

# Energy performance certificate (EPC)

46 King Edward Avenue  
BLACKPOOL  
FY2 9TA

Energy rating

**B**

Valid until:

**8 February 2036**

Certificate number:

**5274-1594-8340-1437-6100**

Property type

Hotels

Total floor area

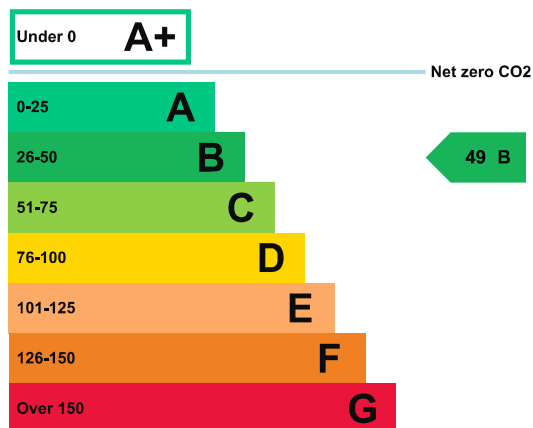
269 square metres

## 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.



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

**33 B**

If typical of the existing stock

**131 F**

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	82.07
Primary energy use (kWh/m <sup>2</sup> per year)	466

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2530-5996-3941-7084-3518\)](/energy-certificate/2530-5996-3941-7084-3518).

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## 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 Limited
Employer address	<a href="https://www.lancashirehomeinspection.co.uk">https://www.lancashirehomeinspection.co.uk</a>
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 February 2026
Date of certificate	9 February 2026

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