

## Energy performance certificate (EPC)

Britten House  
21 Kirkley Cliff Road  
LOWESTOFT  
NR33 0DB

## Energy rating

C

Valid until:

29 August 2034

Certificate number:

8129-0624-2332-8692-3086

### Property type

## Hotels

### Total floor area

447 square metres

## Rules on letting this property

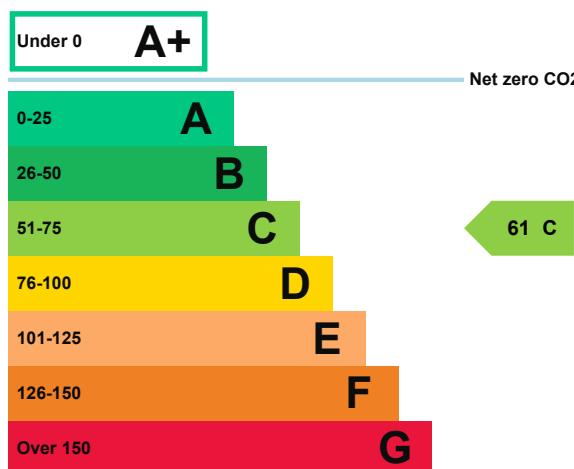
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is 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

33 B

If typical of the existing stock

130 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 (kgCO2/m <sup>2</sup> per year)	122.6
Primary energy use (kWh/m <sup>2</sup> per year)	751

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6068-8501-1359-0597-9218\)](#).

## 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	John Denby
Telephone	07434 283713
Email	<a href="mailto:john.denby@ecea.co.uk">john.denby@ecea.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/028113
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	East Coast Energy Assessors
Employer address	31 Manor Park Road, Corton, Lowestoft, NR32 5HL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	28 August 2024
Date of certificate	30 August 2024