

# Energy performance certificate (EPC)

638 Christchurch Road  
Bournemouth  
BH1 4BP

Energy rating

**C**

Valid until: **10 February 2032**

Certificate number: **6985-2014-3589-7564-0472**

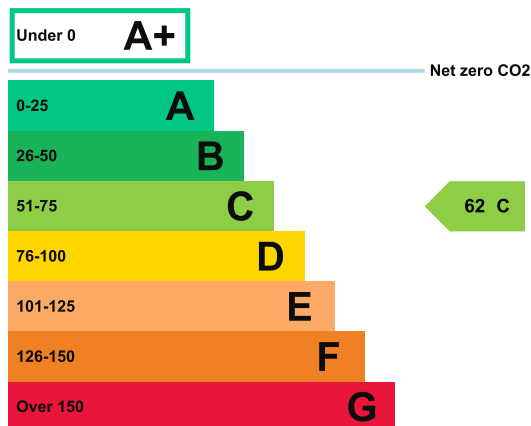
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	146 square metres

## 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:

If newly built

**26 B**

If typical of the existing stock

**75 C**

## 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)	49.37
Primary energy use (kWh/m <sup>2</sup> per year)	288

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5862-1416-2259-1883-6238\)](/energy-certificate/5862-1416-2259-1883-6238).

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## 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	Steve Williams
Telephone	07850329751
Email	<a href="mailto:steve@williamsenergy.co.uk">steve@williamsenergy.co.uk</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/016528
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Williams Energy
Employer address	30 Wentworth Close Bournemouth Dorset BH5 2DZ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	11 February 2022
Date of certificate	11 February 2022

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