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# Energy performance certificate (EPC)

6, West Street  
SOUTHEND-ON-SEA  
SS2 6HJ

Energy  
rating

C

Valid until: **21 March 2032**

Certificate  
number: **3237-2412-1096-66**

**Property type**

A1/A2 Retail and Financial/  
Professional services

**Total floor area**

34 square metres

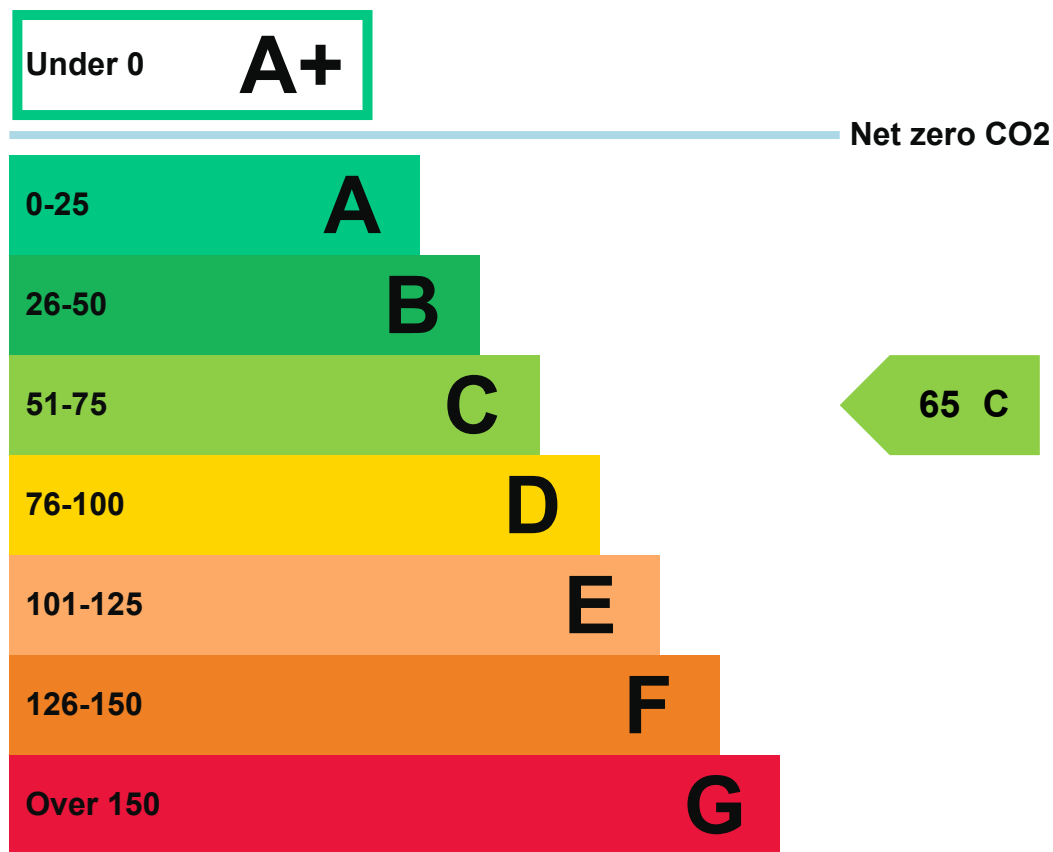
## Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is C.



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

22 A

If typical of the existing stock

65 C

## Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Heating and Natural Ventilation

<b>Assessment level</b>	3
<b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b>	106.52
<b>Primary energy use (kWh/m<sup>2</sup> per year)</b>	630

#### ▶ [About primary energy use](#)

Primary energy use is a measure of the energy required for lighting, heating and hot water in a property. The calculation includes:

- the efficiency of the property's heating system
- power station efficiency for electricity
- the energy used to produce the fuel and deliver it to the property

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6266-5453-2853-6778-8773\)](/energy-certificate/6266-5453-2853-6778-8773).

## 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.

<b>Assessor's name</b>	John Elson
<b>Telephone</b>	07905 017383
<b>Email</b>	<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.

<b>Accreditation scheme</b>	Elmhurst Energy Systems Ltd
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<b>Assessor's ID</b>	EES/013083
<b>Telephone</b>	01455 883 250
<b>Email</b>	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

## About this assessment

<b>Employer</b>	<insert Employer/Trading Name>
<b>Employer address</b>	<insert Employer/Trading Address>
<b>Assessor's declaration</b>	The assessor is not related to the owner of the property.
<b>Date of assessment</b>	17 March 2022
<b>Date of certificate</b>	22 March 2022

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

<b>Certificate number</b>	<a href="#">0832-3035-0016-0700-1991 (/energy-certificate/0832-3035-0016-0700-1991)</a>
<b>Expired on</b>	18 May 2019



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**OGI**

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