

## Energy performance certificate (EPC)

397 Eastern Avenue  
ILFORD  
IG2 6LR

Energy rating

**B**

Valid until:

**25 September 2027**

Certificate number:

**0210-9983-0303-1620-2044**

Property type

**D1 Non-residential Institutions - Community/Day Centre**

Total floor area

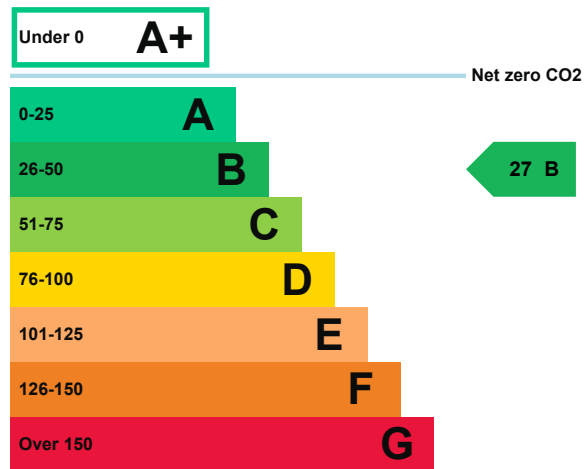
**261 square metres**

### 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

**87 D**

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	16.61
Primary energy use (kWh/m <sup>2</sup> per year)	97

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9914-4021-0830-0200-6325\)](/energy-certificate/9914-4021-0830-0200-6325).

## 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	26 September 2017
Date of certificate	26 September 2017