

# Energy performance certificate (EPC)

117-119 Rectory Grove LEIGH-ON-SEA SS9 2HW	Energy rating <b>D</b>	Valid until: <b>3 March 2031</b>
		Certificate number: <b>1306-8353-4974-7818-6061</b>
<b>Property type</b>	A1/A2 Retail and Financial/Professional services	
<b>Total floor area</b>	112 square metres	

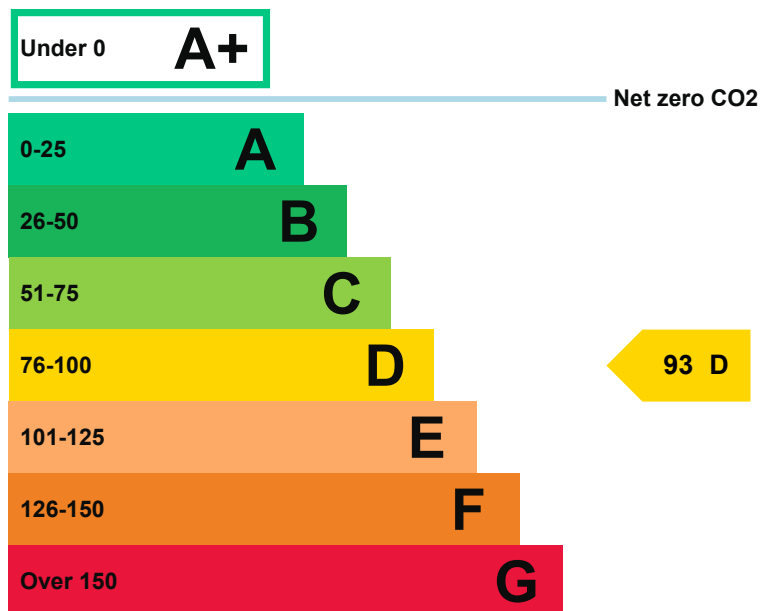
## Rules on letting this property

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 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

28 B

If typical of the existing stock

82 D

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	106.63
Primary energy use (kWh/m <sup>2</sup> per year)	631

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5494-1672-8724-0676-3781\)](#).

## 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	Dean Mortimer
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### 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
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Assessor's ID	STRO001680
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Telephone	0330 124 9660
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Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>
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### About this assessment

Employer	D.E.M Associates
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Employer address	Botelers, Basildon, Essex, SS165SE
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Assessor's declaration	The assessor is not related to the owner of the property.
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Date of assessment	4 March 2021
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## 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 [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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