

# Energy performance certificate (EPC)

130 Western Road HOVE BN3 1DA	Energy rating <b>B</b>	Valid until: <b>3 September 2030</b>
		Certificate number: <b>0280-8211-0370-2820-3020</b>

<b>Property type</b>	A1/A2 Retail and Financial/Professional services
<b>Total floor area</b>	813 square metres

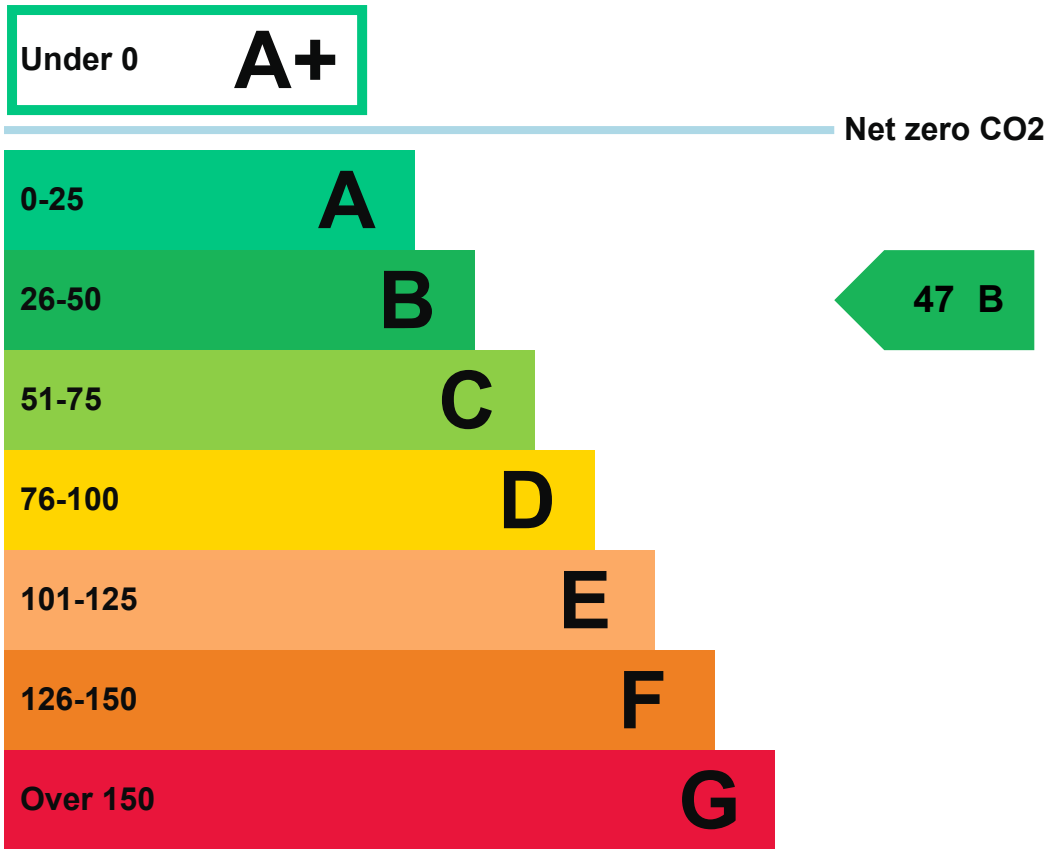
## Rules on letting this property

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

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).

## 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**

29 B

**If typical of the existing stock**

84 D

## Breakdown of this property’s energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Air Conditioning

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<b>Assessment level</b>	3
<b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b>	39.87
<b>Primary energy use (kWh/m<sup>2</sup> per year)</b>	236

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▶ [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2822-4028-0107-0300-8121\)](/energy-certificate/2822-4028-0107-0300-8121).

## 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.

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<b>Assessor's name</b>	Gary Romaine
<b>Telephone</b>	07552556858
<b>Email</b>	<a href="mailto:gary.r@easyepc.org">gary.r@easyepc.org</a>

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### Contacting the accreditation scheme

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

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<b>Accreditation scheme</b>	Elmhurst Energy Systems Ltd
<b>Assessor's ID</b>	EES/023158
<b>Telephone</b>	01455 883 250
<b>Email</b>	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

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## About this assessment

<b>Employer</b>	Luis and Bell Surveyors Ltd
<b>Employer address</b>	Ashbourne Business Centre Dig Street Ashbourne Derbyshire DE6 1GF
<b>Assessor's declaration</b>	The assessor is not related to the owner of the property.
<b>Date of assessment</b>	28 August 2020
<b>Date of certificate</b>	4 September 2020

## 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).

<b>Certificate number</b>	<a href="#">0397-2723-6230-5500-3903 (/energy-certificate/0397-2723-6230-5500-3903)</a>
<b>Expired on</b>	14 March 2021



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