

Energy performance certificate (EPC)

5 Canal Place Armley LEEDS LS12 2DU	Energy rating D	Valid until: 20 November 2033
		Certificate number: 8210-8395-9128-3203-6566

Property type Offices and Workshop Businesses

Total floor area 1,237 square metres

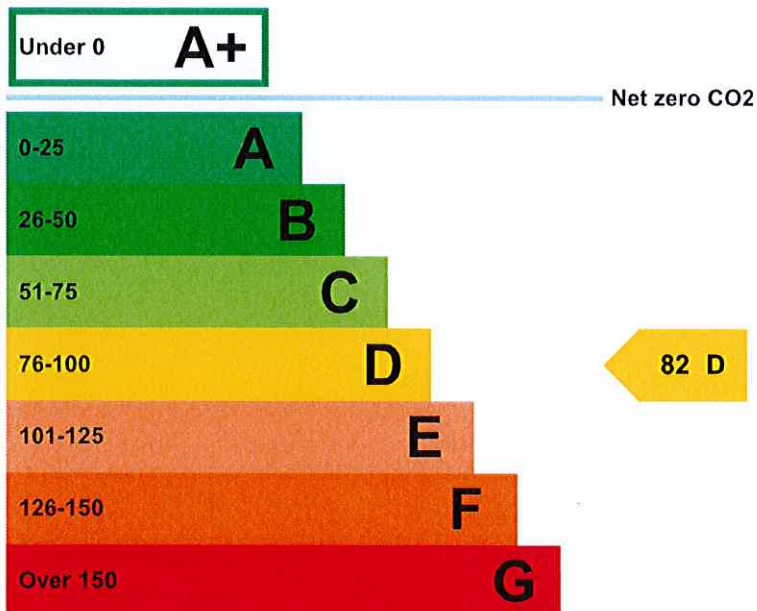
Rules on letting this property

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 \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 D.



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

16 A

If typical of the existing stock

65 C

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)	21.22
Primary energy use (kWh/m ² per year)	136

▶ [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0492-5955-9330-4558-2232\)](#).

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	Ian Broadbent
Telephone	08452 691 961
Email	info@clariuseco.com

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/028084
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Clarius Business Services Ltd t/a ClariusEco
Employer address	1 Parkways Court Oulton Leeds LS26 8TR

Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	20 November 2023
Date of certificate	21 November 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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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Energy performance certificate (EPC) recommendation report

5 Canal Place
Armley
LEEDS
LS12 2DU

Report number
0492-5955-9330-4558-2232

Valid until
20 November 2033

Energy rating and EPC

This property's energy rating is D.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/8210-8395-9128-3203-6568\)](#).

Recommendations

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider switching from gas to biomass.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

Additional recommendations

Recommendation	Potential impact on carbon emissions
Subject to specialist advice, consider upgrading remaining lighting - consider installing / retro-fitting passive sensors to areas of low or transient occupancy.	Low

Property and report details

Report issued on	21 November 2023
Total useful floor area	1,237 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Ian Broadbent
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Telephone	08452 691 961
Email	info@clariuseco.com
Employer's name	Clarius Business Services Ltd t/a ClariusEco
Employer's address	1 Parkways Court Oulton Leeds LS26 8TR
Assessor ID	EES/028084
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

Other reports for this property

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