

Energy performance certificate (EPC)

BUILDING 2 FORMER HWA BIRDS ROYD LANE BRIGHOUSE HD6 1NG	Energy rating D	Valid until: 12 May 2031
		Certificate number: 0622-0108-4049-8937-3162

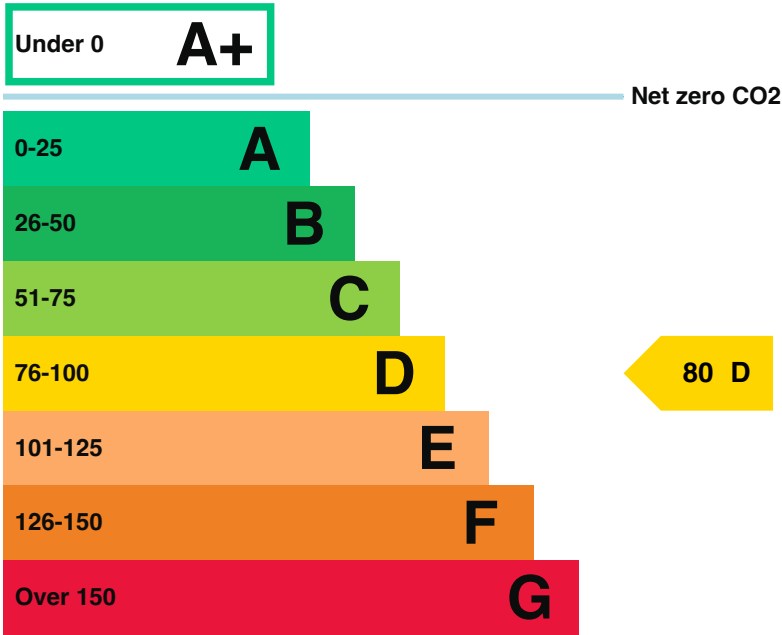
Property type	B8 Storage or Distribution
Total floor area	1,308 square metres

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	24 A
If typical of the existing stock	72 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 (kgCO2/m2 per year)	91.28
Primary energy use (kWh/m2 per year)	526

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8189-5749-0042-1093-9256\)](#).

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	Denton Guest
Telephone	07974 912 620
Email	dentonguest@gmail.com

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/015335
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Denton Guest EPC Surveys
Employer address	Riverside Mills, Saddleworth Road, Elland, HX5 0RY
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	11 May 2021
Date of certificate	13 May 2021