

# Energy performance certificate (EPC)

Workshop Building  
Unit 3  
The Recovery Centre  
Wakefield Road  
BARNLEY  
S71 1NU

Energy rating

**E**

Valid until: **11 November 2031**

Certificate number: **1270-7401-3127-1832-2795**

Property type

B1 Offices and Workshop businesses

Total floor area

308 square metres

## Rules on letting this property

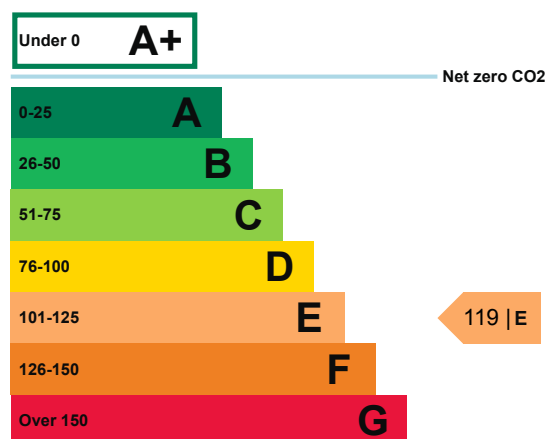
Properties can be let if they have an energy rating from A+ to E.

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.

## Energy efficiency rating for this property

This property's current energy rating is E.



Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.

## 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

77 | D

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

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## 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 (kgCO2/m2 per year) | 36.81                           |
| Primary energy use (kWh/m2 per year)       | 218                             |

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3917-1811-0746-9701-8519\)](#).

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## 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

|                 |                                                            |
|-----------------|------------------------------------------------------------|
| Assessor's name | Ian Broadbent                                              |
| Telephone       | 07899848855                                                |
| Email           | <a href="mailto:ian@clariuseco.com">ian@clariuseco.com</a> |

### Accreditation scheme contact details

|                      |                                                                        |
|----------------------|------------------------------------------------------------------------|
| Accreditation scheme | Stroma Certification Ltd                                               |
| Assessor ID          | STRO001776                                                             |
| Telephone            | 0330 124 9660                                                          |
| Email                | <a href="mailto:certification@stroma.com">certification@stroma.com</a> |

### Assessment details

|                        |                                                            |
|------------------------|------------------------------------------------------------|
| Employer               | <a href="http://www.clariuseco.com">www.clariuseco.com</a> |
| Employer address       | 1 Parkways Court, Oulton, LEEDS LS26 8TR                   |
| Assessor's declaration | The assessor is not related to the owner of the property.  |
| Date of assessment     | 12 November 2021                                           |
| Date of certificate    | 12 November 2021                                           |

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