

# Energy performance certificate (EPC)

|  |               |  |
|--|---------------|--|
| 47 Blackbrook Road<br>ST. HELENS<br>WA11 9QA | Energy rating | Valid until: 11 January 2034                 |
|  | <b>D</b>      | Certificate number: 7078-8050-4244-2594-0877 |

|                  |  |
|------------------|--|
| Property type    | Retail/Financial and Professional Services |
| Total floor area | 57 square metres                           |

## Rules on letting this property

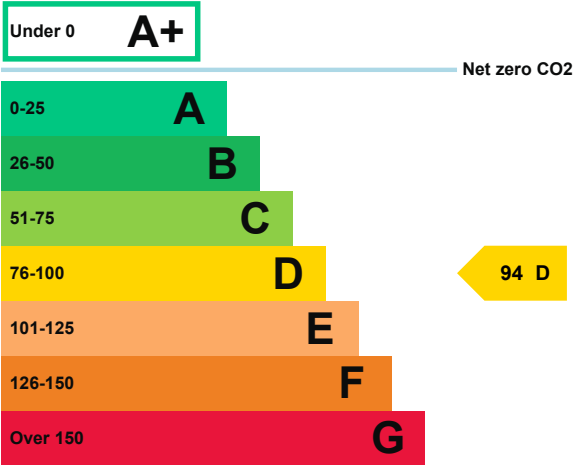
Properties can be let if they have an energy rating from A+ to E.

## 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                   | 12 A |
| If typical of the existing stock | 47 B |

## 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) | 30.94                           |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 325                             |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3334-6596-2945-7614-9219\)](#).

## 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 | Dean Ware  |
| Telephone       | 07540 403 069  |
| Email           | <a href="mailto:info@deanalexanderenergy.com">info@deanalexanderenergy.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/027382   |
| Telephone            | 01455 883 250  |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |   |
|------------------------|---|
| Employer               | Dean Alexander Energy Consultants Limited                 |
| Employer address       | Office B12B, 23 Goodlass Road, Liverpool, L24 9HJ         |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 12 January 2024   |
| Date of certificate    | 12 January 2024   |