

Energy performance certificate (EPC)

46 Osborne Road
BLACKPOOL
FY4 1HQ

Energy rating

B

Valid until: **11 March 2033**

Certificate
number: **2453-4035-8195-4694-2237**

Property type

Hotels

Total floor area

277 square metres

Rules on letting this property

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

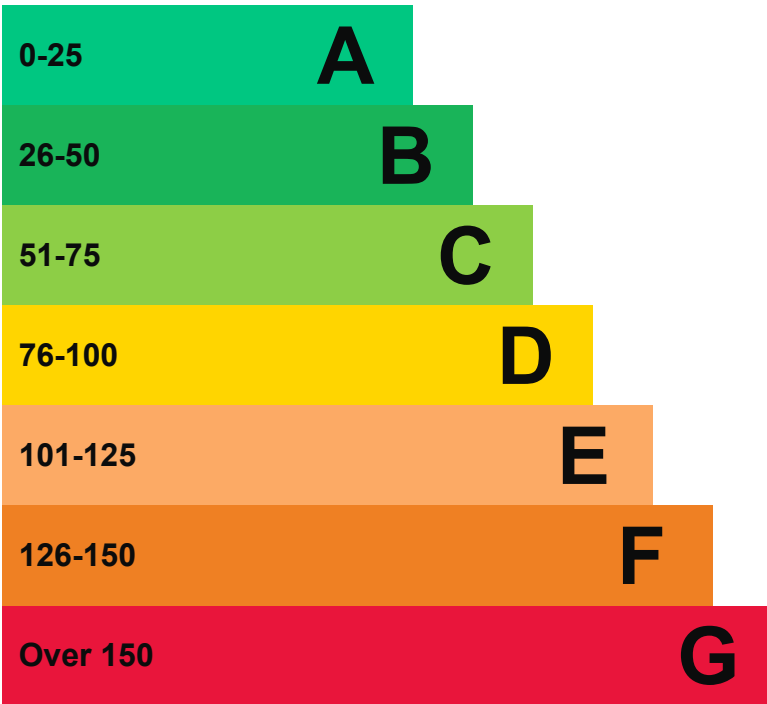
You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is B.

Under 0 **A+**

Net zero CO2



49 | B

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

97 | D

Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO₂/m² per year)

63.52

Primary energy use (kWh/m² per year)

490

▶ [What is primary energy use?](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5811-3974-7614-0957-9006\)](/energy-certificate/5811-3974-7614-0957-9006).

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

Jillian Leonard

Telephone

07725 750274

Email

jillyleonard1@gmail.com

Accreditation scheme contact details

Accreditation scheme

Stroma Certification Ltd

Assessor ID

STRO024585

Telephone

0330 124 9660

Email

certification@stroma.com

Assessment details

Employer

Jillian Leonard

Employer address

4 Swift Close, Blackpool, FY3 9PE

Assessor's declaration

The assessor is not related to the owner of the property.

Date of assessment

8 March 2023

Date of certificate

12 March 2023

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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.