

## Energy performance certificate (EPC)

Moorgate House Dysart Street Hackney LONDON EC2A 2BX	Energy rating <b>D</b>	Valid until: <b>6 April 2033</b>
		Certificate number: <b>1802-0931-9642-6362-6641</b>

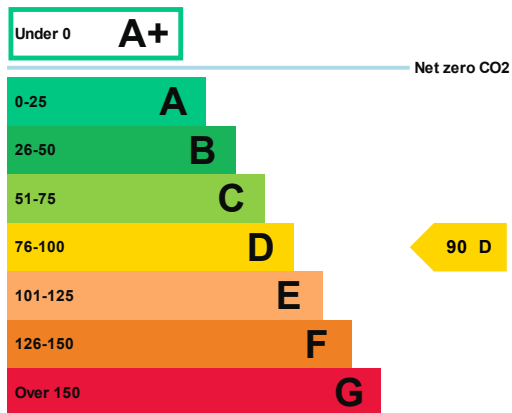
Property type	Offices and Workshop Businesses
Total floor area	1,050 square metres

### 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	17 A
If typical of the existing stock	67 C

## Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	22.65
Primary energy use (kWh/m2 per year)	196

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6980-3307-7926-7033-5220\)](/energy-certificate/6980-3307-7926-7033-5220).

## 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	Matthew J Chater
Telephone	02071936078
Email	<a href="mailto:matthewchater@btinternet.com">matthewchater@btinternet.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	Stroma Certification Ltd
Assessor's ID	STRO003021
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Employer	Matthew Chater Associates Limited
Employer address	Rookery Farm, Poole Street, Great Yeldham, Essex, CO9 4HJ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	28 March 2023
Date of certificate	7 April 2023