

# Energy performance certificate (EPC)

Montesole Playing Fields  
Former Toilet Block  
1 Antoneys Close  
Latitude 51.5991699, Longitude -0.3925946  
PINNER  
HA5 3LP

Energy rating

B

Valid until:

31 August 2035

Certificate number:

5112-7977-0530-3555-8365

|                  |                                   |
|------------------|-----------------------------------|
| Property type    | Others: Stand-Alone Utility Block |
| Total floor area | 50 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 B.

The figure shows a horizontal bar chart representing the energy rating scale. The scale consists of seven colored bars, each representing a rating from A+ to G. The bars are arranged in a descending staircase pattern from left to right. A green arrow points to the 'B' rating bar, which is labeled with the score '40 B'. A light blue line at the top of the chart is labeled 'Net zero CO2' and points to the 'A+' rating bar.

| Rating | Score Range |
|--------|-------------|
| A+     | Under 0     |
| A      | 0-25        |
| B      | 26-50       |
| C      | 51-75       |
| D      | 76-100      |
| E      | 101-125     |
| F      | 126-150     |
| G      | Over 150    |

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.

<https://find-energy-certificate.service.gov.uk/energy-certificate/5112-7977-0530-3555-8365?print=true>

1/3

## How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



## 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) | 1022.58                         |
| Primary energy use (kWh/m2 per year)       | 11119                           |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4810-2083-4128-3970-8709\)](#).

## 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 | Benjamin Cohen                                                     |
| Telephone       | 03300 881141                                                       |
| Email           | <a href="mailto:info@epcnational.co.uk">info@epcnational.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/028093                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                                                             |
|------------------------|-------------------------------------------------------------|
| Employer               | EPC National Ltd                                            |
| Employer address       | Birch Mill - Unit 2C - Heywood - Heywood Old Road - OL102QQ |
| Assessor's declaration | The assessor is not related to the owner of the property.   |
| Date of assessment     | 27 August 2025                                              |
| Date of certificate    | 1 September 2025                                            |