

Energy performance certificate (EPC)

1141 Christchurch Road
BOURNEMOUTH
BH7 6BW

Energy rating

C

Valid until:

1 November 2033

Certificate number:

1760-4193-8013-3052-2349

Property type	Offices and Workshop Businesses
Total floor area	104 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 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.

The figure shows a horizontal bar chart representing the energy rating scale. The scale is divided into eight categories, each with a color-coded bar and a letter rating. The categories are: A+ (Under 0, light green), A (0-25, green), B (26-50, dark green), C (51-75, light green), D (76-100, yellow), E (101-125, orange), F (126-150, dark orange), and G (Over 150, red). A vertical line labeled 'Net zero CO2' is positioned at the boundary between A+ and A. A green arrow points to the 'C' rating, with the number '68' and the letter 'C' next to it, indicating the property's score and rating.

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

How this property compares to others

Properties similar to this one could have ratings:

If newly built	17 A
If typical of the existing stock	68 C

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)	21.19
Primary energy use (kWh/m2 per year)	160

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8380-4741-9974-1537-2659\)](#).

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	Roger Boyce
Telephone	01202 661177
Email	roger@sibbettgregory.com

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/015280
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Sibbett Gregory Energy Performance LLP
Employer address	3 Winchester Place, North Street, Poole, BH15 1NX
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 October 2023
Date of certificate	2 November 2023