

# Energy performance certificate (EPC)

|                                                         |  |                                            |                                              |
|---------------------------------------------------------|--|--------------------------------------------|----------------------------------------------|
| Western Gables Way<br>Salthouse Road<br>Hull<br>HU8 9EQ |  | Energy rating                              | Valid until: 29 September 2034               |
|                                                         |  | C                                          | Certificate number: 1726-2190-8566-6017-7994 |
| Property type                                           |  | Retail/Financial and Professional Services |                                              |
| Total floor area                                        |  | 271 square metres                          |                                              |

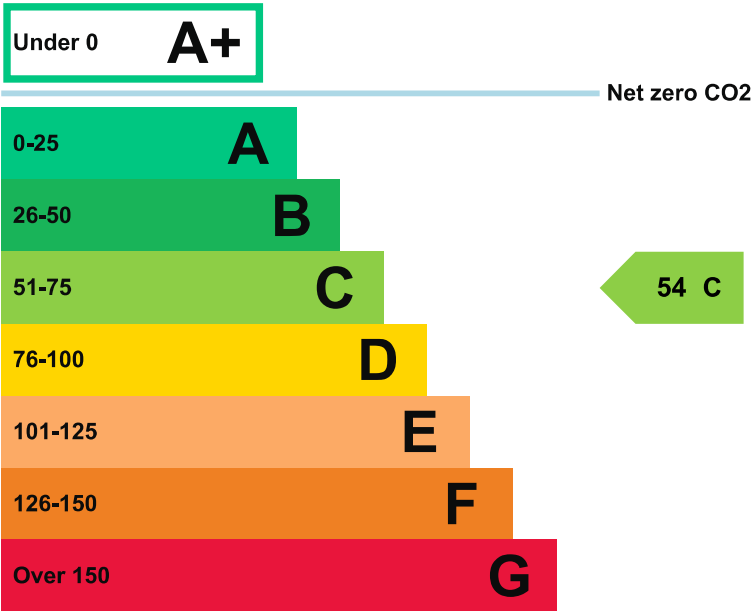
## Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## 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

8 A

If typical of the existing stock

33 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 (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 25.26                           |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 266                             |

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2055-5123-8443-3449-7883\)](#).

## 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 | Victoria Foster                                              |
| Telephone       | 07562654730                                                  |
| Email           | <a href="mailto:vickyf@pphepc.co.uk">vickyf@pphepc.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/027192                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|          |             |
|----------|-------------|
| Employer | PPH EPC Ltd |
|----------|-------------|

|                        |                                                                        |
|------------------------|------------------------------------------------------------------------|
| Employer address       | Hesslewood Office Park, Ferriby Road, Hessle, East Yorkshire, HU13 0LG |
| Assessor's declaration | The assessor is not related to the owner of the property.              |
| Date of assessment     | 23 September 2024                                                      |
| Date of certificate    | 30 September 2024                                                      |

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

### OGL

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