

Energy performance certificate (EPC)

UNIT 8
THE COURTYARD
131 AURELIA ROAD
CROYDON
CR0 3BF

Energy rating

G

Valid until 26 November 2030

Certificate number

1242-4064-9886-7842-3476

Property type

B1 Offices and
Workshop
businesses

Total floor area

197 square metres

Rules on letting this property



You may not be able to let this property.

This property has an energy rating of G. The landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

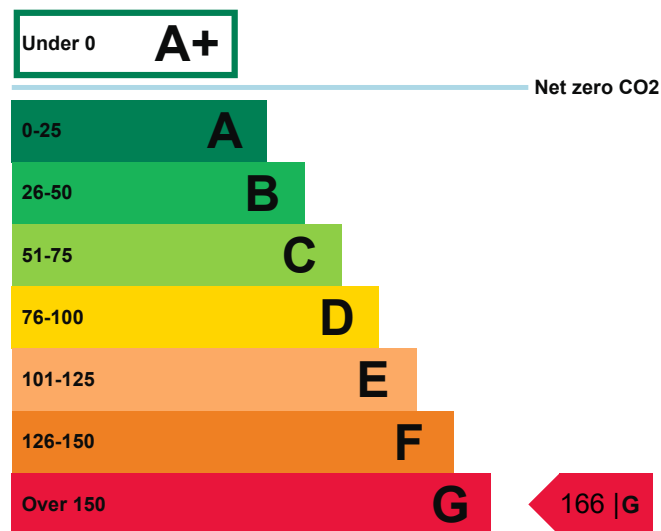
From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/115422/2021-07-27-domestic-private-rented-property-minimum-standard-landlord-guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/115422/2021-07-27-domestic-private-rented-property-minimum-standard-landlord-guidance.pdf)

Properties can be let if they have an energy rating from A+ to E. The [recommendation report](#) sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

This property's current energy rating is G.



Properties are given a rating from A+ (most 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

32 | B

If typical of the
existing stock

95 | D

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO₂/m² per year)	73.8
Primary energy use (kWh/m² per year)	422.9

▶ [What is 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 \(/energy-certificate/8397-2644-4846-9802-4125\)](/energy-certificate/8397-2644-4846-9802-4125).

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	Gary Romaine
Telephone	07552556858
Email	gary.r@easyepc.org

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/023158
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Date of assessment 14 October 2020

Date of certificate 27 November 2020

Employer PRE Surveyors

Employer address 128 Cherry Orchard
Road Croydon CR0
6BB

Assessor's declaration The assessor is not
related to the owner
of the property.

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, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.