

Energy performance certificate (EPC)

28 Hoghton Street SOUTHPORT PR9 0PA	Energy rating B	Valid until:	7 January 2036
		Certificate number:	9601-4105- 6210-5727- 1209
Property type		Offices and Workshop Businesses	
Total floor area		113 square metres	

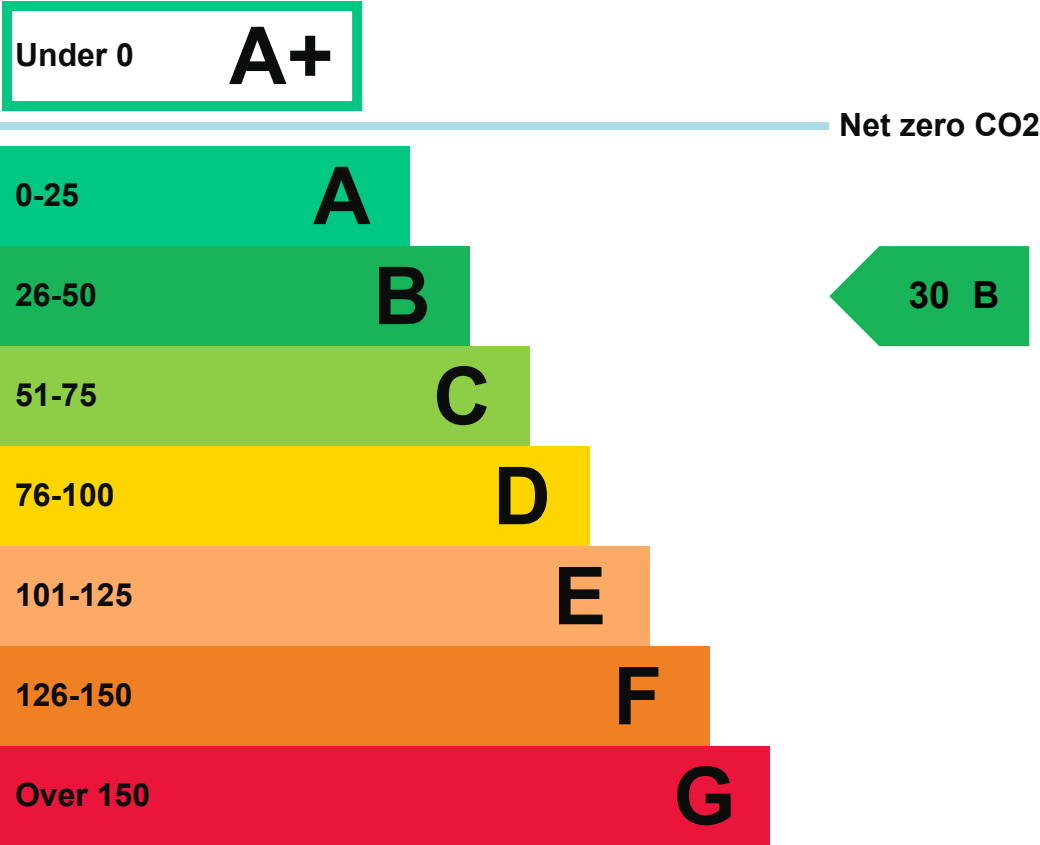
Rules on letting this property

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 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	11 A
If typical of the existing stock	45 B

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning

Assessment level	3
Building emission rate (kgCO₂/m² per year)	11.38
Primary energy use (kWh/m² per year)	119

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9968-5316-2395-3339-3090\)](/energy-certificate/9968-5316-2395-3339-3090).

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	Ben Brownley
Telephone	07456816672
Email	bbrownley@gmail.com

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/022480
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Energy Assessors Ltd
Employer address	Ravenswood House Chambres road Southport PR8 6JQ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	29 December 2025
Date of certificate	8 January 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 or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	8975-5007-4581-6954-1767 (/energy-certificate/8975-5007-4581-6954-1767)
Valid until	31 December 2035
Certificate number	0610-0735-7199-0602-9002 (/energy-certificate/0610-0735-7199-0602-9002)
Expired on	12 February 2025



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