

# Energy performance certificate (EPC)

283 Middleton Road MANCHESTER M8 4LY		Energy rating <b>C</b>
Valid until 18 March 2030	Certificate number <b>0160-0030-8472-5897-2006</b>	

<b>Property type</b>	B1 Offices and Workshop businesses
<b>Total floor area</b>	57 square metres

## Rules on letting this property

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

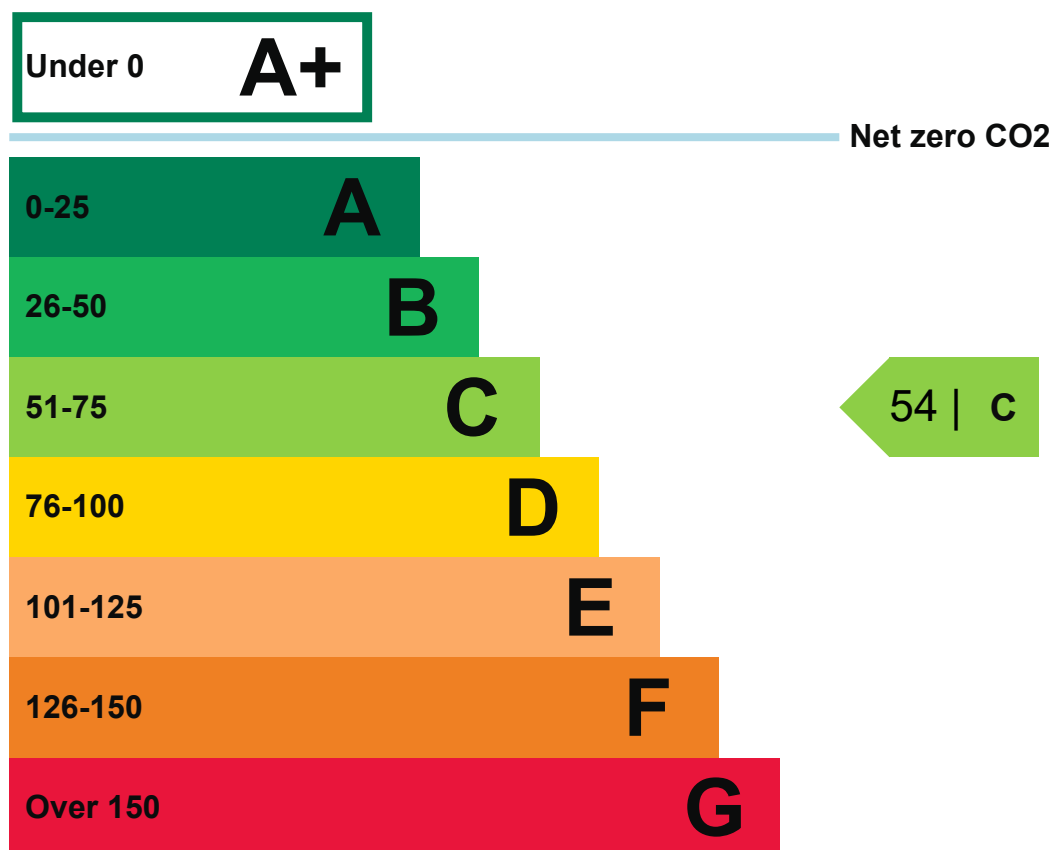
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions \(https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/824018/Non-Dom\\_Private\\_Rented\\_Property\\_Minimum\\_Standard\\_-\\_Landlord\\_Guidance.pdf\)](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf).

## Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

**If newly built**

24 | A

**If typical of the existing stock**

71 | C

## Breakdown of this property's energy performance

**Main heating fuel**

Natural Gas

**Building environment**

Heating and Natural Ventilation

<b>Assessment level</b>	3
<b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b>	42.48
<b>Primary energy use (kWh/m<sup>2</sup> per year)</b>	246

► [What is primary energy use?](#)

### Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0970-6242-0470-8180-0050\)](/energy-certificate/0970-6242-0470-8180-0050).

### Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

## Assessor contact details

<b>Assessor's name</b>	Stephen Holt
<b>Telephone</b>	07973 321680
<b>Email</b>	<a href="mailto:s.r.holt@hotmail.com">s.r.holt@hotmail.com</a>

## Accreditation scheme contact details

<b>Accreditation scheme</b>	Elmhurst Energy Systems Ltd
<b>Assessor ID</b>	EES/019631
<b>Telephone</b>	01455 883 250
<b>Email</b>	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

## Assessment details

<b>Date of assessment</b>	19 March 2020
<b>Date of certificate</b>	19 March 2020
<b>Employer</b>	Westbourne Legal Services Ltd
<b>Employer address</b>	Suite 3B, Westbourne House, 159 Oldham Road, Ashton Under Lyne, Tameside, Greater Manchester, OL7 9AR
<b>Assessor's declaration</b>	The assessor is not related to the owner of the property.

### 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.

<b>Certificate number</b>	<a href="#">9685-3088-0457-0000-8295 (/energy-certificate/9685-3088-0457-0000-8295)</a>
<b>Valid until</b>	19 August 2025