

## Energy performance certificate (EPC)

8-15 Dereham Place  
Hackney  
LONDON  
EC2A 3HJ

Energy rating

**B**

Valid until:

**19 October 2032**

Certificate number: **4914-8075-9019-9231-8855**

Property type

Offices and Workshop Businesses

Total floor area

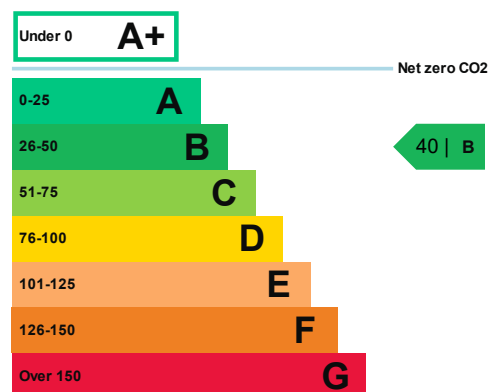
398 square metres

### Rules on letting this property

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

### Energy efficiency rating for this property

This property's current energy rating is B.



efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

### How this property compares to others

Properties similar to this one could have ratings:

If newly built

**11 | A**

If typical of the existing stock

**42 | B**

Properties are given a rating from A+ (most

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	12.77
Primary energy use (kWh/m <sup>2</sup> per year)	138

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3912-8930-0388-8976-9199\)](https://find-energy-certificate.service.gov.uk/energy-certificate/3912-8930-0388-8976-9199).

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Paul Fearon
Telephone	02082795619
Email	<a href="mailto:info@epcstart.co.uk">info@epcstart.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO024954
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### Assessment details

Employer	EPC START
Employer address	31 Rectory Lane Essex IG10 1NZ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	12 October 2022
Date of certificate	20 October 2022