

# Energy performance certificate (EPC)

Information not provided by the user  
4 Heaton Street  
BLACKBURN  
BB2 2EF

Energy rating

**E**

Valid until: **29 October 2030**

Certificate number: **4632-9899-9190-5145-8503**

Property type **B1 Offices and Workshop businesses**

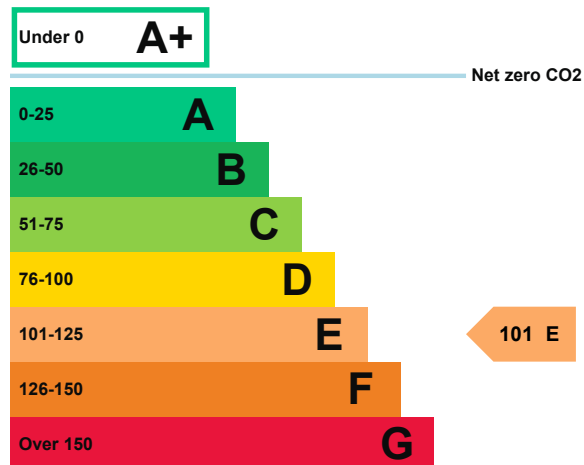
Total floor area **34 square metres**

## 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 E.



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

**36 B**

If typical of the existing stock

**107 E**

## 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)	77.37
Primary energy use (kWh/m <sup>2</sup> per year)	448

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2616-5775-3425-1194-5185\)](/energy-certificate/2616-5775-3425-1194-5185).

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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	Michael Harrison
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### Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO002224
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Employer	Oaklodge Energy Ltd
Employer address	2a Mount Pleasant Street Oswaldtwistle
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	27 October 2020
Date of certificate	30 October 2020

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