

# Energy performance certificate (EPC)

375-377 Rayleigh Road EASTWOOD SS9 5PS	Energy rating	Valid until: 6 February 2035
	<b>D</b>	Certificate number: 9297-6245-0437-2891-7827

Property type	Retail/Financial and Professional Services
Total floor area	159 square metres

## Rules on letting this property

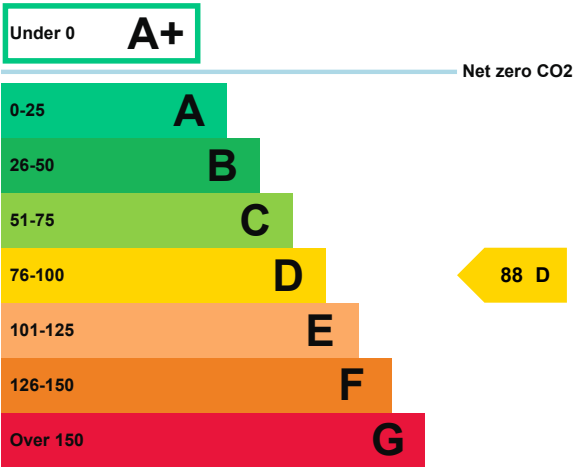
Properties can be let if they have an energy rating from A+ to E.

## 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	20 A
If typical of the existing stock	81 D

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	38.92
Primary energy use (kWh/m <sup>2</sup> per year)	266

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1049-8754-2471-5746-5629\)](#).

## 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	John Elson
Telephone	07905 017383
Email	<a href="mailto:johne921@gmail.com">johne921@gmail.com</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/013083
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	<insert Employer/Trading Name>
Employer address	<insert Employer/Trading Address>
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	4 February 2025
Date of certificate	7 February 2025