

# Energy performance certificate (EPC)

|                                                       |  |                                            |                                                     |
|-------------------------------------------------------|--|--------------------------------------------|-----------------------------------------------------|
| 11 South Street<br>Caistor<br>MARKET RASEN<br>LN7 6UB |  | Energy rating<br><b>D</b>                  | Valid until: <b>4 May 2036</b>                      |
|                                                       |  |                                            | Certificate number: <b>3501-5125-8983-6361-0492</b> |
| Property type                                         |  | Retail/Financial and Professional Services |                                                     |
| Total floor area                                      |  | 53 square metres                           |                                                     |

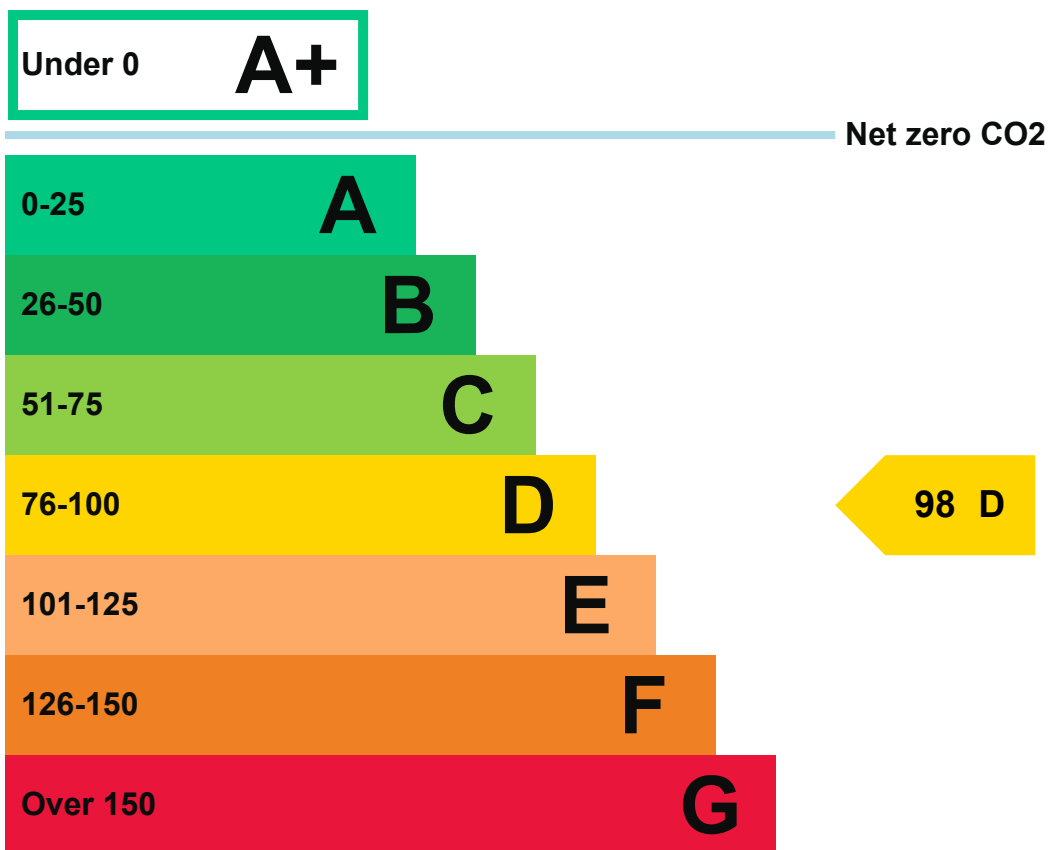
## Rules on letting this property

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 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

13 A

If typical of the existing stock

53 C

## Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Heating and Natural Ventilation

|                                                                         |       |
|-------------------------------------------------------------------------|-------|
| <b>Assessment level</b>                                                 | 3     |
| <b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b> | 34.42 |
| <b>Primary energy use (kWh/m<sup>2</sup> per year)</b>                  | 358   |

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4200-9982-0888-5043-9079\)](/energy-certificate/4200-9982-0888-5043-9079).

## 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.

|                        |                                                                                                |
|------------------------|------------------------------------------------------------------------------------------------|
| <b>Assessor's name</b> | Victoria Foster                                                                                |
| <b>Telephone</b>       | 07562654730                                                                                    |
| <b>Email</b>           | <a href="mailto:victoria.foster@pph-commercial.co.uk">victoria.foster@pph-commercial.co.uk</a> |

### Contacting the accreditation scheme

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

|                             |                                                                                    |
|-----------------------------|------------------------------------------------------------------------------------|
| <b>Accreditation scheme</b> | Elmhurst Energy Systems Ltd                                                        |
| <b>Assessor's ID</b>        | EES/027192                                                                         |
| <b>Telephone</b>            | 01455 883 250                                                                      |
| <b>Email</b>                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

# About this assessment

|                        |                                                                           |
|------------------------|---------------------------------------------------------------------------|
| Employer               | PPH Commercial Ltd                                                        |
| Employer address       | Hesslewood Office Park, Ferriby Road,<br>Hessle, East Yorkshire, HU13 0LG |
| Assessor's declaration | The assessor is not related to the owner<br>of the property.              |
| Date of assessment     | 5 May 2026                                                                |
| Date of certificate    | 5 May 2026                                                                |

## 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).

|                    |                                                                                         |
|--------------------|-----------------------------------------------------------------------------------------|
| Certificate number | <a href="#">0990-0239-6949-5022-0006 (/energy-certificate/0990-0239-6949-5022-0006)</a> |
| Expired on         | 21 February 2021                                                                        |



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