

# Energy performance certificate (EPC)

|  |                           |   |
|--|---------------------------|---|
| Westcotts Gallery<br>Westcotts Quay<br>ST IVES<br>TR26 2DY | Energy rating<br><b>B</b> | Valid until: <b>8 December 2030</b>                 |
|  |                           | Certificate number: <b>2571-6789-9291-6423-3116</b> |

|               |  |
|---------------|--|
| Property type | A1/A2 Retail and Financial/Professional services |
|---------------|--|

|                  |                   |
|------------------|-------------------|
| Total floor area | 236 square metres |
|------------------|-------------------|

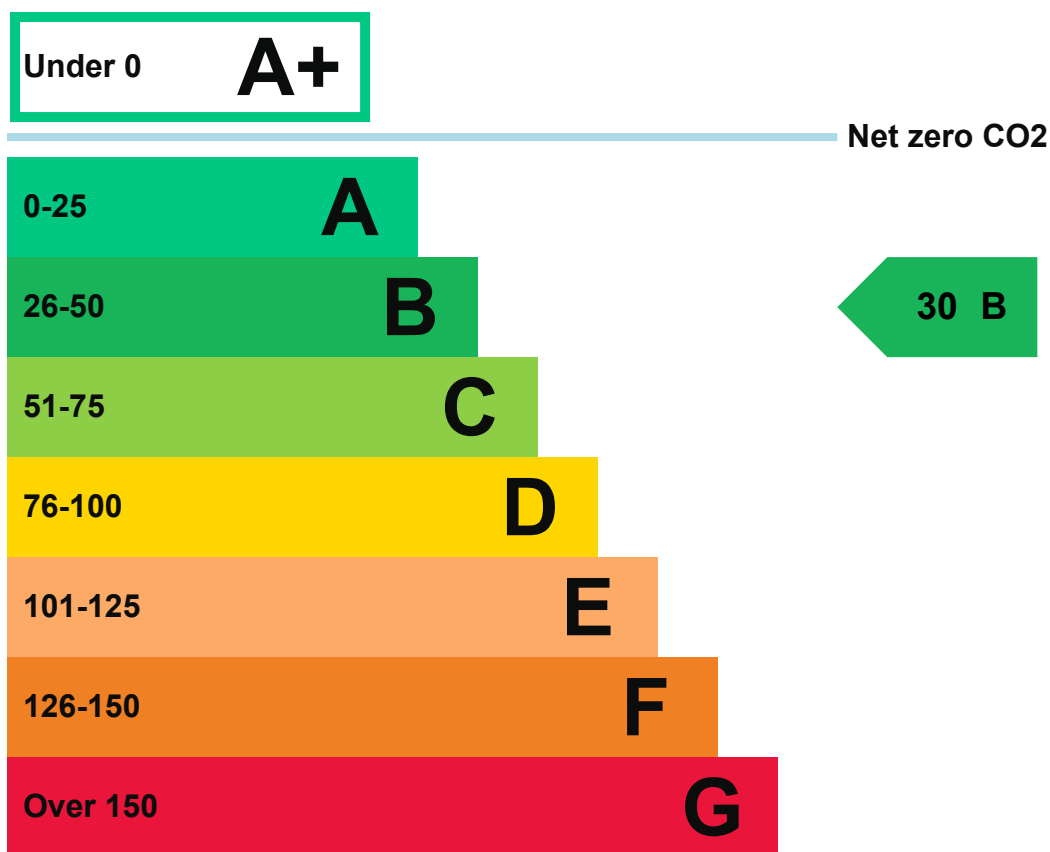
## Rules on letting this property

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 B.



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

22 A

If typical of the existing stock

65 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> | 44.1 |
| <b>Primary energy use (kWh/m<sup>2</sup> per year)</b>                  | 259  |

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5072-2390-6867-9408-5055\)](/energy-certificate/5072-2390-6867-9408-5055).

## 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.

|                        |  |
|------------------------|--|
| <b>Assessor's name</b> | Mark Rees                                      |
| <b>Telephone</b>       | 01872 277666                                   |
| <b>Email</b>           | <a href="mailto:mark@epsw.uk">mark@epsw.uk</a> |

### Contacting the accreditation scheme

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

|                             |  |
|-----------------------------|--|
| <b>Accreditation scheme</b> | Elmhurst Energy Systems Ltd  |
| <b>Assessor's ID</b>        | EES/012665   |
| <b>Telephone</b>            | 01455 883 250  |
| <b>Email</b>                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

## About this assessment

|                        |  |
|------------------------|--|
| Employer               | Energy Performance SW Ltd                                    |
| Employer address       | 18 St Clements Terrace, Truro, Cornwall<br>TR1 1HN           |
| Assessor's declaration | The assessor is not related to the owner<br>of the property. |
| Date of assessment     | 9 December 2020  |
| Date of certificate    | 9 December 2020  |

## 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).

|                    |   |
|--------------------|---|
| Certificate number | <a href="#">9900-4943-0350-0420-0084 (/energy-certificate/9900-4943-0350-0420-0084)</a> |
| Expired on         | 18 October 2020   |



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