

Energy performance certificate (EPC)

Main House King Edwards Pre-Prep & Nursery School Weston Lane BATH BA1 4AQ	Energy rating	Valid until: 7 October 2035
	D	Certificate number: 5167-1441-1994-1148-2484

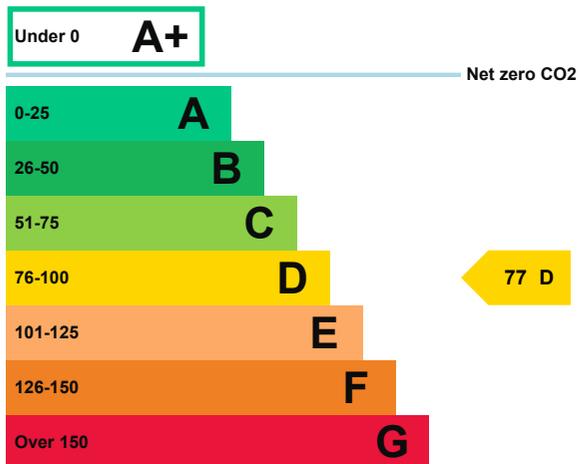
Property type	Non-residential Institutions: Education
Total floor area	1,018 square metres

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	21 A
If typical of the existing stock	85 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 ₂ /m ² per year)	29.39
Primary energy use (kWh/m ² per year)	268

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2870-4257-5931-1006-4877\)](#).

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	Robert Matthew
Telephone	07886463388
Email	paul.matthewhd@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	Sterling Accreditation Ltd
Assessor's ID	STER500950
Telephone	0161 727 4303
Email	info@sterlingaccreditation.com

About this assessment

Employer	Paul Matthew
Employer address	Ivan Mountain Wood Bath BA1 7RZ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	29 August 2025
Date of certificate	8 October 2025