

# Energy performance certificate (EPC)

14 Dawn Close UPPER BEEDING BN44 3WG	Energy rating	Valid until: <b>3 December 2035</b>
	<b>D</b>	Certificate number: <b>7239-7706-3546-1024-2513</b>

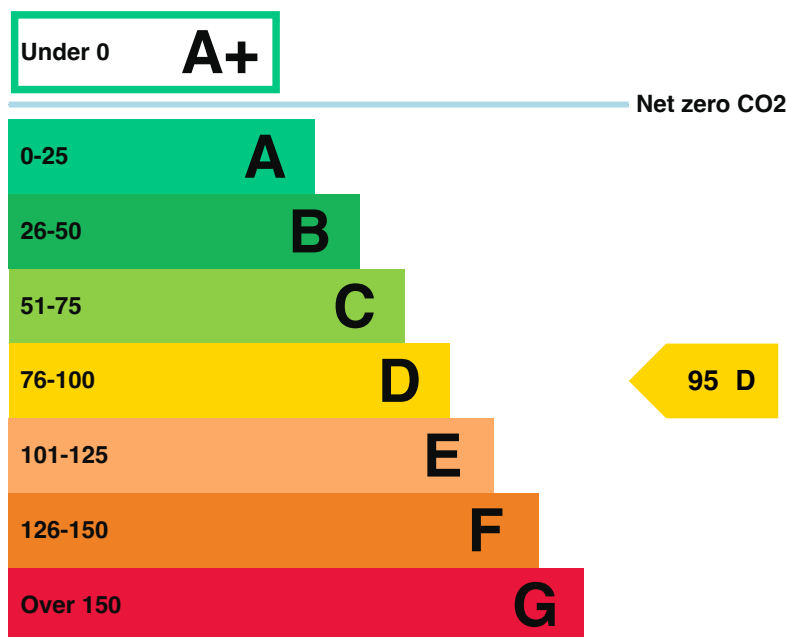
Property type	Non-residential Institutions: Primary Health Care Building
Total floor area	85 square metres

## 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 D.



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

20 A

If typical of the existing stock

79 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 (kgCO <sub>2</sub> /m <sup>2</sup> per year)	53.06
Primary energy use (kWh/m <sup>2</sup> per year)	323

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9901-5432-0794-9207-6409\)](#).

## 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	Robert Beatty
Telephone	07930 112498
Email	<a href="mailto:bob@edgeassessors.co.uk">bob@edgeassessors.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/013946
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	EDGE Assessors Ltd
Employer address	32 Holm Oaks, Cowfold, Horsham, West Sussex, RH13 8AQ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 November 2025
Date of certificate	4 December 2025