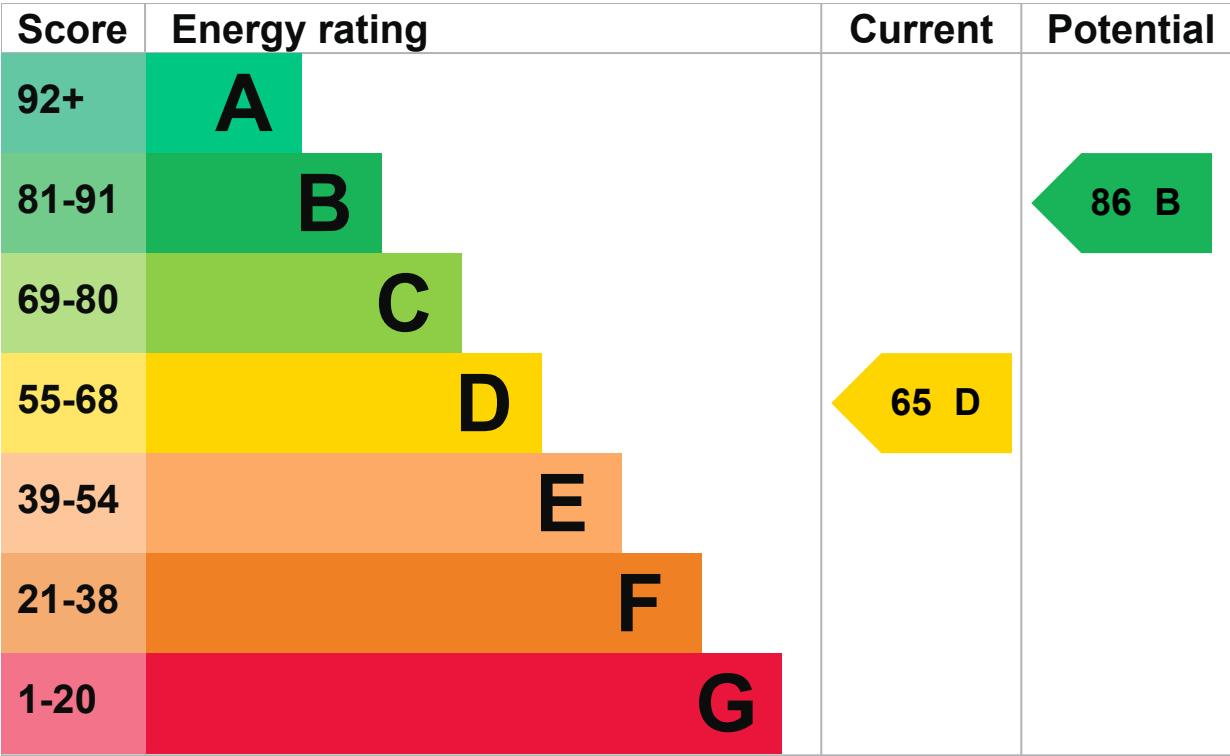
Properties can be let if they have an energy rating from A to E.

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 energy rating is D. It has the potential to be B.

[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)	Very poor
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Pitched, 50 mm loft insulation	Poor
Roof	Flat, limited insulation (assumed)	Poor

Feature	Description	Rating
Window	Fully double glazed	Good
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 36% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 239 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£779 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 £245 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:

- 9,874 kWh per year for heating
- 2,129 kWh per year for hot water

Impact on the environment

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

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	3.5 tonnes of CO2
This property's potential production	1.3 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: Increase loft insulation to 270 mm

Typical installation cost £100 - £350

Typical yearly saving £35

Potential rating after completing step 1

67 D

Step 2: Internal wall insulation

Typical installation cost £4,000 - £14,000

Typical yearly saving £97

Potential rating after completing steps 1 and 2

71 C

Step 3: Floor insulation (solid floor)

Typical installation cost £4,000 - £6,000

Typical yearly saving £26

Potential rating after completing steps 1 to 3

72 C

Step 4: Low energy lighting

Typical installation cost £35

Typical yearly saving £32

Potential rating after completing steps 1 to 4

73 C

Step 5: Heating controls (room thermostat)

Typical installation cost £350 - £450

Typical yearly saving £23

Potential rating after completing steps 1 to 5

74 C

Step 6: Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving £33

Potential rating after completing steps 1 to 6

76 C

Step 7: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £5,000 - £8,000

Typical yearly saving £291

Potential rating after completing steps 1 to 7

86 B

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: [Warm Homes Local Grant \(WHLG\)](#)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)
- Help from your energy supplier: [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	Ian Jones
Telephone	0151 924 3952
Email	ianjonesnws@outlook.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	STRO000391
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	26 March 2018
Date of certificate	26 March 2018
Type of assessment	► 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 or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	8801-1155-7029-6406-8363 (/energy-certificate/8801-1155-7029-6406-8363)
Valid until	4 July 2026
Certificate number	8891-7185-7029-7426-8973 (/energy-certificate/8891-7185-7029-7426-8973)
Expired on	27 November 2023
Certificate number	8891-7105-7029-1426-8973 (/energy-certificate/8891-7105-7029-1426-8973)
Expired on	27 November 2023
Certificate number	8387-6121-5470-1095-8922 (/energy-certificate/8387-6121-5470-1095-8922)
Expired on	24 September 2023
Certificate number	2908-8048-6278-5307-1914 (/energy-certificate/2908-8048-6278-5307-1914)
Expired on	21 August 2023
Certificate number	0851-2809-6487-0128-4815 (/energy-certificate/0851-2809-6487-0128-4815)
Expired on	20 August 2018



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

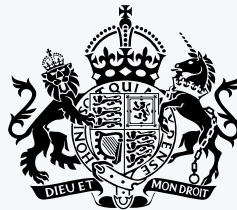
[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

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