

Energy performance certificate (EPC)

5a Main Street COCKERMOUTH CA13 9LE	Energy rating F	Valid until: 27 August 2034
		Certificate number: 2707-4798-6418-3527-6990

Property type	Offices and Workshop Businesses
Total floor area	181 square metres

Rules on letting this property

 You may not be able to let this property.

This property has an energy rating of F. The landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

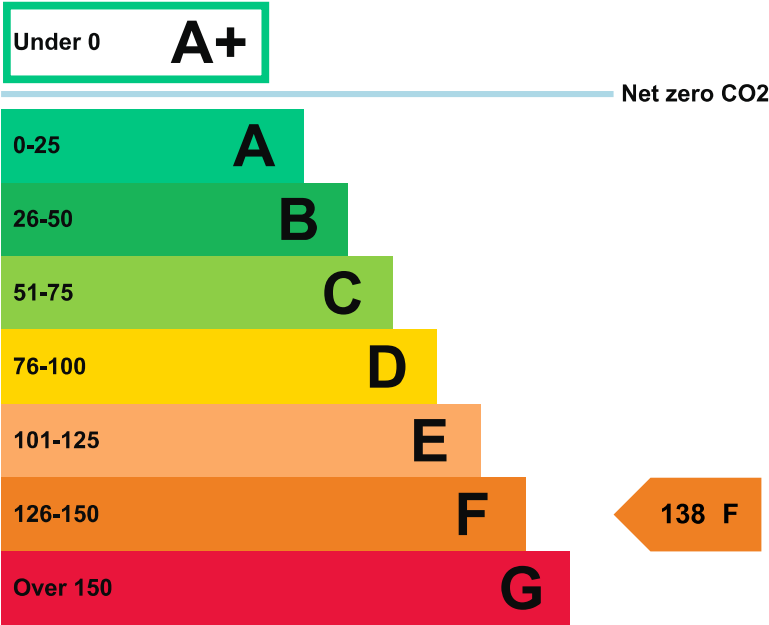
From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

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) (<https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A+ to E. The [recommendation report](#) sets out changes you can make to improve the property's rating.

Energy rating and score

This property's energy rating is F.



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	9 A
If typical of the existing stock	35 B

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	55.9
Primary energy use (kWh/m2 per year)	581

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6247-6842-0917-8303-9332\)](/energy-certificate/6247-6842-0917-8303-9332).

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	Alexander Smith
Telephone	02476 233144
Email	 (/cdn-cgi/l/email-protection#c3aaada5ac83b4a6adb0afa6baafa2b4b9eda0acae)

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/018265
Telephone	01455 883 250
Email	 (/cdn-cgi/l/email-protection#187d76696d716a717d6b587d7475706d6a6b6c7d767d6a7f61367b77366d73)

About this assessment

Employer	Wensley & Lawz Ltd
Employer address	Wensley & Lawz Number Three Siskin Drive Coventry CV3 4FJ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	6 August 2024
Date of certificate	28 August 2024