

# Energy performance certificate (EPC)

|   |                           |   |
|---|---------------------------|---|
| RETAIL SHELL ONLY<br>397a Eastern Avenue<br>ILFORD<br>IG2 6LR | Energy rating<br><b>A</b> | Valid until: <b>27 November 2027</b>                |
|   |                           | Certificate number: <b>9290-5930-0323-9851-1080</b> |

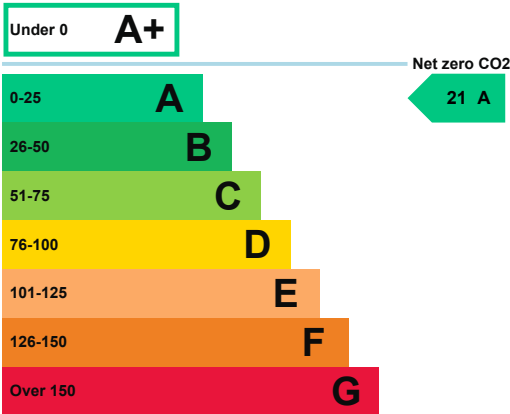
|                  |  |
|------------------|--|
| Property type    | A1/A2 Retail and Financial/Professional services |
| Total floor area | 117 square metres                                |

## 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 A.



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                   | <b>21 A</b> |
| If typical of the existing stock | <b>61 C</b> |

## Breakdown of this property's energy performance

|   |                           |
|---|---------------------------|
| Main heating fuel   | Grid Supplied Electricity |
| Building environment  | Air Conditioning          |
| Assessment level  | 4                         |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 39.24                     |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 232                       |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9598-4059-0332-0191-8021\)](/energy-certificate/9598-4059-0332-0191-8021).

## 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 | Pablo Correa   |
| Telephone       | 07840008802  |
| Email           | <a href="mailto:pabcorcas@gmail.com">pabcorcas@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/019911   |
| Telephone            | 01455 883 250  |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |   |
|------------------------|---|
| Employer               | Focus Consultants   |
| Employer address       | 4 Merus Court, Leicester                                  |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 28 November 2017  |
| Date of certificate    | 28 November 2017  |