

# Energy performance certificate (EPC)

The Limes Hotel  
48 Park Road  
SWANAGE  
BH19 2AE

Energy rating

C

Valid until: 13 February 2027

Certificate number: 9623-3012-0536-0800-2405

Property type

C1 Hotels

Total floor area

481 square metres

## Rules on letting this property

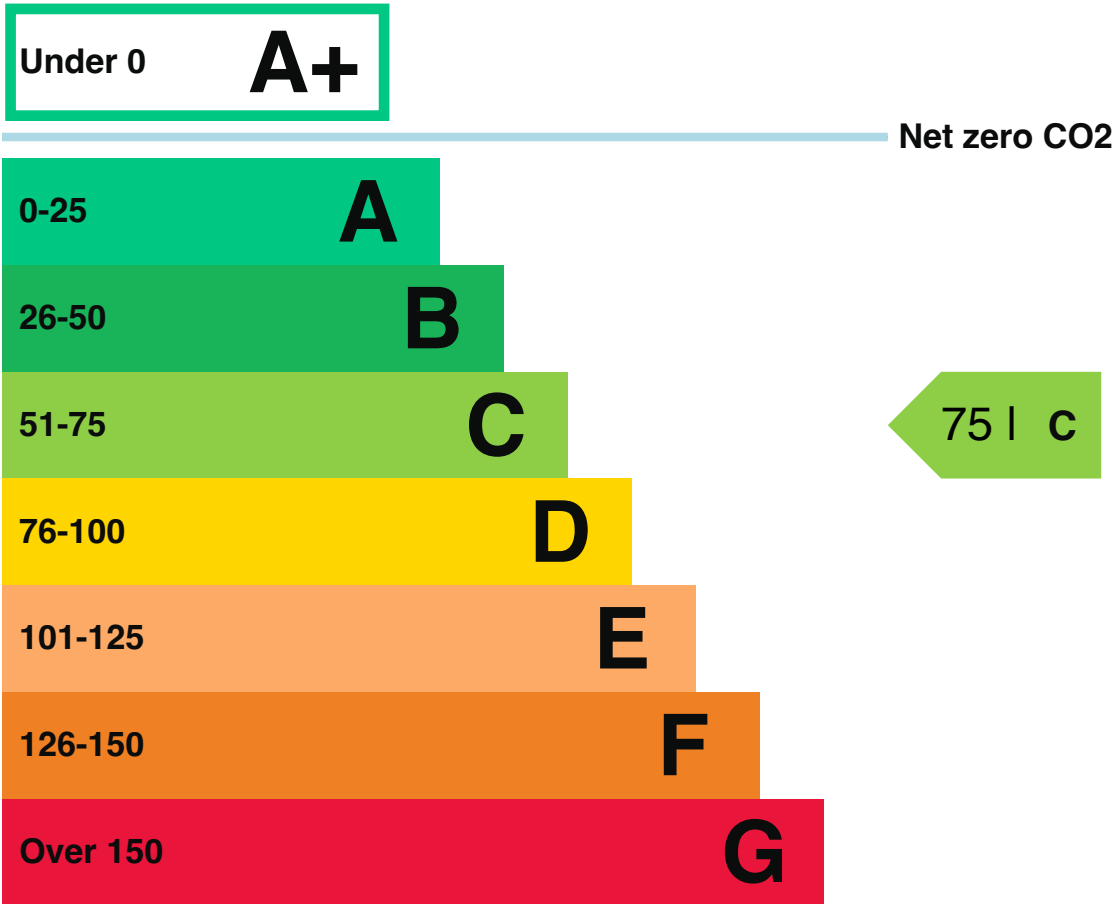
Properties can be let if they have an energy rating from A+ to E.

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.

## Energy efficiency rating for this property

This property's current energy rating is 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

30 | B

If typical of the existing stock

88 | D

## Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	160.98

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0260-0843-2569-3102-4006\)](#).

## 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	Benoit Pepin
Telephone	01202 556006
Email	<a href="mailto:info@bournemouthenergy.co.uk">info@bournemouthenergy.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/007796
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### Assessment details

Employer	Bournemouth Energy
Employer address	Suite 1 & 2, Wessex House, St Leonards Road, Charminster, Bournemouth BH8 8QS
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	2 February 2017
Date of certificate	14 February 2017

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