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# Energy performance certificate (EPC)

Heys Inn 52 Stone Bridge Lane Oswaldtwistle ACCRINGTON BB5 3BW	Energy rating <b>C</b>	Valid until: <b>12 December 2033</b>
		Certificate number: <b>2135-6415-9148-2408-2351</b>

**Property type**Restaurants and  
Cafes/Drinking  
Establishments/Takeaways**Total floor area**

314 square metres

## Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is C.

Net zero CO<sub>2</sub>

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

32 B

If typical of the existing stock

129 F

## Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

<b>Assessment level</b>	3
<b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b>	59.37
<b>Primary energy use (kWh/m<sup>2</sup> per year)</b>	356

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0244-2906-6846-7853-2509\)](#).

## 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.

<b>Assessor's name</b>	Shoaib Miran
<b>Telephone</b>	01924 669941
<b>Email</b>	<a href="mailto:epc@compliance365.co.uk">epc@compliance365.co.uk</a>

### Contacting the accreditation scheme

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

<b>Accreditation scheme</b>	Elmhurst Energy Systems Ltd
<b>Assessor's ID</b>	EES/025074
<b>Telephone</b>	01455 883 250
<b>Email</b>	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

## About this assessment

<b>Employer</b>	Compliance 365
<b>Employer address</b>	6 Mariner Court
<b>Assessor's declaration</b>	The assessor is not related to the owner of the property.
<b>Date of assessment</b>	20 November 2023
<b>Date of certificate</b>	13 December 2023

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

<b>Certificate number</b>	<a href="#">0270-2981-0347-0580-8060 (/energy-certificate/0270-2981-0347-0580-8060)</a>
<b>Expired on</b>	2 April 2023
<b>Certificate number</b>	<a href="#">0720-0831-0840-6803-1002 (/energy-certificate/0720-0831-0840-6803-1002)</a>
<b>Expired on</b>	5 July 2019



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