

Energy performance certificate (EPC)

12 Goldington Road
Bedford
MK40 3NE

Energy rating

E

Valid until:

13 August 2035

Certificate number:

4305-4835-3292-4708-1806

Property type

Non-residential Institutions: Primary Health Care Building

Total floor area

239 square metres

Rules on letting this property

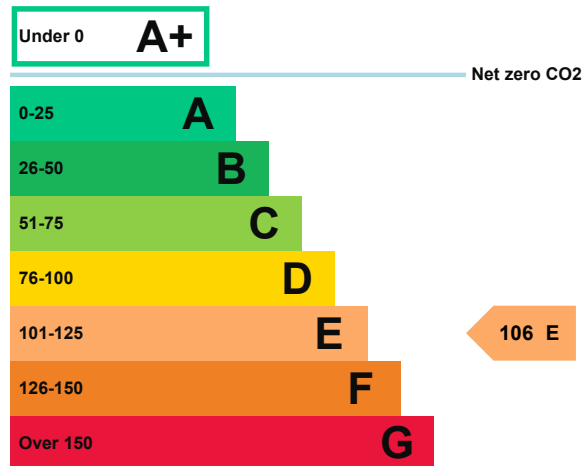
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.

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	22 A
If typical of the existing stock	87 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)	47.41
Primary energy use (kWh/m2 per year)	308

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0084-0221-4495-3375-8840\)](/energy-certificate/0084-0221-4495-3375-8840).

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	Richard Harvey
Telephone	01923 350735
Email	richard.harvey@epcom.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID206724
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Epcom Limited
Employer address	124 City Road, London, EC1V 2NX
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	7 August 2025
Date of certificate	14 August 2025
