

# Energy performance certificate (EPC)

46 Osborne Road  
SOUTHSEA  
PO5 3LT

Energy rating

C

Valid until: **6 October 2032**

Certificate number: **1150-1500-1441-1113-6029**

Property type

Restaurants and Cafes/Drinking  
Establishments/Takeaways

Total floor area

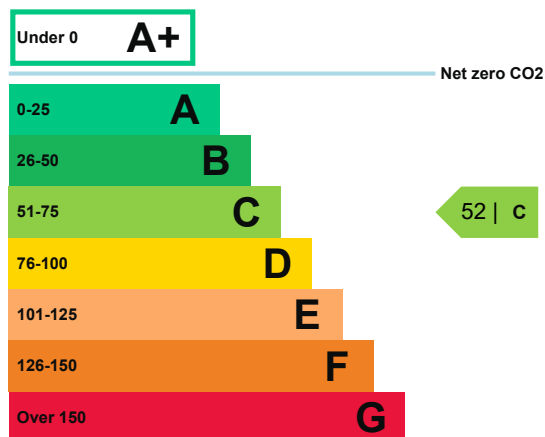
174 square metres

## 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

25 | A

If typical of the existing stock

101 | E

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) | 56.62                           |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 504                             |

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7696-0441-1924-1369-6603\)](#).

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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 | Rachel Ruthven   |
| Telephone       | 07854307558  |
| Email           | <a href="mailto:rachelruthven@energysolutionsouth.com">rachelruthven@energysolutionsouth.com</a> |

### Accreditation scheme contact details

|                      |  |
|----------------------|--|
| Accreditation scheme | Stroma Certification Ltd   |
| Assessor ID          | STRO036056   |
| Telephone            | 0330 124 9660  |
| Email                | <a href="mailto:certification@stroma.com">certification@stroma.com</a> |

### Assessment details

|                        |   |
|------------------------|---|
| Employer               | Energy Solutions South                                    |
| Employer address       | 4 Hunter Road, Emsworth, PO10 8EG                         |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 5 October 2022  |
| Date of certificate    | 7 October 2022  |

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