

# Energy performance certificate (EPC)

Smart Choice  
12-14 Ropergate  
PONTEFRACT  
WF8 1LP

Energy rating

**D**

Valid until: **16 May 2027**

Certificate number: **9172-3005-0131-0400-8601**

Property type **A1/A2 Retail and Financial/Professional services**

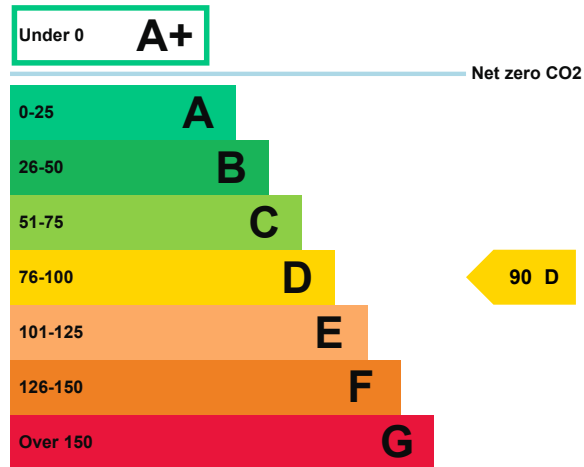
Total floor area **361 square metres**

## 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 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

**26 B**

If typical of the existing stock

**77 D**

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	54.06
Primary energy use (kWh/m <sup>2</sup> per year)	320

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0810-0443-7119-2005-6002\)](/energy-certificate/0810-0443-7119-2005-6002).

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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	James Penrose
Telephone	07917198526
Email	<a href="mailto:jamesp-1983@live.com">jamesp-1983@live.com</a>

### Contacting the accreditation scheme

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

Accreditation scheme	Sterling Accreditation Ltd
Assessor's ID	STER000520
Telephone	0161 727 4303
Email	<a href="mailto:info@sterlingaccreditation.com">info@sterlingaccreditation.com</a>

### About this assessment

Employer	Carbon Profile Ltd
Employer address	Unit 2 Long Leys Farm, Leys Road, Oxford, OX2 9QG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	8 May 2017
Date of certificate	17 May 2017

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