

Energy performance certificate (EPC)

35, Kilburn Street
LIVERPOOL
L21 8HN

Energy rating

D

Valid until:

5 January 2026

Certificate
number:

8907-6168-7729 -7106-9963

Property type

Mid-terrace house

Total floor area

73 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 50 mm loft insulation	Poor
Roof	Flat, limited insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 75% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
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 307 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Additional information

Additional information about this property:

- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£908 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 £336 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 10,429 kWh per year for heating
- 2,037 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is E. 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	4.0 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.

Changes you could make

► [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	£34
Potential rating after completing step 1	61 D

Step 2: Cavity wall insulation

Typical installation cost	£500 - £1,500
Typical yearly saving	£42
Potential rating after completing steps 1 and 2	62 D

Step 3: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£91
Potential rating after completing steps 1 to 3	66 D

Step 4: Draught proofing

Typical installation cost	£80 - £120
Typical yearly saving	£27
Potential rating after completing steps 1 to 4	67 D

Step 5: Heating controls (room thermostat)

Typical installation cost	£350 - £450
Typical yearly saving	£31
Potential rating after completing steps 1 to 5	69 C

Step 6: Replace boiler with new condensing boiler

Typical installation cost	£2,200 - £3,000
Typical yearly saving	£61

Potential rating after completing steps 1 to 6

71 C

Step 7: Flue gas heat recovery device in conjunction with boiler

Typical installation cost

£400 - £900

Typical yearly saving

£23

Potential rating after completing steps 1 to 7

72 C

Step 8: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£26

Potential rating after completing steps 1 to 8

73 C

Step 9: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£5,000 - £8,000

Typical yearly saving

£275

Potential rating after completing steps 1 to 9

85 B

Help 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.

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

Andrew Law

Telephone

07825 416 240 

Email


info@mandaenergy.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


Stroma Certification Ltd



Assessor's ID	STRO008842
Telephone	0330 124 9660 
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	6 January 2016
Date of certificate	6 January 2016
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](tel:02038290748)  (Monday to Friday, 9am to 5pm).

Certificate number	0987-2879-6187-9102-2915 
Expired on	1 August 2022
Certificate number	8699-6126-8170-7797-9906 
Expired on	2 June 2021

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