

# Energy performance certificate (EPC)

536 - 540 Portswood Road  
SOUTHAMPTON  
SO17 3SP

Energy rating

**B**

Valid until: **25 August 2031**

Certificate number: **9872-9438-7482-4074-3323**

Property type

C2 Residential Institutions - Universities and colleges

Total floor area

7323 square metres

## Rules on letting this property

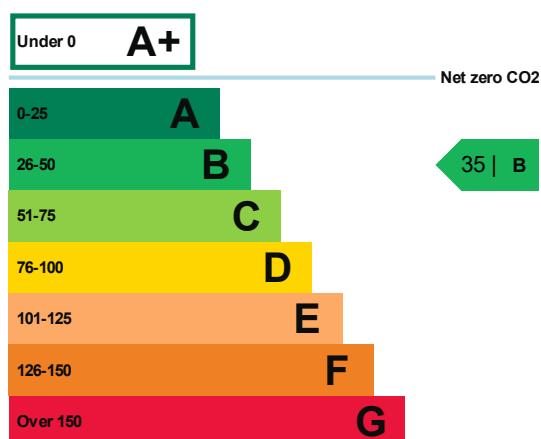
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

## Energy efficiency rating for this property

This property's current energy rating is B.



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

36 | B

If typical of the existing stock

105 | E

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

## Breakdown of this property's energy performance

Main heating fuel

Natural Gas

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Building environment

Heating and Natural Ventilation

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Assessment level

4

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Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

45.82

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

276

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5443-8405-6958-9310-0163\)](#).

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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 O'Reilly
Telephone	02075 298 950
Email	<a href="mailto:willoreilly@gmail.com">willoreilly@gmail.com</a>

### Accreditation scheme contact details

Accreditation scheme	CIBSE Certification Limited
Assessor ID	LCEA900136
Telephone	020 8772 3649
Email	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

### Assessment details

Employer	William O'Reilly
Employer address	30 The Croft, Park Hill, LONDON, W5 2JW
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	26 August 2021
Date of certificate	26 August 2021

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