

# Energy performance certificate (EPC)

Dog & Fox 33 Ashley Road BRADFORD-ON-AVON BA15 1RT	Energy rating <b>C</b>	Valid until: <b>24 January 2034</b>
		Certificate number: <b>9910-3370-2326-2907-3768</b>

## Property type

Restaurants and  
Cafes/Drinking  
Establishments/Takeaways

## Total floor area

269 square metres

## Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is C.

Under 0

**A+**

Net zero CO2

0-25

**A**

26-50

**B**

51-75

**C**

76-100

**D**

101-125

**E**

126-150

**F**

Over 150

**G**

61 C

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

29 B

If typical of the existing stock

117 E

## Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

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<b>Assessment level</b>	3
<b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b>	65.69
<b>Primary energy use (kWh/m<sup>2</sup> per year)</b>	439

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► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0101-4688-9146-7750-1167\)](#).

## 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.

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<b>Assessor's name</b>	Will Websdale
<b>Telephone</b>	01924 669941
<b>Email</b>	<a href="mailto:epc@compliance365.co.uk">epc@compliance365.co.uk</a>

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### Contacting the accreditation scheme

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

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<b>Accreditation scheme</b>	Elmhurst Energy Systems Ltd
<b>Assessor's ID</b>	EES/028830
<b>Telephone</b>	01455 883 250
<b>Email</b>	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

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## About this assessment

<b>Employer</b>	Compliance 365
<b>Employer address</b>	6 Mariner Court
<b>Assessor's declaration</b>	The assessor is not related to the owner of the property.
<b>Date of assessment</b>	9 January 2024
<b>Date of certificate</b>	25 January 2024

## 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 (Monday to Friday, 9am to 5pm).

<b>Certificate number</b>	<a href="#">0590-9428-1330-1300-7403 (/energy-certificate/0590-9428-1330-1300-7403)</a>
<b>Expired on</b>	18 March 2024



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