

# Energy performance certificate (EPC)

Information not provided by the user  
Kenburgh House  
28a Manor Row  
BRADFORD  
BD1 4QU

Energy rating

C

Valid until 27 September 2030

Certificate number

1592-9945-2635-5137-2823

## Property type

B1 Offices and Workshop businesses

## Total floor area

1777 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.

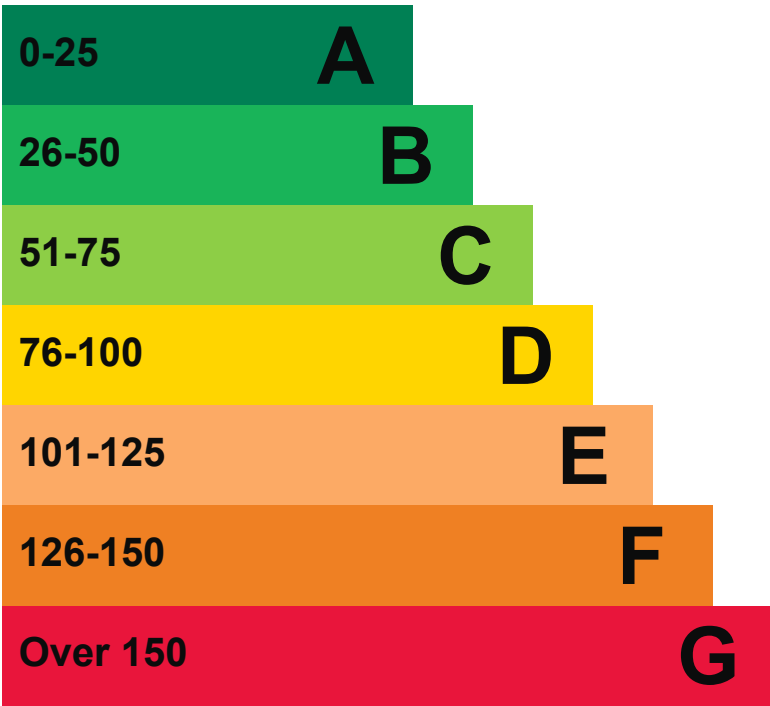
You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf) ([https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf)).

## Energy efficiency rating for this property

This property's current energy rating is C.

**Under 0 A+**

**Net zero CO2**



61 | c

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**

24 | A

**If typical of the existing stock**

69 | C

**Breakdown of this property's energy performance**

▶ [What is primary energy use?](#)

**Recommendation report**

Guidance on improving the energy performance of this property can be found in the [recommendation report](#).

## 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

Mr Jack Sheard

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### Telephone

07890693244

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## Accreditation scheme contact details

### Accreditation scheme

ECMK

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### Assessor ID

ECMK300755

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### Telephone

0333 123 1418

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## Assessment details

### Date of assessment

6 August 2020

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### Date of certificate

28 September 2020

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### Employer

West Yorkshire EPC

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### Employer address

Information not provided by the user

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### Assessor's declaration

The assessor is not related to the owner of the property.

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### 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](mailto:mhclg.digital-services@communities.gov.uk), or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.