

Energy performance certificate (EPC)

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| 1461 London Road LEIGH-ON-SEA SS9 2SB | Energy rating | Valid until: 25 January 2036 |
| | B | Certificate number: 3900-0128-0086-7692-8208 |

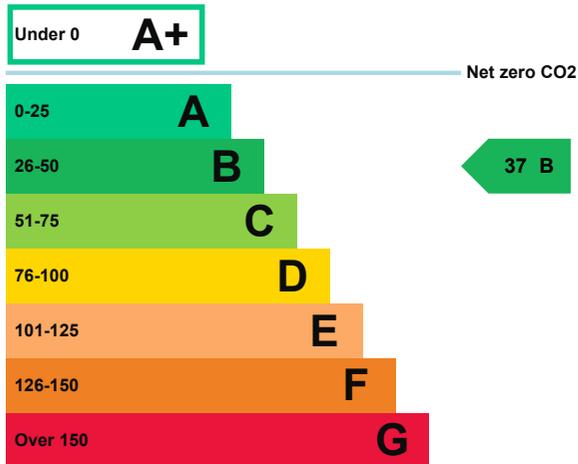
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| Property type | Residential Institutions: Hospitals and Care Homes |
| Total floor area | 413 square metres |

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 B.



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

30 B

If typical of the existing stock

120 E

Breakdown of this property's energy performance

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| Main heating fuel | Natural Gas |
| Building environment | Heating and Natural Ventilation |
| Assessment level | 3 |
| Building emission rate (kgCO ₂ /m ² per year) | 92.5 |
| Primary energy use (kWh/m ² per year) | 549 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0851-1986-7593-1677-7166\)](#).

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.

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| Assessor's name | Kevin Pennock |
| Telephone | 01376 571907 |
| Email | heronpropertys@gmail.com |

Contacting the accreditation scheme

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

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| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Assessor's ID | EES/003634 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

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|------------------------|---|
| Employer | Heron Property Services |
| Employer address | 1, Heron Road, Kelvedon, Colchester, Essex. CO5 9NE |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 23 January 2026 |
| Date of certificate | 26 January 2026 |