

## Energy performance certificate (EPC)



This certificate has expired.

You can get a new certificate by visiting [www.gov.uk/get-new-energy-certificate](http://www.gov.uk/get-new-energy-certificate)

### Get help with certificates for this property

If you need help getting a new certificate or if you know of other certificates for this property that are not listed here, contact the Department for Levelling Up, Housing and Communities (DLUHC).

[dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk)  
Telephone: 020 3829 0748

Aintree House 1 York Place LEEDS LS1 2DR	Energy rating <b>D</b>	This certificate expired on:	<b>16 December 2018</b>
		Certificate number:	<b>9920-3095-0338-0350-9090</b>

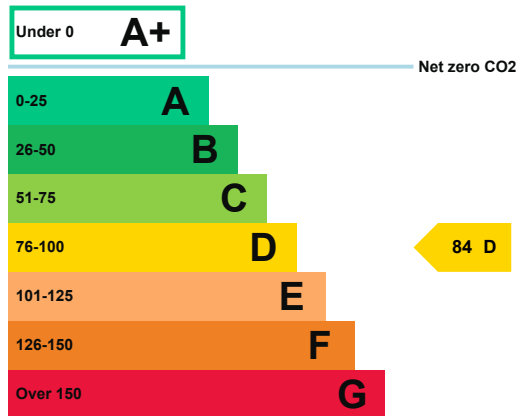
Property type	Office
Total floor area	1,705 square metres

### 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 D.



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

49 B

If typical of the existing stock

104 E

## Breakdown of this property's energy performance

Main heating fuel Natural Gas

Building environment Air Conditioning

Assessment level 4

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0309-4052-0983-0990-3591\)](#).

## 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	Philip Morris
Telephone	01484 452349
Email	<a href="mailto:philip.morris@sm-ms.biz">philip.morris@sm-ms.biz</a>

### Contacting the accreditation scheme

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

Accreditation scheme	CIBSE Certification Limited
Assessor's ID	LCEA127691
Telephone	020 8772 3649
Email	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

### About this assessment

Employer	Safety Management & Monitoring Services Ltd
Employer address	Salus House Dyson Wood Way Bradley Business Park Huddersfield HD2 1GN
Assessor's declaration	The disclosure code provided is not valid
Date of assessment	17 December 2008
Date of certificate	17 December 2008