

Energy performance certificate (EPC)

Energy Coast West Cumbria Properties Ltd Wastwater Pavilion, Ingwell Hall, Ingwell Drive Westlakes Science & Technology Park MOOR ROW CA24 3JZ	Energy rating C	Valid until: 16 January 2029
		Certificate number: 0140-0038-7689-0229-1096

Property type	B1 Offices and Workshop businesses
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Total floor area	480 square metres
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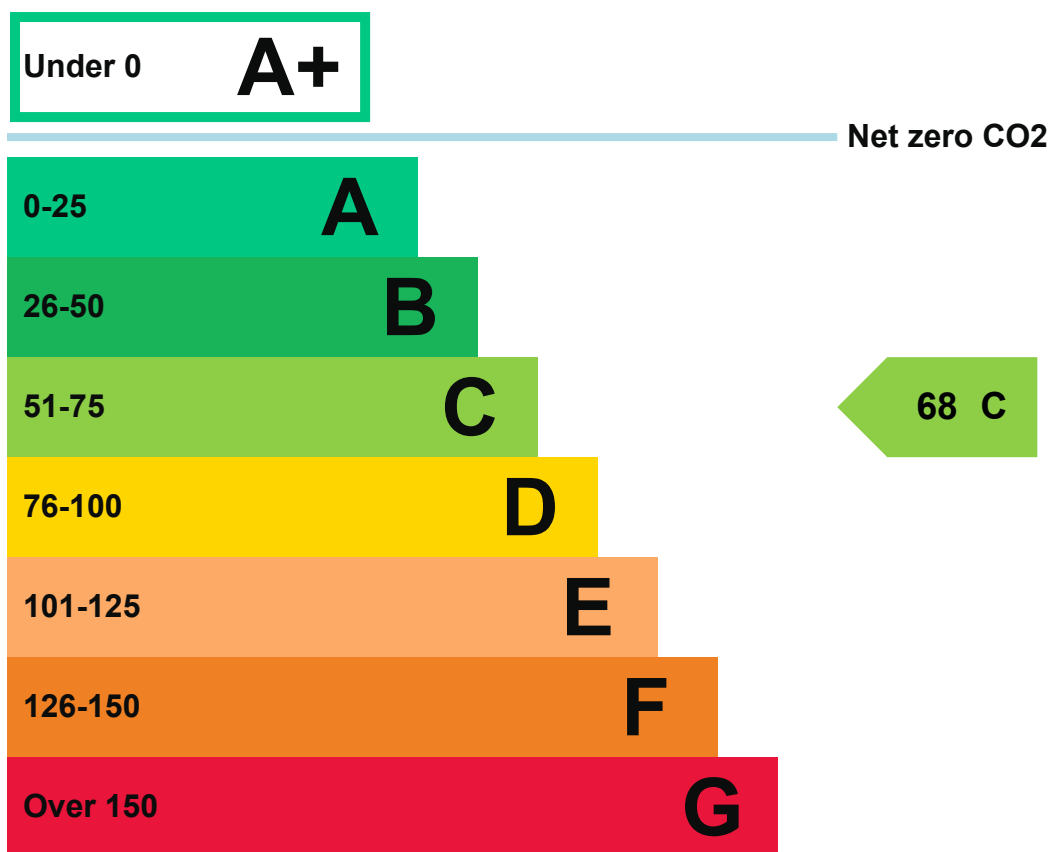
Rules on letting this property

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

25 A

If typical of the existing stock

72 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)	52.26
Primary energy use (kWh/m² per year)	305

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9290-4961-0488-7120-0000\)](/energy-certificate/9290-4961-0488-7120-0000).

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	Nick Caine
Telephone	0190 061 479
Email	info@caineconsulting.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	Stroma Certification Ltd
Assessor's ID	STRO000008
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Caine Consulting Engineers Ltd
Employer address	7 East Avenue, High Harrington, CUMBRIA, CA14 5PJ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	29 November 2018
Date of certificate	17 January 2019

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 or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	0470-3022-0688-0090-7101 (/energy-certificate/0470-3022-0688-0090-7101)
Expired on	19 January 2019



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[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

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