

Energy performance certificate (EPC)

2, Batley Road
WAKEFIELD
WF2 0EE

Energy rating

C

Valid until: 17 November 2027

Certificate number: 0892-9498-6930-5090-3303

Property type	C1 Hotels
Total floor area	299 square metres

Rules on letting this property

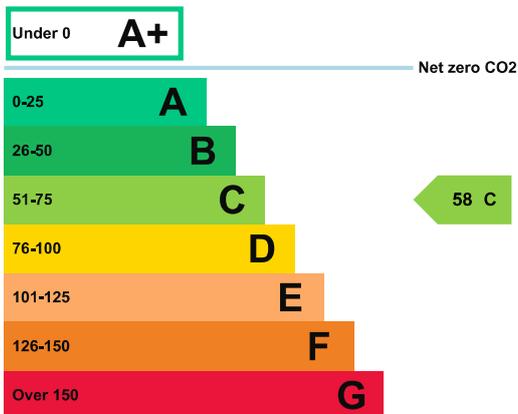
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

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

31 B

If typical of the existing stock

92 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 (kgCO ₂ /m ² per year)	171.42
Primary energy use (kWh/m ² per year)	985

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9990-3908-0463-8590-4024\)](/energy-certificate/9990-3908-0463-8590-4024).

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	Ron Clayton
Telephone	0203 397 8220
Email	ronclayton@sky.com

Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID205856
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Information not provided by the user
Employer address	Information not provided by the user
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	15 November 2017
Date of certificate	18 November 2017

Energy performance certificate (EPC) recommendation report

2, Batley Road
WAKEFIELD
WF2 0EE

Report number
9990-3908-0463-8590-4024

Valid until
17 November 2027

Energy rating and EPC

This property's energy rating is C.

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

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Improve insulation on HWS storage.	Low
Add optimum start/stop to the heating system.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Roof is poorly insulated. Install or improve insulation of roof.	Medium
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

Additional recommendations

Recommendation	Potential impact on carbon emissions
Insert Recommendation here	Low

Property and report details

Report issued on	18 November 2017
Total useful floor area	299 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v5.3.a, SBEM, v5.3.a.0

Assessor's details

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Accreditation scheme	Quidos Limited
