

# Energy performance certificate (EPC)

|  |  |   |
|--|--|---|
| Rotherham Gates & Railings<br>3 Hillside Court<br>ROTHERHAM<br>S61 4RP | Energy rating<br><span style="font-size: 2em; font-weight: bold;">D</span> | Valid until: <b>3 January 2027</b>                  |
|  |  | Certificate number: <b>0196-9421-9730-2290-3603</b> |

|                  |   |
|------------------|---|
| Property type    | B2 to B7 General Industrial and Special Industrial Groups |
| Total floor area | 78 square metres  |

## Rules on letting this property

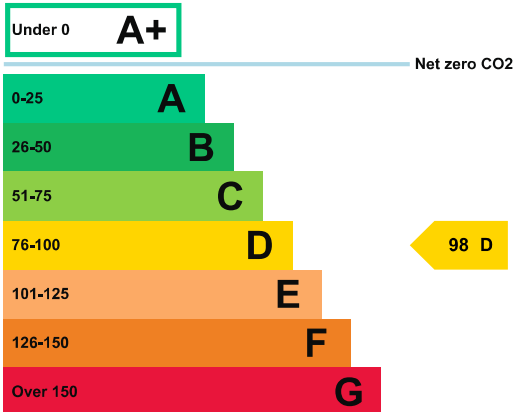
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is D.

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                   | <b>30 B</b> |
| If typical of the existing stock | <b>88 D</b> |

## Breakdown of this property's energy performance

|   |                                 |
|---|---------------------------------|
| Main heating fuel   | Grid Supplied Electricity       |
| Building environment  | Heating and Natural Ventilation |
| Assessment level  | 3                               |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 56.7                            |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9920-3921-0496-1270-4064\)](#).

## 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 | Lionel Braceiner   |
| Telephone       | 0161 702 3813  |
| Email           | <a href="mailto:lionel@lmbenergyassessors.co.uk">lionel@lmbenergyassessors.co.uk</a> |

### Contacting the accreditation scheme

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

|                      |  |
|----------------------|--|
| Accreditation scheme | NHER   |
| Assessor's ID        | NHER001922   |
| Telephone            | 01455 883 250  |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |   |
|------------------------|---|
| Employer               | lmb commercial ltd  |
| Employer address       | 60 Cavendish Road, manchester M7 4WA                      |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 12 December 2016  |
| Date of certificate    | 4 January 2017  |