# Energy performance certificate (EPC)

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| 61 UPPER ST. JAMES STREET<br>NEWPORT<br>ISLE OF WIGHT<br>PO30 1LQ | Energy rating<br>**C** | Valid until: | **28 September 2030** |
| | | Certificate number: | **2623-6560-7244-5204-5354** |

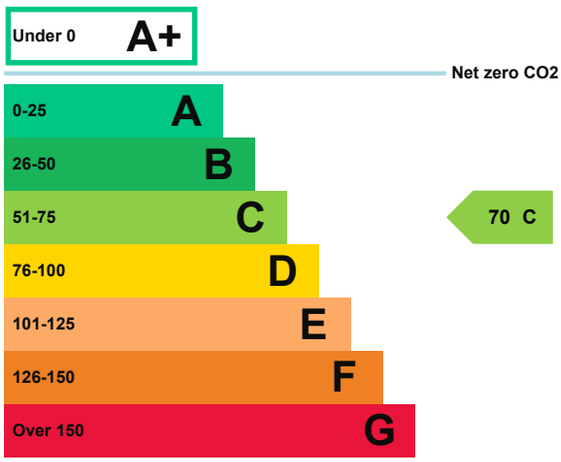
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|---|---|
| Property type | A1/A2 Retail and Financial/Professional services |
| Total floor area | 622 square metres |

## 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:

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| If newly built | **26 B** |
| If typical of the existing stock | **76 D** |

## Breakdown of this property's energy performance

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| Main heating fuel | Grid Supplied Electricity |
| Building environment | Heating and Natural Ventilation |
| Assessment level | 3 |
| Building emission rate (kgCO2/m2 per year) | 37.99 |
| Primary energy use (kWh/m2 per year) | 225 |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/4963-8760-1274-1123-2183).

## 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.

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|---|---|
| Assessor's name | Gary Romaine |
| Telephone | 07552556858 |
| Email | gary.r@easyepc.org |

### Contacting the accreditation scheme

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

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|---|---|
| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Assessor's ID | EES/023158 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

### About this assessment

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|---|---|
| Employer | Luis and Bell Surveyors Ltd |
| Employer address | Ashbourne Business Centre Dig Street Ashbourne Derbyshire DE6 1GF |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 18 September 2020 |
| Date of certificate | 29 September 2020 |