

# Energy performance certificate (EPC)

|                                      |  |  |  |
|--------------------------------------|--|--|--|
| 4 South Street<br>BOURNE<br>PE10 9LT |  | Energy rating<br><b>D</b>                  | Valid until:<br><b>6 July 2034</b>                     |
|                                      |  |  | Certificate number:<br><b>2571-9458-4655-6629-2468</b> |
| Property type                        |  | Retail/Financial and Professional Services |  |
| Total floor area                     |  | 102 square metres                          |  |

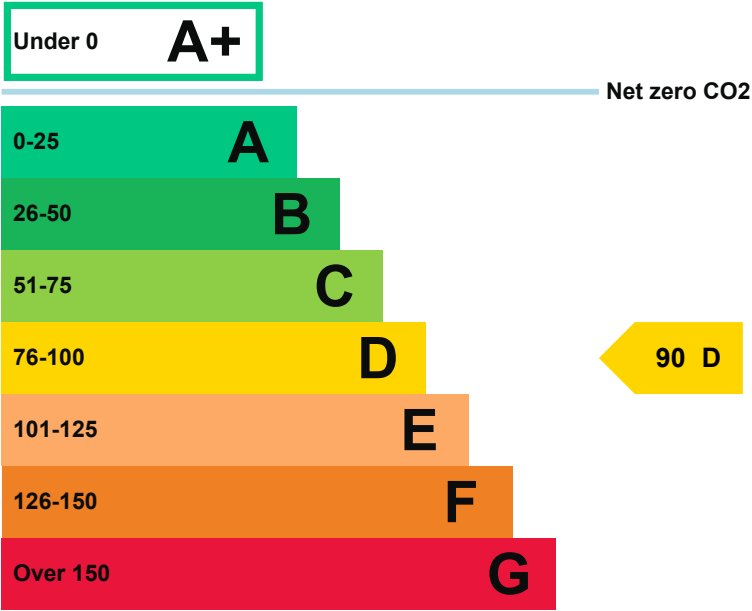
## Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## 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

31 B

If typical of the existing stock

125 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) | 41.88                           |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 297                             |

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0392-2143-4680-7670-5673\)](#).

## 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 | Leanne Wells   |
| Telephone       | 07763 913515   |
| Email           | <a href="mailto:leanne@epcservicesonline.com">leanne@epcservicesonline.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 | Elmhurst Energy Systems Ltd  |
| Assessor's ID        | EES/018239   |
| Telephone            | 01455 883 250  |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|          |              |
|----------|--------------|
| Employer | EPC Services |
|----------|--------------|

|                               |   |
|-------------------------------|---|
| <b>Employer address</b>       | Aldergrove, Dozens Bank, West Pinchbeck, Spalding, Lincolnshire, PE11 3NF |
| <b>Assessor's declaration</b> | The assessor is not related to the owner of the property.                 |
| <b>Date of assessment</b>     | 3 July 2024   |
| <b>Date of certificate</b>    | 7 July 2024   |

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

|                           |   |
|---------------------------|---|
| <b>Certificate number</b> | <a href="#">0460-0630-8019-5105-0006 (/energy-certificate/0460-0630-8019-5105-0006)</a> |
| <b>Expired on</b>         | 5 May 2020  |

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[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5) [Service performance \(/service-performance\)](#)

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