

# Energy performance certificate (EPC)

31 Clarence Arcade Stamford Street ASHTON-UNDER-LYNE OL6 7PT	Energy rating	Valid until:	22 April 2034
	<b>D</b>	Certificate number:	6103-4765-2600-3131-0644

Property type	Offices and Workshop Businesses
Total floor area	822 square metres

## Rules on letting this property

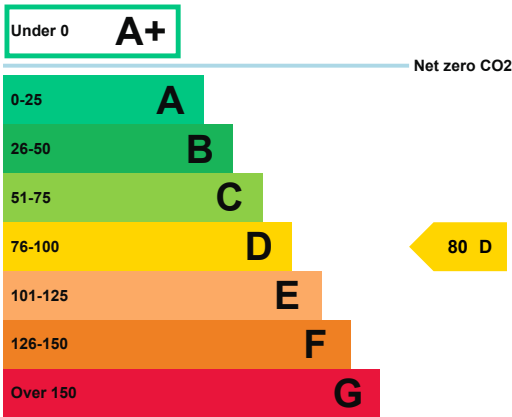
Properties can be let if they have an energy rating from A+ to E.

## 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

25 A

If typical of the existing stock

101 E

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	38.41
Primary energy use (kWh/m <sup>2</sup> per year)	258

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4286-0937-6174-7184-3261\)](#).

## 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	James Pickles
Telephone	07920258810
Email	<a href="mailto:james@jccproperty.co.uk">james@jccproperty.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/028170
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	JCC Ltd
Employer address	JCC Ltd
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	18 April 2024
Date of certificate	23 April 2024