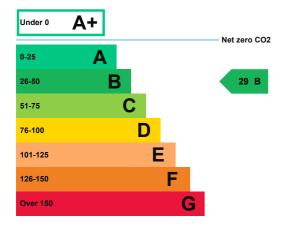
Energy performance certificate (EPC)				
40 Manasty Road	Energy rating	Valid until:	19 March 2034	
Orton Southgate Peterborough PE2 6UP	B	Certificate number:	3833-3785-8111-7043- 8842	
Property type	S	Storage or Distribu	ition	
Total floor area	287 square metres			

# 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 B.



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

 If typical of the existing stock
 84 D

### Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	4
Building emission rate (kgCO2/m2 per year)	7.46
Primary energy use (kWh/m2 per year)	71

### **Recommendation report**

Guidance on improving the energy performance of this property can be found in the <u>recommendation</u> <u>report (/energy-certificate/5878-4172-5384-7333-8961)</u>.

## 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	Sushil Pathak	
Telephone	0134 462 8821	
Email	sushil.pathak@cuddbentley.co.uk	

#### Contacting the accreditation scheme

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

Accreditation scheme	CIBSE Certification Limited	
Assessor's ID	LCEA089352	
Telephone	020 8772 3649	
Email	epc@cibsecertification.org	

#### About this assessment

Employer	Cudd Bentley Consulting Ltd	
Employer address	Ashurst Manor, Church Lane, Sunninghill, SL5 7 DD	
Assessor's declaration	The assessor is not related to the owner of the property.	
Date of assessment	18 March 2024	
Date of certificate	20 March 2024	