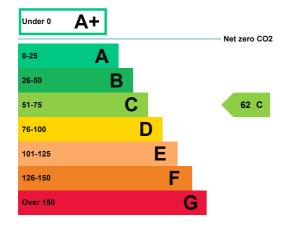


Rules on letting this property

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.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	16 A
If typical of the existing stock	74 C

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)	21.05
Primary energy use (kWh/m2 per year)	219

Recommendation report

Guidance on improving the energy performance of this property can be found in the <u>recommendation</u> <u>report (/energy-certificate/0448-6581-6676-0462-9031)</u>.

Who to contact about this certificate

Contacting the assessor

Date of assessment

Date of certificate

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Michael Jones
Telephone	0151 214 1420
Email	epc@dualhi.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019550
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk
About this assessment	
Employer	Dual Home Inspectors
Employer address	399 Old Chester Road, Birkenhead, CH42 2DU
Assessor's declaration	The assessor is not related to the owner of the

property.

15 January 2024

1 March 2024