

Energy performance certificate (EPC)

16b Manvers House
Pioneer Close
Wath-Upon-Dearne
ROTHERHAM
S63 7JZ

Energy rating

B

Valid until:

14 August 2033

Certificate number: 2318-9862-4370-1910-9813

Property type

Offices and Workshop Businesses

Total floor area

23 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 current 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.

The figure shows a horizontal bar chart representing the energy rating scale. The scale consists of eight colored bars, each representing a rating from A+ to G. The bars are arranged in descending order of rating. A green arrow points to the 'B' rating bar, which is labeled with the score '49 B'. A vertical line indicates the 'Net zero CO2' target, which is positioned between the 'A' and 'B' ratings.

Rating	Score Range
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

<https://find-energy-certificate.service.gov.uk/energy-certificate/2318-9862-4370-1910-9813?print=true>

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How this property compares to others

Properties similar to this one could have ratings:

If newly built	0 A
If typical of the existing stock	45 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)	18.15
Primary energy use (kWh/m2 per year)	188

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8052-6537-2605-0892-8867\)](#).

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	Robin Mapleston
Telephone	01455883250
Email	info@epcforproperty.net

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/010213
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EPC for Property
Employer address	Co. 4 Western Avenue Saxilby Lincoln LN1 2NT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	18 July 2023
Date of certificate	15 August 2023
