

# Energy performance certificate (EPC)

62 High Street  
BRAINTREE  
CM7 1JP

Energy rating  
**D**

Valid until:  
**15 August 2031**

Certificate number:  
**6689-5434-7731-2647-3866**

Property type A1/A2 Retail and Financial/Professional services

Total floor area 474 square metres

## Rules on letting this property

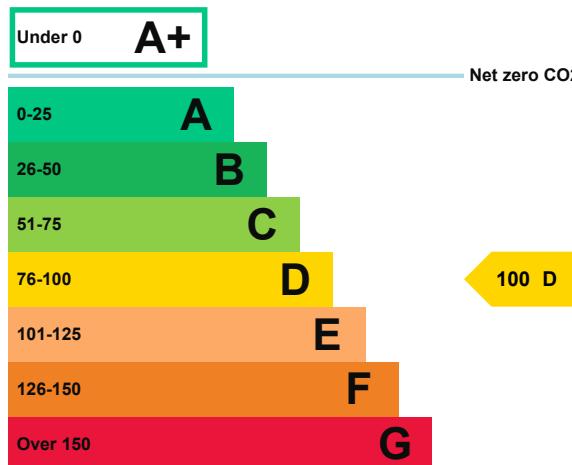
Properties can be let if they have an energy rating from A+ to E.

## 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

**29 B**

If typical of the existing stock

**86 D**

## 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)	65.38
Primary energy use (kWh/m <sup>2</sup> per year)	387

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4920-5405-3487-8434-5276\)](#).

## 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	N BRISLAND
Telephone	01206 230486
Email	<a href="mailto:neilbrisland@hotmail.co.uk">neilbrisland@hotmail.co.uk</a>

### 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/019536
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	N BRISLAND HOME INSPECTOR
Employer address	Jardin House, Colchester Road, Ardleigh, Colchester CO7 7PQ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	4 August 2021
Date of certificate	16 August 2021