

# Energy performance certificate (EPC)

213 Bispham Road  
BLACKPOOL  
FY2 0NG

Energy rating

C

Valid until: **1 November 2027**

Certificate number: **9865-3050-0837-0690-9771**

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	73 square metres

## Rules on letting this property

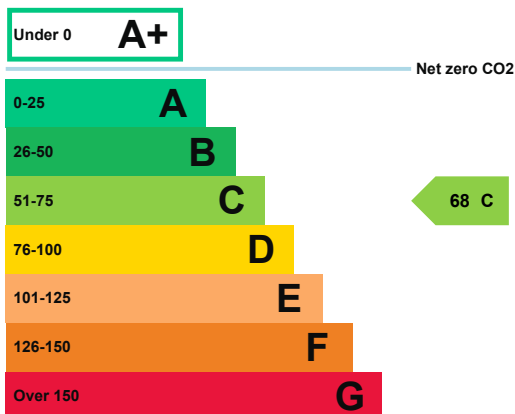
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's current energy rating is 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

27 B

If typical of the existing stock

80 D

---

## 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 (kgCO <sub>2</sub> /m <sup>2</sup> per year)	93.24
Primary energy use (kWh/m <sup>2</sup> per year)	551

---

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0980-0643-6879-5570-7092\)](#).

---

## 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	Feras Baker
Telephone	01253 829827
Email	<a href="mailto:info@lancashirehomeinspection.co.uk">info@lancashirehomeinspection.co.uk</a>

### 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/006957
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Lancashire Home Inspection Ltd.
Employer address	4 Bunting Place Thornton Cleveleys Lancashire FY5 3FF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	31 October 2017
Date of certificate	2 November 2017

---