

# Energy performance certificate (EPC)

36 Finkle Street  
KENDAL  
LA9 4AB

Energy rating

C

Valid until: 2 February 2033

Certificate number: 7953-6099-2034-0243-1922

Property type

Offices and Workshop Businesses

Total floor area

215 square metres

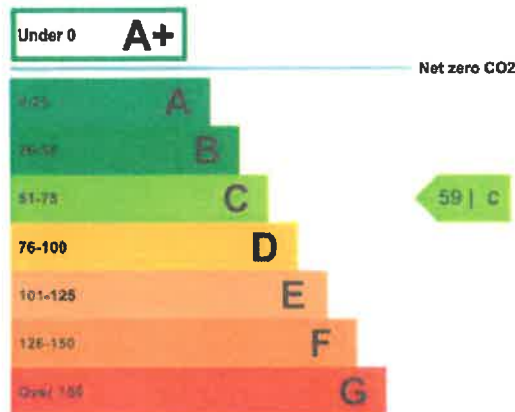
## Rules on letting this property

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

## Energy efficiency rating for this property

This property's current energy rating is C.

Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.



## How this property compares to others

Properties similar to this one could have ratings:

If newly built

1 | A

If typical of the existing stock

3 | A

Properties are given a rating from A+ (most efficient) to G (least efficient).

## 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)	20.13
Primary energy use (kWh/m <sup>2</sup> per year)	210

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2558-8365-5722-2615-5007\)](#).

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## 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	William John White
Telephone	03333 445 504
Email	<a href="mailto:william@whiteenergyservices.co.uk">william@whiteenergyservices.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/015575
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### Assessment details

Employer	FutureB Ltd
Employer address	UseSpace, Paddock St, Manchester, M12 6PN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 August 2021
Date of certificate	3 February 2023

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## Energy performance certificate (EPC) recommendation report

36 Finkle Street  
KENDAL  
LA9 4AB

Report number  
2558-8365-5722-2615-5007

Valid until  
2 February 2033

### Energy rating and EPC

This property's current energy rating is C.

For more information on the property's energy performance, see the EPC for this property.

### Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

#### Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Some windows have high U-values - consider installing secondary glazing.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium

## Property and report details

Report issued on	3 February 2023
Total useful floor area	215 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.d, SBEM, v6.1.d.0

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## Assessor's details

Assessor's name	William John White
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Email	<a href="mailto:william@whiteenergyservices.co.uk">william@whiteenergyservices.co.uk</a>
Employer's name	FutureB Ltd
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