Energy performance certificate (EPC)

Clare House
1 Park Road
SWANAGE
BH19 2AA

Energy rating

C

Valid until 10 April 2023

Certificate number

0020-9976-0337-2320-2080

Property type	C1 Hotels
Total floor area	320 square metres

ıles on letting this property

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

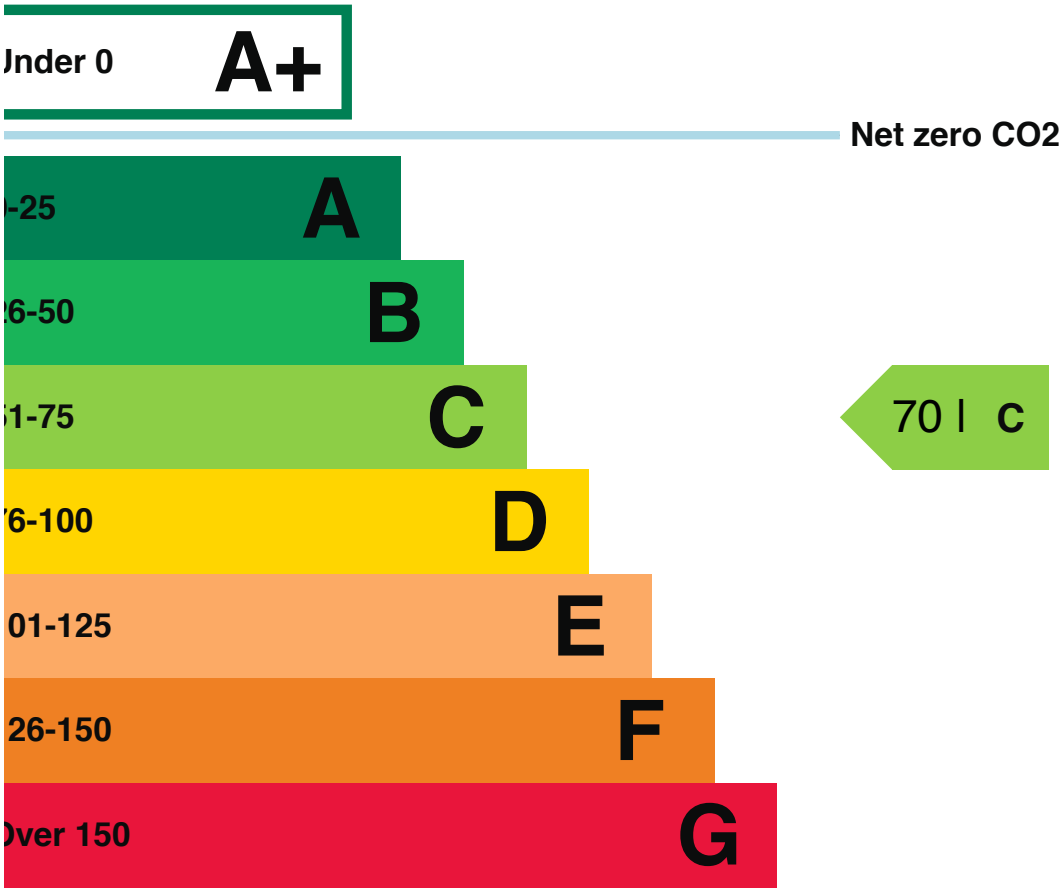
ı property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemptio
s been registered.

ɔm 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property
s an energy rating of F or G.

u can read guidance for landlords on the regulations and exemptions
tps://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-
m_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf).

ıergy efficiency rating for this property

is property's current energy rating is C.



operties are given a rating from A+ (most efficient) to G (least efficient).

operties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

ow this property compares to others

roperties similar to this one could have ratings:

newly built	32 | B
typical of the existing stock	85 | D

eakdown of this property's energy performance

ain heating fuel	Natural Gas
uilding environment	Heating and Natural Ventilation
ssessment level	3

uilding emission rate (kgCO2/m2 per ear)	147.71

ecommendation report

uidance on improving the energy performance of this property can be found in the ecommendation report (/energy-certificate/9928-4022-0773-0200-3601).

ontacting the assessor and accreditation scheme

is EPC was created by a qualified energy assessor.

ou are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

ou are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

creditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

ssessor contact details

ssessor's name	J R T Dorey
elephone	0845 872 1335
mail	dorset.surveyors@gmail.com

ccreditation scheme contact details

ccreditation scheme	Elmhurst Energy Systems Ltd
ssessor ID	EES/001534
elephone	01455 883 250
mail	enquiries@elmhurstenergy.co.uk

ssessment details

ate of assessment	7 February 2013

ate of certificate	11 April 2013
mployer	Dorset Surveyors Ltd
mployer address	Dorset Surveyors Ltd / NRG Reports Ltd 26 Wallace Road Broadstone Poole Dorset BH18 8NG
ssessor's declaration	The assessor is not related to the owner of the property.

:her certificates for this property

'ou are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-rvices@communities.gov.uk, or call our helpdesk on 020 3829 0748.

ere are no related certificates for this property.