

# Energy performance certificate (EPC)

14f Woodside  
Thornwood  
EPPING  
CM16 6LJ

Energy rating

C

Valid until:

1 June 2033

Certificate  
number:

1679-6706-8794-7820-  
8207

Property type

Offices and Workshop Businesses

Total floor area

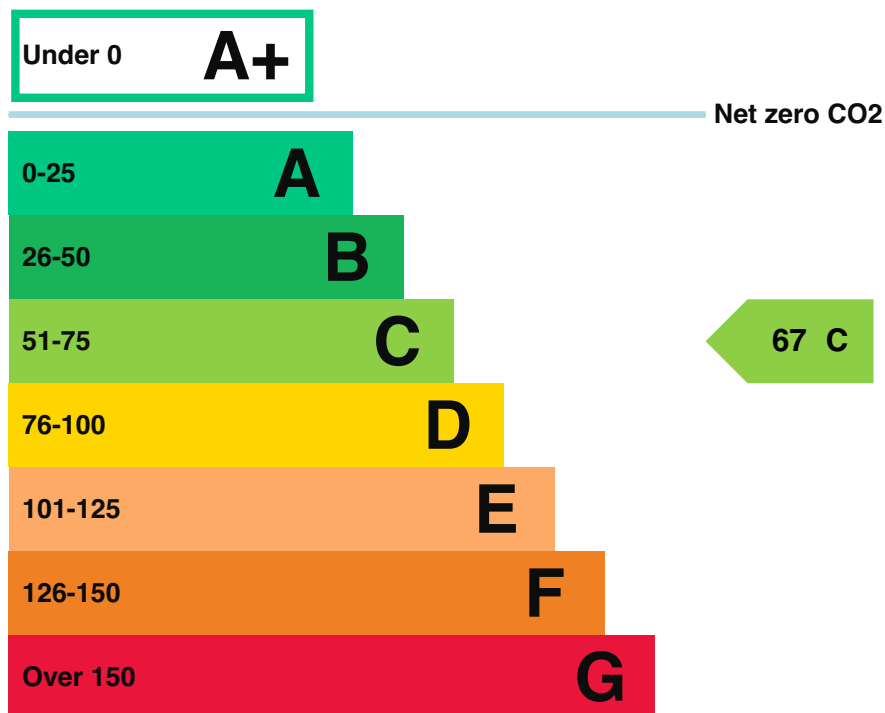
55 square metres

## 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 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.

# How this property compares to others

Properties similar to this one could have ratings:

If newly built

14 A

If typical of the existing stock

54 C

## Breakdown of this property's energy performance

Main heating fuel

Other

Building environment

Unconditioned

Assessment level

3

Building emission rate (kgCO2/m2 per year) 4.76

Primary energy use (kWh/m2 per year)

52

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3469-2878-3225-4235-9024\)](/energy-certificate/3469-2878-3225-4235-9024).

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## 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 | Charly Laikin                                                                                  |
| Telephone       | <a href="tel:07795681649">07795681649</a>                                                      |
| Email           | <a href="mailto:charlylaikin@epcenergyassessor.co.uk">charlylaikin@epcenergyassessor.co.uk</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/028155                                                                         |
| Telephone            | <a href="tel:01455883250">01455 883 250</a>                                        |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                                                           |
|------------------------|-----------------------------------------------------------|
| Employer               | E R Heritage Ltd                                          |
| Employer address       | Crofters End, Sawbridgeworth, CM21                        |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 5 May 2023                                                |
| Date of certificate    | 2 June 2023                                               |

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