

# Energy performance certificate (EPC)

8 Waterson Street  
Hackney  
LONDON  
E2 8HL

Energy rating

**B**

Valid until: **23 March 2033**

Certificate number: **0970-7164-8047-8985-1775**

Property type: **Offices and Workshop Businesses**

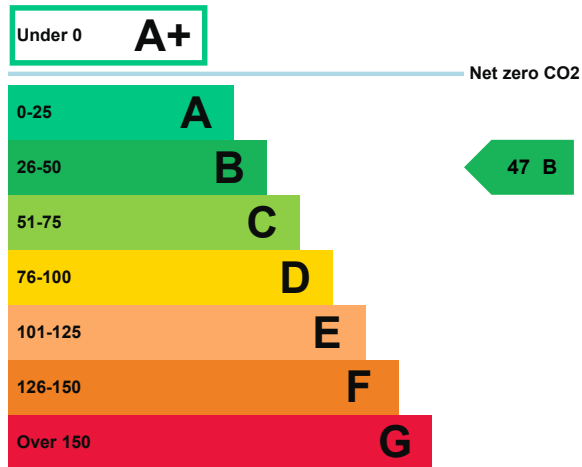
Total floor area: **87 square metres**

## 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 B.



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

**13 A**

If typical of the existing stock

**51 C**

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	10.19
Primary energy use (kWh/m <sup>2</sup> per year)	109

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0026-9286-7240-4032-5649\)](/energy-certificate/0026-9286-7240-4032-5649).

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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	Charles Barr
Telephone	02084687583
Email	<a href="mailto:chas@hapticepc.com">chas@hapticepc.com</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/027468
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Haptic EPC Ltd
Employer address	21-27 Lamb's Conduit Street, London, WC1N 3GS
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	22 March 2023
Date of certificate	24 March 2023

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