

# Energy performance certificate (EPC)

2 Christchurch Mews  
Southend On Sea  
SS2 4JZ

Energy rating

C

Valid until: 18 November 2031

Certificate number: 6641-6176-2674-0179-5682

Property type

D1 Non-residential Institutions - Education

Total floor area

130 square metres

## Rules on letting this property

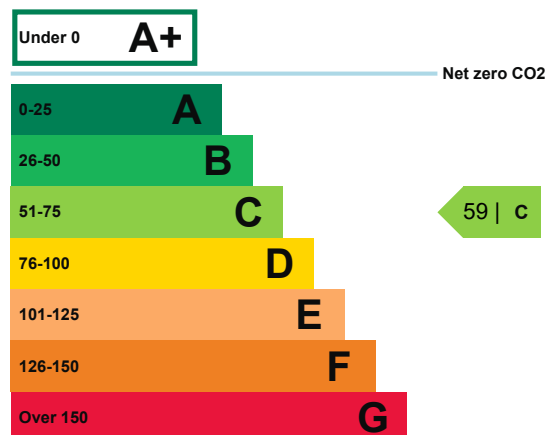
Properties can be let if they have an energy rating from A+ to E.

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 C.



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

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

24 | A

If typical of the existing stock

71 | 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 <sub>2</sub> /m <sup>2</sup> per year) | 30.6                            |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 177                             |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5187-3704-9257-9737-7134\)](#).

## 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 | Jacob Redmon                                                                         |
| Telephone       | 07719032790                                                                          |
| Email           | <a href="mailto:jacobredmon.ndea@googlemail.com">jacobredmon.ndea@googlemail.com</a> |

### Accreditation scheme contact details

|                      |                                                                        |
|----------------------|------------------------------------------------------------------------|
| Accreditation scheme | Stroma Certification Ltd                                               |
| Assessor ID          | STRO027974                                                             |
| Telephone            | 0330 124 9660                                                          |
| Email                | <a href="mailto:certification@stroma.com">certification@stroma.com</a> |

### Assessment details

|                        |                                                           |
|------------------------|-----------------------------------------------------------|
| Employer               | Oyster Energy                                             |
| Employer address       | Hill House, Red Hill Road, Hadleigh, IP7 6BU              |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 10 November 2021                                          |
| Date of certificate    | 19 November 2021                                          |

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