

## Energy performance certificate (EPC)

|                                                                                            |                           |                                                     |
|--------------------------------------------------------------------------------------------|---------------------------|-----------------------------------------------------|
| Bungalow Office<br>ET Morris & Sons Ltd<br>Langrick Road<br>New York<br>Lincoln<br>LN4 4XH | Energy rating<br><b>E</b> | Valid until: <b>19 March 2033</b>                   |
|                                                                                            |                           | Certificate number: <b>2539-5672-9070-4245-5328</b> |

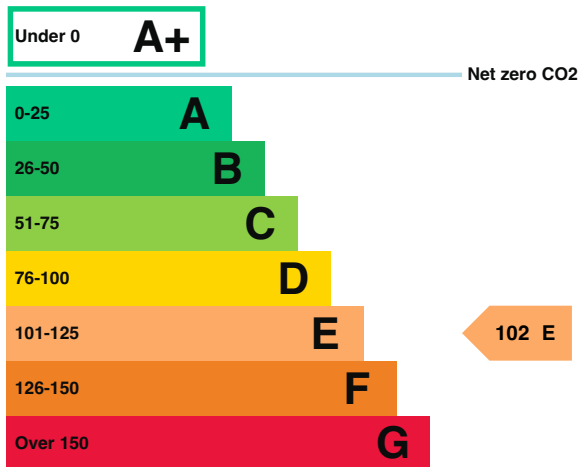
|                  |                                 |
|------------------|---------------------------------|
| Property type    | Offices and Workshop Businesses |
| Total floor area | 106 square metres               |

### Rules on letting this property

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

### Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



## Breakdown of this property's energy performance

|                                            |                           |
|--------------------------------------------|---------------------------|
| Main heating fuel                          | Grid Supplied Electricity |
| Building environment                       | Air Conditioning          |
| Assessment level                           | 3                         |
| Building emission rate (kgCO2/m2 per year) | 48.87                     |
| Primary energy use (kWh/m2 per year)       | 510                       |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6350-3351-9051-0276-6556\)](#).

## 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 | Mr. Andrew Fraser                                                                |
| Telephone       | 07908002518                                                                      |
| Email           | <a href="mailto:andrew.frazer2019@outlook.com">andrew.frazer2019@outlook.com</a> |

### Contacting the accreditation scheme

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

|                      |                                                                                    |
|----------------------|------------------------------------------------------------------------------------|
| Accreditation scheme | Elmhurst Energy Systems Ltd                                                        |
| Assessor's ID        | EES/015176                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                                                           |
|------------------------|-----------------------------------------------------------|
| Employer               | Self Employed                                             |
| Employer address       | 9 Worcester Close, Bracebridge Heath, Lincoln, LN4 2TY    |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 17 March 2023                                             |
| Date of certificate    | 20 March 2023                                             |