

## Energy performance certificate (EPC)

65, Melbury Road  
Woodthorpe  
NOTTINGHAM  
NG5 4PF

Energy rating

**E**

Valid until:

**5 May 2033**

Certificate number:

**2203-8770-8235-9625-4914**

Property type

Retail/Financial and Professional Services

Total floor area

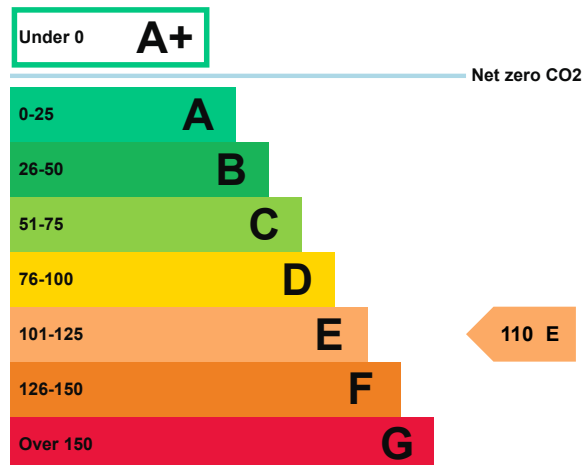
77 square metres

### 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 E.



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

**10 A**

If typical of the existing stock

**40 B**

## 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 (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 33.69                           |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 351                             |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1502-3521-3869-5481-8315\)](#).

## 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 | Mark McGuinness                                                              |
| Telephone       | 07590 024290                                                                 |
| Email           | <a href="mailto:gallowbridge@btinternet.com">gallowbridge@btinternet.com</a> |

### 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/019665                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                                                           |
|------------------------|-----------------------------------------------------------|
| Employer               | Gallowbridge Limited                                      |
| Employer address       | 63 Bowling Green Road, Stourbridge, DY8 3RZ               |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 2 May 2023                                                |
| Date of certificate    | 6 May 2023                                                |