

# Energy performance certificate (EPC)

1-5 FLOORS  
81 Southwark Street  
LONDON  
SE1 0HX

Energy rating

C

Valid until:

14 November 2027

Certificate number:

0422-0133-9169-8599-6092

Property type

B1 Offices and Workshop businesses

Total floor area

595 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 current 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.

The figure shows a horizontal bar chart representing the energy rating scale. The bars are color-coded and labeled with ratings and score ranges. A green arrow points to the 'C' rating bar, which has a score of 62.

| Rating | Score Range |
|--------|-------------|
| A+     | Under 0     |
| A      | 0-25        |
| B      | 26-50       |
| C      | 51-75       |
| D      | 76-100      |
| E      | 101-125     |
| F      | 126-150     |
| G      | Over 150    |

Net zero CO2 is indicated by a line at the top of the scale.

<https://find-energy-certificate.service.gov.uk/energy-certificate/0422-0133-9169-8599-6092?print=true>

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How this property compares to others

Properties similar to this one could have ratings:

|                                  |      |
|----------------------------------|------|
| If newly built                   | 25 A |
| If typical of the existing stock | 74 C |

Breakdown of this property’s energy performance

|  |                           |
|--|---------------------------|
| Main heating fuel                          | Grid Supplied Electricity |
| Building environment                       | Air Conditioning          |
| Assessment level                           | 3                         |
| Building emission rate (kgCO2/m2 per year) | 37.94                     |
| Primary energy use (kWh/m2 per year)       | 224                       |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0698-9199-6540-4190-2323\)](#).

## 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 | Miguel Garcia  |
| Telephone       | 07435 347032   |
| Email           | <a href="mailto:migardie@gmail.com">migardie@gmail.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 | Elmhurst Energy Systems Ltd  |
| Assessor's ID        | EES/015194   |
| Telephone            | 01455 883 250  |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |   |
|------------------------|---|
| Employer               | FHP ESS   |
| Employer address       | 18th Floor McLaren Building 46 The Priory Queens<br>Birmingham B4 7LR |
| Assessor's declaration | The assessor is not related to the owner of the property.             |
| Date of assessment     | 14 November 2017  |
| Date of certificate    | 15 November 2017  |