

# CAVITY INSULATION GUARANTEE AGENCY

## 25 Year Guarantee Certificate

Occupier: MISS HUGHES  
12 MACKENZIE ROAD

CH46 1RS

Guarantee: **B 5443433**

Installer: COMMUNITY KEEP WARM LTD

Address: UNIT 4B OLDGATE  
ST MICHAELS IND EST  
WIDNES

WA8 8TL

Installed Date: 19/05/2014

Phone: **0800 783 8291**

### The Guarantee

#### Period of Guarantee - 25 years from date of installation

The Cavity Insulation Guarantee Agency (CIGA) hereby guarantees that any defect in materials or workmanship in connection with the installation by the Installer of the cavity wall insulation in the above property shall be rectified without charge subject to the terms and conditions set out below.

### Your Route to Total Satisfaction

In the event that you have a problem that you believe to be caused by a defect in materials or workmanship relating to the Cavity Wall Insulation installed by the Installer referred to above:-

1. Please check (as far as is practical) that there is no obvious cause for the problem, eg blocked gutters, blocked vents, cracked masonry.
2. **If this check does not resolve the problem, contact the Installer who performed the installation who will, where possible, rectify the defect.**
3. If the problem still remains unresolved, contact CIGA in writing at the address given below.
4. Following this contact, CIGA will arrange for the Manufacturer or System Designer to investigate the matter and where required instigate any necessary remedial work free of charge.

### Conditions

1. **All defects must be reported in writing to the installer as soon as practicable and CIGA must be informed if the matter is not resolved satisfactorily within two months of reporting to the installer.**
2. The guarantee is not valid if the installation has been altered or disturbed after the installation was completed.
3. Your statutory rights are not affected by this guarantee.
4. The guarantee remains valid for subsequent owners of the property and/or, where the present occupant is only the lawful tenant of the property, for the benefit of the Landlord and the Superior Landlord of the property and their respective successors as well as the lawful successors of the said tenant.
5. Any claim under the guarantee must be notified (with appropriate details) in writing to CIGA within 25 years of the Installation date. If no such notification has been received by this date CIGA shall have no liability under this guarantee.
6. These conditions set out the entire financial liability of CIGA in respect of the guarantee. Save as set out herein CIGA's total liability (for rectification work or otherwise) under this guarantee shall in no event exceed £15,000. CIGA shall have no liability if the terms of this guarantee are not complied with nor for any indirect loss, damage, costs or expenses. Nothing in these conditions shall limit or exclude CIGA from any liability to the extent that such exclusion or limitation is prohibited by law.
7. Any dispute arising out of or in connection with this guarantee which cannot be settled by negotiation shall be referred to a single arbitrator to be agreed upon by the parties or, in absence of agreement within 21 days, to an arbitrator reasonably determined by CIGA and the decision of the arbitrator shall be final and binding on the parties.

CIGA

CIGA House, 3 Vimy Court, Vimy Road, Leighton Buzzard, Beds. LU7 1FG



IMPORTANT DOCUMENT – KEEP THIS CERTIFICATE WITH THE DEEDS TO THE HOUSE



**Safelincs Ltd**

33 West Street Alford Lincolnshire LN13 9DQ

**T** 0800 612 7846

**F** 01507 463 288

**E** support@safelincs.co.uk

**Web** <https://www.safelincs.co.uk/fireangel>

**VAT Reg** GB827 6397 88

<b>Delivery Address</b>	
Mrs Coral Neermul Mr. 14 Tudor Way Gayton Merseyside CH60 2TU United Kingdom	

<b>DELIVERY NOTE</b>	
----------------------	--

<b>Customer Telephone Number</b>	07736372323
----------------------------------	-------------

<b>Order Number</b>	SL526362
---------------------	----------

<b>Payment Status</b>	PAID
-----------------------	------

<b>Order Date</b>	14/01/2018 - 11:54:07
-------------------	-----------------------

<b>Payment Method</b>	Credit / Debit Card
-----------------------	---------------------

Qty	Product Code	Details
1	FAST622	10 Year Thermoptek Smoke Alarm



**Returns:** If you wish to return or exchange any unwanted or faulty items, please log your return by visiting <http://www.safelincs.co.uk/returns> within 30 days of purchase.

# KS Jackson Roofing Ltd

Registered office  
**92 West Vale**  
**Neston**  
**Cheshire**  
**CH64 9TL**

**Tel: 07835190079**

**Invoice No.** 3A  
**Bill To** Coral  
**Address** 12 Mackenzie Road  
Leasowe  
CH46 1RS  
**Phone** \_\_\_\_\_  
**E-Mail** coralneemul@gmail.com;

**4th October 2020**  
**Payment Due**

VAT no: Pending  
 Registered in England & Wales  
 Company Number:12544150

**CIS Tax to be deducted** \_\_\_\_\_  
**Invoice Subtotal** £ 4,250.00  
**Tax Rate** \_\_\_\_\_  
**Invoice Total** £ 4,250.00  
**Total Amount Due** £ 4,250.00  
**Amount Paid** \_\_\_\_\_

Date	Description	Amount
2nd October 2020	Re-roof of the above address	
	Labour & Materials - inclusive of scaffolding and skips	£4,250
	15 year guarantee for work completed by KS Jackson Roofing Ltd only	
	<b>Subtotal</b>	£ 4,250.00
	<b>Tax</b>	£ -
	<b>Total</b>	£ 4,250.00

**Thanks for your custom!**

[jacksonroofing@hotmail.com](mailto:jacksonroofing@hotmail.com)

**Payment Details**  
**KS Jackson Roofing Ltd.**  
**Sort Code: 60-83-71**  
**Account Number : 51218921**



# TIMBER

Gates and Doors

DARRIAN

07759097253

28 EDGEHILL RD  
MORETON  
CHILB. BAN

11TH AUGUST 2014

To:

SUPPLY AND FIT

2 GARDEN GATES:  
AT 12 MCKENZIE RD  
LEASOWE

£280.00

RECEIVED WITH THANKS.

D. BACKBURN.

SHERLOCK HOUSE, 6 MANOR RD,  
WALLASEY, CH45 4JB  
TEL: 0151 6050881 MOB: 07841342642

Customer Details

Name: Mrs Eaton

Address: 6 Circular Rd, Birkenhead, CH41 2SS

Estimate for: 12 Mackenzie Rd, Leasowe

Tel: 0151 2012867

Description of Works

Remove old Radiator in lounge

Supply and fit new radiator, re piping where necessary

Description of Parts

Panel Radiator suitably sized for living room

All copper pipe and fittings

Radiator Valves

Price for Works Described

Total = £200.00

Quote Prepared By Richard Perry

Position in Company Proprietor

Date 07/01/09

Terms and Conditions

The estimate is for completing the works described above and is valid for 28 days. Once work has commenced you are entering into a contract with Perrys and agree to pay the balance within 7 days of completion. By signing below you agree to these conditions and accept the estimate given.

Signed \_\_\_\_\_

Print \_\_\_\_\_

Date \_\_\_\_\_





**ESTIMATE OF WORKS**

SHERLOCK HOUSE, 6 MANOR RD,  
WALLASEY, CH45 4JB  
TEL: 0151 6050881 MOB: 07841342642

**Customer Details**

Name: Mrs Eaton  
Address: 6 Circular Rd, Birkenhead, CH41 2SS      Estimate for: 12 Mackenzie Rd, Leasowe  
Tel: 0151 2012867

**Description of Works**

Remove old boiler and cylinder  
Install new condensing combi boiler  
Commission new system

**Description of Parts**

Glow worm Betacom 24 Condensing combi boiler including flue and timer  
All copper pipe and fittings  
Chemical inhibitor

**Price for Works Described**

Total = £1300.00  
Quote Prepared By Richard Perry  
Position in Company Proprietor  
Date 07/10/09

**Terms and Conditions**

The estimate is for completing the works described above and is valid for 28 days. Once work has commenced you are entering into a contract with Perrys and agree to pay the balance within 7 days of completion. By signing below you agree to these conditions and accept the estimate given.

Signed \_\_\_\_\_  
Print \_\_\_\_\_  
Date \_\_\_\_\_



SHERLOCK HOUSE, 6 MANOR RD,  
WALLASEY, CH45 4JB  
TEL: 0151 6050881 MOB: 07841342642

Customer Details

Name: Mrs Eaton

Address: 6 Circular Rd, Birkenhead, CH41 2SS Invoice for: 12 Mackenzie Rd, Leasowe

Tel: 0151 2012867

Description of Works Completed

Conventional boiler and cylinder removed  
Old radiator removed in lounge  
New combi boiler installed in kitchen  
New radiator (including valves) installed in lounge  
System commissioned

Upon commissioning of system it was found that one downstairs radiator did not warm up and bathroom radiator bleed point was defective. The radiator in the bathroom would need a full replacement and the downstairs radiator would need a new set of valves to cure the problems.

Invoice Prepared By **Richard Perry**

Position in Company **Proprietor**

Date **20/01/09**

Total for Completed Works £1500.00

VAT N/A

Total Outstanding £1500.00

Terms and Conditions

This invoice is for completing the works described above. Payment is required within 7 Days. Please make any cheques payable to PERRYS.



Home Heating Systems Ltd  
229-231 Seaview Road  
Wallasey  
Merseyside  
CH45 4PD  
01516399955  
info@homeheatingwirral.co.uk  
VAT Registration No.: 982236895



## VAT Invoice

### INVOICE TO

Mrs Neermul  
14 Tudor Way  
Gayton  
Wirral  
CH60 2TU

INVOICE NO. 17132

DATE 13/06/2022

DUE DATE 13/06/2022

TERMS Due on receipt

### WORK COMPLETED ON

13/06/22

DATE	ACTIVITY	DESCRIPTION	VAT	AMOUNT
	CP12	Gas check for 12 Mackenzie Road	20.0% S	80.00

Please note payment is required in full upon satisfactory job completion - We accept all major forms of payment, Bank Transfer however we also accept cash (to the engineer) or cheque. Please include the invoice number as the reference. Please find below our bank details:

INCLUDES VAT TOTAL	13.33
TOTAL	80.00
BALANCE DUE	<b>£80.00</b>

### VAT SUMMARY

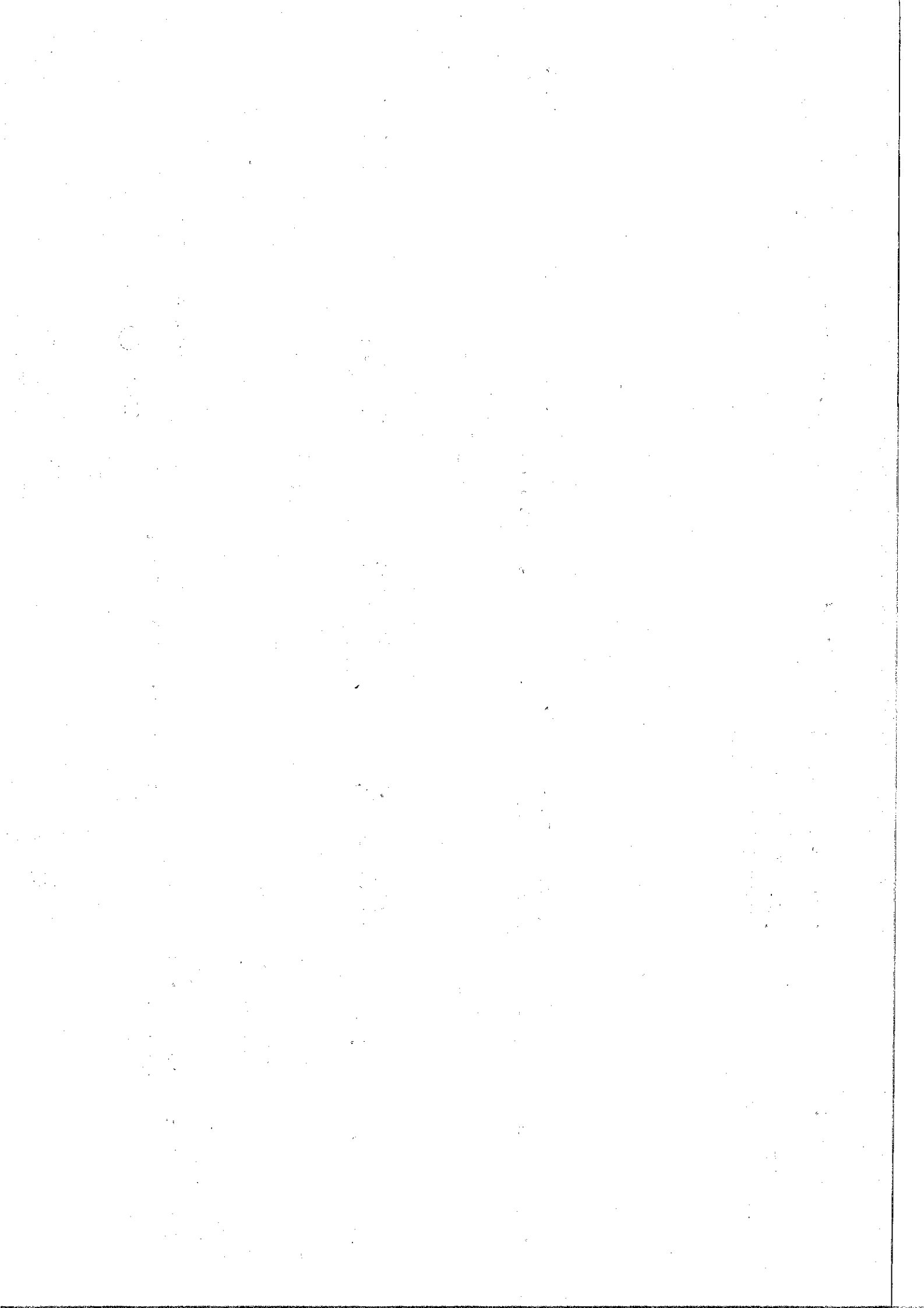
RATE	VAT	NET
VAT @ 20%	13.33	66.67

*paid online  
on 25.6.22*

Account Name: Home Heating Systems Ltd  
Account Number: 60793299  
Sort Code: 205036









# LANDLORD / HOME OWNER GAS SAFETY RECORD

SERIAL NO

CP12 862678

This form allows the recording of the results of the required checks as defined by the Gas Safety (Installation and Use) Regulations. Chimney systems were inspected visually and checked for satisfactory evacuation of products of combustion, a detailed internal inspection of the chimney system has not been carried out. The information recorded on this form does not confirm that the installation was installed by a person licensed by Gas Safe Register nor that the installation complies with any relevant Building Regulations. For appliances not owned by the Landlord, where only visual checks are undertaken, recording a YES in 'Appliance Safe' is based only on a visual check for obvious defects with no physical tests completed.

## JOB ADDRESS

Rented Accommodation (Yes / No) **Y**

Name: 12 Macdonald road  
 Address: Leicester  
 Postcode: CH46 1RS  
 Tel No: \_\_\_\_\_

Name: Mrs Coral Needham  
 Address: 14 Tudor Way  
Grays  
 Postcode: CH60 2TU  
 Tel No: \_\_\_\_\_

## REGISTERED BUSINESS DETAILS

Reg No: 300410  
 Company: Home Heating Systems Ltd  
 Address: 22a Seavenus  
Wallasey  
 Postcode: \_\_\_\_\_  
 Tel No: 039 9955

## APPLIANCE DETAILS

No. of Appliances Listed Below: **(2)**

Location	Appliance Type	Make	Model	Chimney/Flue Type (FLO/FRS)	Landlord's Appliance (Yes/No/NA)	Appliance Checked (Yes/No)
1 Kitchen	Boiler	Glowburn	Betacom 24C	RS	YES	YES
3 Kitchen	Cooker	Parkson Cover	Classic	FL	YES	YES
4						

## INSPECTION / SAFETY CHECKS

Ventilation Satisfactory (Yes/No)	Operating Pressure or Heat Input (mbar/kW)	Safety Device(s) Correct Operation (Yes/No)	Visual Condition Satisfactory (Yes/No/NA)	Chimney/Flue Performance (Pass/Fail/NA)
1 YES	22kW	YES	YES	PASS
2 YES	7 kW	YES	YES	—
3				
4				

## COMBUSTION READING(S)

Initial (If Applicable)	Final (If Applicable)	Appliance Serviced (Yes/No)	Appliance Safe (Yes/No)
—	0.0005	NO	YES
—	—	NO	YES

## SUMMARY

Correctly Installed (Yes/No/NA)	In Date (Yes/No/NA)	Test Satisfactory (Yes/No/NA)
YES	YES	YES
YES	YES	YES

## APPLIANCE DEFECT(S) IDENTIFIED

1	
2	
3	
4	

## REMEDIAL ACTION TAKEN


## INSTALLATION GENERAL (Yes/No/NA)

Emergency Control Valve Satisfactory:	<input checked="" type="checkbox"/>	Gas Installation Pipework Satisfactory (Visual):	<input checked="" type="checkbox"/>
Meter / Cylinder Installation Satisfactory (Visual):	<input checked="" type="checkbox"/>	Gas Installation Correct Materials Used (Visual):	<input checked="" type="checkbox"/>
Main Protective Bonding Satisfactory (Visual):	<input checked="" type="checkbox"/>	Gas Tightness Test Satisfactory:	<input checked="" type="checkbox"/>

## DETAILS OF OTHER WORK CARRIED OUT (e.g. service, etc.)


## OBSERVATIONS / COMMENTS / REMEDIAL WORK REQUIRED


**NEXT SAFETY CHECK DUE BEFORE**  
 116124

Issued by: M Ireland Signed: [Signature]  
 Licence No: 5474335 Issue Date: 1-6-23

Received by: \_\_\_\_\_ Signed: \_\_\_\_\_  
 Print Name: \_\_\_\_\_ Issue Date: \_\_\_\_\_  
 Licence No: \_\_\_\_\_

Tenant / Home Owner / Landlord / Other (please state) \_\_\_\_\_ No one present at the time of visit

WARNING NOTICE SERIAL NO: 0191

\* Refer to separate Warning Notice(s)

Top Copy – Landlord / Managing Agent / Home Owner Middle Copy – Home Owner Bottom Copy – Registered Business

To re-order quote Ref: CP12

# LANDLORD / HOME OWNER GAS SAFETY RECORD

SERIAL N<sup>o</sup> CP12 862678



This form allows the recording of the results of the required checks as defined by the Gas Safety (Installation and Use) Regulations. Chimney systems were inspected visually and checked for satisfactory evacuation of products of combustion, a detailed internal inspection of the chimney system has not been carried out. The information recorded on this form does not confirm that the installation was installed by a person licensed by Gas Safe Register nor that the installation complies with any relevant Building Regulations. For appliances not owned by the Landlord, where only visual checks are undertaken, recording a YES in 'Appliance Safe' is based only on a visual check for obvious defects with no physical tests completed.

**JOB ADDRESS** Rented Accommodation (Yes / No)  Y

Name: Mr & Mrs [unclear]  
 Address: [unclear]  
 Postcode: CH60 2JW  
 Tel No: \_\_\_\_\_

**REGISTERED BUSINESS DETAILS**

Reg No: 800410  
 Company: Home Heating Systems Ltd  
 Address: 229 Seaview Rd  
Widnes  
 Postcode: 639 9955  
 Tel No: \_\_\_\_\_

**LANDLORD DETAILS** (or where appropriate their agent)

Name: Mr & Mrs [unclear]  
 Address: [unclear]  
 Postcode: \_\_\_\_\_  
 Tel No: \_\_\_\_\_

**APPLIANCE DETAILS** No. of Appliances Listed Below: 2

Location	Appliance Type	Make	Model	Chimney/Flue Type (FLOF/RS)	Landlord's Appliance (Yes/No/NA)	Appliance Checked (Yes/No)
1 Kitchen	Boiler	Grundfos	Relacom 24C	RS	YES	YES
3 Kitchen	Cooker	Parkson Cover	Classic	FL	YES	YES
4						

INSPECTION / SAFETY CHECKS		CHIMNEY CHECKS		COMBUSTION READING(S)		SUMMARY		AUDIBLE CO DETECTOR			
Ventilation Satisfactory (Yes/No)	Operating Pressure or Heat Input (mbar/kW)	Safety Device(s) Correct Operation (Yes/No)	Visual Condition Satisfactory (Yes/No/NA)	Chimney/Flue Performance (Pass/Fail/NA)	Initial (If Applicable)	Final (If Applicable)	Appliance Serviced (Yes/No)	Appliance Safe (Yes/No)	Correctly Installed (Yes/No/NA)	In Date (Yes/No/NA)	Test Satisfactory (Yes/No/NA)
1 YES	22kW	YES	YES	PASS		0.0005	NO	YES	YES	YES	YES
2 YES	7 kW	YES	YES				NO	YES	YES	YES	YES
3											
4											

**REMEDIAL ACTION TAKEN**

APPLIANCE DEFECT(S) IDENTIFIED

1 \_\_\_\_\_

2 \_\_\_\_\_

3 \_\_\_\_\_

4 \_\_\_\_\_

**INSTALLATION GENERAL** (Yes/No/NA)

Emergency Control Valve Satisfactory:  YES

Gas Installation Pipework Satisfactory (Visual):  YES

Meter / Cylinder Installation Satisfactory (Visual):  YES

Gas Installation Correct Materials Used (Visual):  YES

Main Protective Bonding Satisfactory (Visual):  YES

Gas Tightness Test Satisfactory:  YES

**DETAILS OF OTHER WORK CARRIED OUT** (e.g. service, etc.)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**OBSERVATIONS / COMMENTS / REMEDIAL WORK REQUIRED**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**SAFETY CHECK DUE BEFORE** 16.12.24

**NEXT SAFETY CHECK**

Issued by: M Ireland Signed: [unclear]

Print Name: M Ireland Issue Date: 1-6-23

Licence No: 5474335

Received by: \_\_\_\_\_ Signed: \_\_\_\_\_

Print Name: \_\_\_\_\_

Tenant / Home Owner / Landlord / Other (please state) \_\_\_\_\_ No one present at the time of visit



# Energy performance certificate (EPC)

12, Mackenzie Road  
WIRRAL  
CH46 1RS

Energy rating

**D**

Valid until: **16 April 2024**

Certificate number: **9568-7036-6244-9814-8960**

Property type: end-terrace house

Total floor area: 95 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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

## How this affects your energy bills

An average household would need to spend **£1,032 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 £444 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2014** 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:

- 12,651 kWh per year for heating
- 3,501 kWh per year for hot water

## Impact on the environment

This property's current 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 (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 **4.5 tonnes of CO<sub>2</sub>**

This property's potential production **1.4 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.

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

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£206.14
2. Floor insulation	£800 - £1,200	£54.02
3. Increase hot water cylinder insulation	£15 - £30	£24.52
4. Low energy lighting	£40	£37.51
5. Condensing boiler	£2,200 - £3,000	£82.04



# Building Regulations Compliance

IMPORTANT DOCUMENT - Please keep for your records

**Certificate No: 104639698**



## **This is a Building Regulations Compliance Certificate.**

It confirms that the work detailed below has been carried out by a CORGI Registered Installer.

It is also confirmation from your installer that the work:

- carried out was in accordance with the relevant Gas Safety (Installation and Use) Regulations
- has been self certified as being compliant with Regulation 4 and 7 of the Building Regulations in England and Wales.

CORGI is the UK watchdog for Gas safety. It is a legal requirement for anyone undertaking gas work to be CORGI registered. CORGI also operates on behalf of the Government a number of Competent Persons Schemes for CORGI registered installer. Members of CORGI schemes have met CORGI's criteria and can self-certify that their work complies with Building Regulations in England and Wales. By choosing a business which is CORGI Registered, the homeowner may save time and money in meeting the requirement to notify Local Building Control. You can recognise a CORGI registered business by the logo(s) on their CORGI ID card. Always ask to see an Installers CORGI ID card and if you have any doubts phone CORGI on 0800 915 0485.

**CORGI has been notified that the work detailed below has been undertaken.**

11DW4A

12 Mackenzie Road  
WIRRAL  
Merseyside  
CH46 1RS

Certificate No 104639698  
on: 20/01/2009

by: Mr. Richard Steven Perry  
on behalf of: Perrys

Registration Number 225462

## **Work undertaken**

1. Installed a Gas Boiler, Glow-worm, Betacom, 24

**CORGI has notified your Local Authority Building Control of the work detailed on this certificate.**

CORGI periodically inspects the work of every registered business to ensure safety and standards are maintained. Should your property be selected for inspection your co-operation in gaining access to inspect the work will be appreciated.

Disclaimer: Please note that the contract for the work carried out is between yourself and the named business. CORGI can take no responsibility for the standard of work carried out. However, if you have any concerns regarding gas safety and building regulations compliance please call CORGI Customer Services on 0800 915 0485.