Energy performance certificate (EPC)

C Vets 23 Upton Road WIRRAL CH46 0PD	Energy rating **D**	Valid until:	**7 November 2031**
		Certificate number:	**8701-1554-7247-7770-5755**

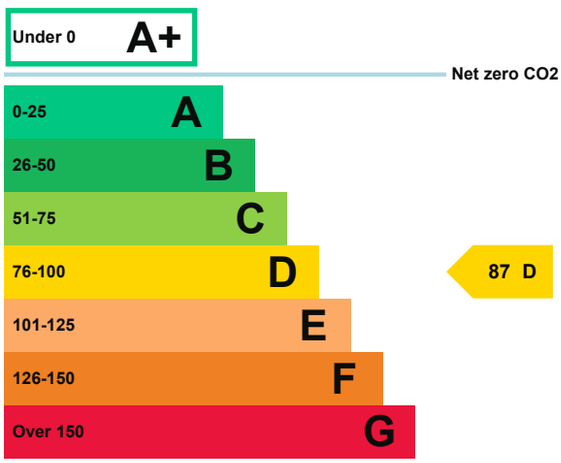
Property type	D1 Non-residential Institutions - Primary Health Care Building
Total floor area	140 square metres

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	34 B
If typical of the existing stock	100 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)	94.88
Primary energy use (kWh/m2 per year)	545

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/6837-6863-3690-8898-2030).

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	Emma Williams
Telephone	01745 854170
Email	emma.williams@colesknapp.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	CIBSE Certification Limited
Assessor's ID	LCEA206141
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	Coles Knapp
Employer address	The Old Bakery 1 Victoria Avenue Prestatyn LL19 9DF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	5 November 2021
Date of certificate	8 November 2021