

# Energy performance certificate (EPC)

Former Adult Education Centre Dene Street DORKING RH4 2BZ	Energy rating <b>F</b>	Valid until: <b>15 December 2035</b>
		Certificate number: <b>6459-5423-6380-3797-7605</b>

## Property type

Non-residential Institutions:  
Education

## Total floor area

472 square metres

## Rules on letting this property

### **!** You may not be able to let this property.

This property has an energy rating of F. 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://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>).

Properties can be let if they have an energy rating from A+ to E. The [recommendation report](#) sets out changes you can make to improve the property's rating.

## Energy rating and score

This property's energy rating is F.

Under 0

**A+**

Net zero CO2

0-25

**A**

26-50

**B**

51-75

**C**

76-100

**D**

101-125

**E**

126-150

**F**

Over 150

**G**

149 F

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

24 A

If typical of the existing stock

95 D

## Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

---

<b>Assessment level</b>	3
<b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b>	52.69
<b>Primary energy use (kWh/m<sup>2</sup> per year)</b>	335

---

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6492-0771-5175-9598-1185\)](#).

## 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.

---

<b>Assessor's name</b>	Andrew Gent
<b>Telephone</b>	0844 8000418
<b>Email</b>	<a href="mailto:jason@epcpartnership.com">jason@epcpartnership.com</a>

---

### Contacting the accreditation scheme

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

---

<b>Accreditation scheme</b>	Elmhurst Energy Systems Ltd
<b>Assessor's ID</b>	EES/019617
<b>Telephone</b>	01455 883 250
<b>Email</b>	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

---

## About this assessment

<b>Employer</b>	BakerLile - <a href="http://www.epcpartnership.com">www.epcpartnership.com</a>
<b>Employer address</b>	BakerLile 10 The Choakles Wiootton Northampton NN4 6AP
<b>Assessor's declaration</b>	The assessor is not related to the owner of the property.
<b>Date of assessment</b>	3 December 2025
<b>Date of certificate</b>	16 December 2025

## 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](mailto:mhclg.digital-services@communities.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 \(<https://forms.office.com/e/KX25htGMX5>\)](#)

[Service performance \(/service-performance\)](#)

**OGL**

All content is available under the [Open Government Licence v3.0 \(<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>\)](#), except where otherwise stated



