

Energy performance certificate (EPC)

FLOORS 1-4
Edward Hyde Building
38 Clarendon Road
WATFORD
WD17 1HZ

Energy rating

B

Valid until 8 March 2031

Certificate number

8357-9840-9514-4927-2953

Property type

B1 Offices and Workshop businesses

Total floor area

7084 square metres

Rules on letting this property

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

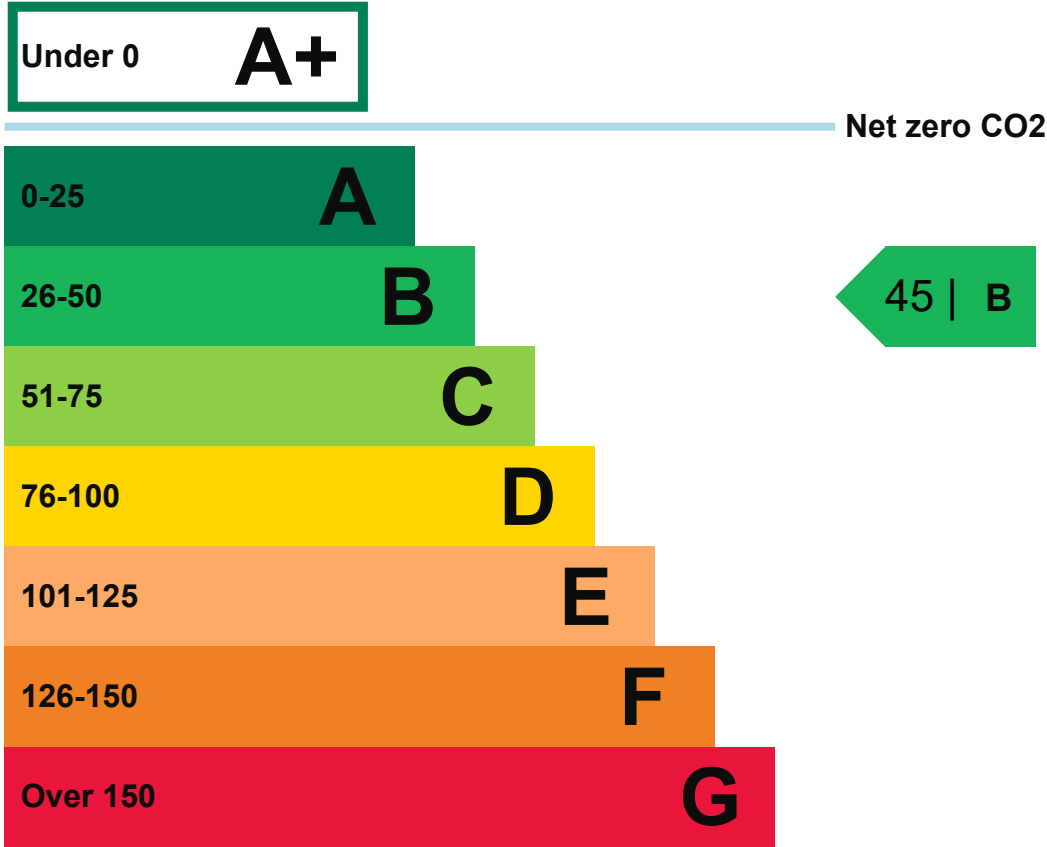
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

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/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is B.



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



If typical of the existing stock



Breakdown of this property’s energy performance

Main heating fuel

Natural Gas

Building environment

Air Conditioning

Assessment level

5

Building emission rate (kgCO₂/m² per year)

23.97

Primary energy use (kWh/m² per year)

140.67

► [What is primary energy use?](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1720-0726-9916-9101-5955\)](/energy-certificate/1720-0726-9916-9101-5955).

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

Neil Bajaj

Telephone

08458340851

Email

neil.bajaj@cca-ltd.uk.com

Accreditation scheme contact details

Accreditation scheme

Stroma Certification Ltd

Assessor ID

STRO001094

Telephone

0330 124 9660

Email

certification@stroma.com

Assessment details**Date of assessment**

22 January 2021

Date of certificate

9 March 2021

Employer

CCA Environmental Limited

Employer address

Airport House Business Centre, Purley Way, Croydon CR0 0XZ

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.

Energy performance certificate (EPC) recommendation report

FLOORS 1-4
Edward Hyde Building
38 Clarendon Road
WATFORD
WD17 1HZ

Report number
1720-0726-9916-9101-5955

Valid until
8 March 2031

Energy rating and EPC

This property's current energy rating is B.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/8357-9840-9514-4927-2953\)](#).

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Additional recommendations

Recommendation	Potential impact
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Low
Consider installing PV.	Medium

Property and report details

Report issued on

9 March 2021

Total useful floor area

7084 square metres

Building environment

Air Conditioning

Calculation tool

IES Ltd, Virtual Environment, v7.0.13, ApacheSim, v7.0.13

Assessor's details

Assessor's name

Neil Bajaj

Telephone

08458340851

Email

neil.bajaj@cca-ltd.uk.com

Employer's name

CCA Environmental Limited

Employer's address

Airport House Business Centre, Purley Way, Croydon CR0 0XZ

Assessor ID

STRO001094

Accreditation scheme

Stroma Certification Ltd

Assessor's declaration

The assessor is not related to the owner of the property.

Other reports for this property

If you are aware of previous reports 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 reports for this property.