

Energy performance certificate (EPC)

The Spine
Paddington Village
Grove Street
Liverpool
L7 3EA

Energy rating

B

Valid until 13 December 2030

Certificate number

2091-5419-3887-1781-

4967

Property type	A1/A2 Retail and Financial/Profession al services
Total floor area	17278 square metres

Rules on letting this property

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

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

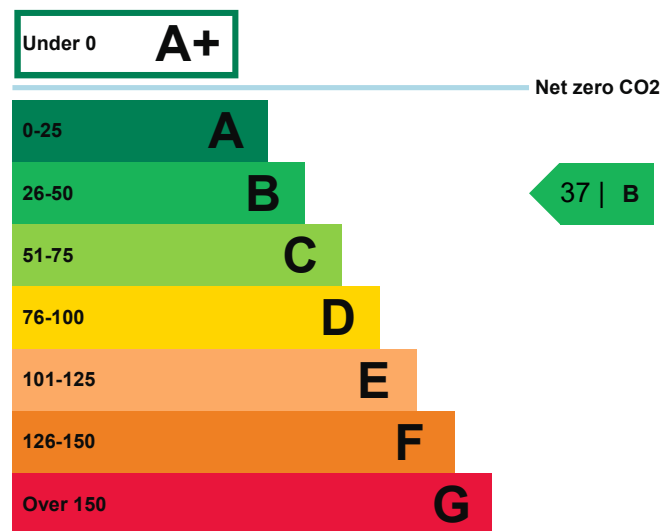
From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

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

(https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/114444/Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is B.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

43 | B

**If typical of the
existing stock**

114 | E

Breakdown of this property's energy performance

Main heating fuel	District Heating
--------------------------	------------------

Building environment	Air Conditioning
-----------------------------	------------------

Assessment level	5
-------------------------	---

Building emission rate (kgCO₂/m² per year)	20.24
---	-------

Primary energy use (kWh/m² per year)	119.54
--	--------

▶ [What is primary energy use?](#)

Primary energy use is a measure of the energy required for lighting, heating and hot water in a property. The calculation includes:

- the efficiency of the property's heating system
- power station efficiency for electricity
- the energy used to produce the fuel and deliver it to the property

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5576-8865-3752-6780-2109\)](/energy-certificate/5576-8865-3752-6780-2109).

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	JJMTEC Ltd.
Telephone	0151 3243515
Email	julian@jjmtec.co.uk

Accreditation scheme contact details

Accreditation scheme	CIBSE Certification Limited
Assessor ID	LCEA120694
Telephone	020 8772 3649
Email	epc@cibsecertification.org

Assessment details

Date of assessment	20 July 2020
Date of certificate	14 December 2020
Employer	JJMTEC Ltd
Employer address	325a Hoylake Road, Wirral. CH46 0RN.
Assessor's declaration	The assessor is not related to the owner of the property.

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.

There are no related certificates for this property.