

# Energy performance certificate (EPC)

Simla 19 The Smithfield Centre LEEK ST13 5JW	Energy rating <h1>D</h1>	Valid until: <b>9 January 2028</b> Certificate number: <b>0791-2826-0930-0790-7303</b>
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Property type A1/A2 Retail and Financial/Professional services

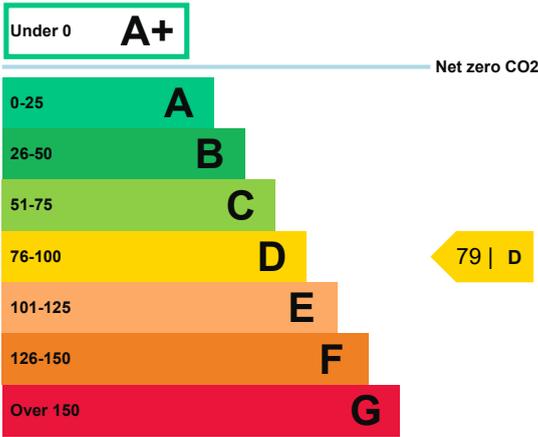
Total floor area 156 square metres

## Rules on letting this property

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

## Energy efficiency rating for this property

This property's current energy rating is D.



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 27 | B

If typical of the existing stock 80 | D

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

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	100.33
Primary energy use (kWh/m <sup>2</sup> per year)	594

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9220-7977-0403-6090-8014\)](#).

## 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	Mr. Ian Lowe
Telephone	07460841416
Email	<a href="mailto:hello@lowecharteredsurveyors.co.uk">hello@lowecharteredsurveyors.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/020993
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### Assessment details

Employer	Lowe Surveyors LTd
Employer address	Unit 26 Business Innovation Centre, Staffordshire Technology Park, Stafford, ST18 0AR
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	20 December 2017
Date of certificate	10 January 2018

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