

# Energy performance certificate (EPC)

Apartment 8  
14, Knight Street  
LIVERPOOL  
L1 9DS

Energy rating

C

Valid until: 3 March 2025

Certificate number: 8700-7643-3329-2607-8753

## Property type

Mid-floor flat

## Total floor area

96 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.](#)

Feature	Description	Rating
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 154 kilowatt hours per square metre (kWh/m<sup>2</sup>).

▶ [About primary energy use](#)

### How this affects your energy bills

An average household would need to spend **£569 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 £22 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2015** 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:

- 2,011 kWh per year for heating
- 1,995 kWh per year for hot water

### Impact on the environment

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.

## Carbon emissions

### An average household produces

6 tonnes of CO<sub>2</sub>

### This property produces

2.5 tonnes of CO<sub>2</sub>

### This property's potential production

2.4 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

## Changes you could make

▶ [Do I need to follow these steps in order?](#)

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### Step 1: Low energy lighting

Typical installation cost

£25

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Typical yearly saving

£22

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Potential rating after completing step 1

78 C

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## 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

Stephen Niblock

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##### Telephone

0845 0945 192

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##### Email

[epcquery@vibrantenergymatters.co.uk](mailto:epcquery@vibrantenergymatters.co.uk)

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## Contacting the accreditation scheme

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