

Energy performance certificate (EPC)

The Cooperative Retail Services Limited 3 The Maltings King Edward Quay, Haven Road COLCHESTER CO2 8FU	Energy rating B	Valid until: 11 February 2030
		Certificate number: 2789-3042-0706-0400-8401

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	223 square metres

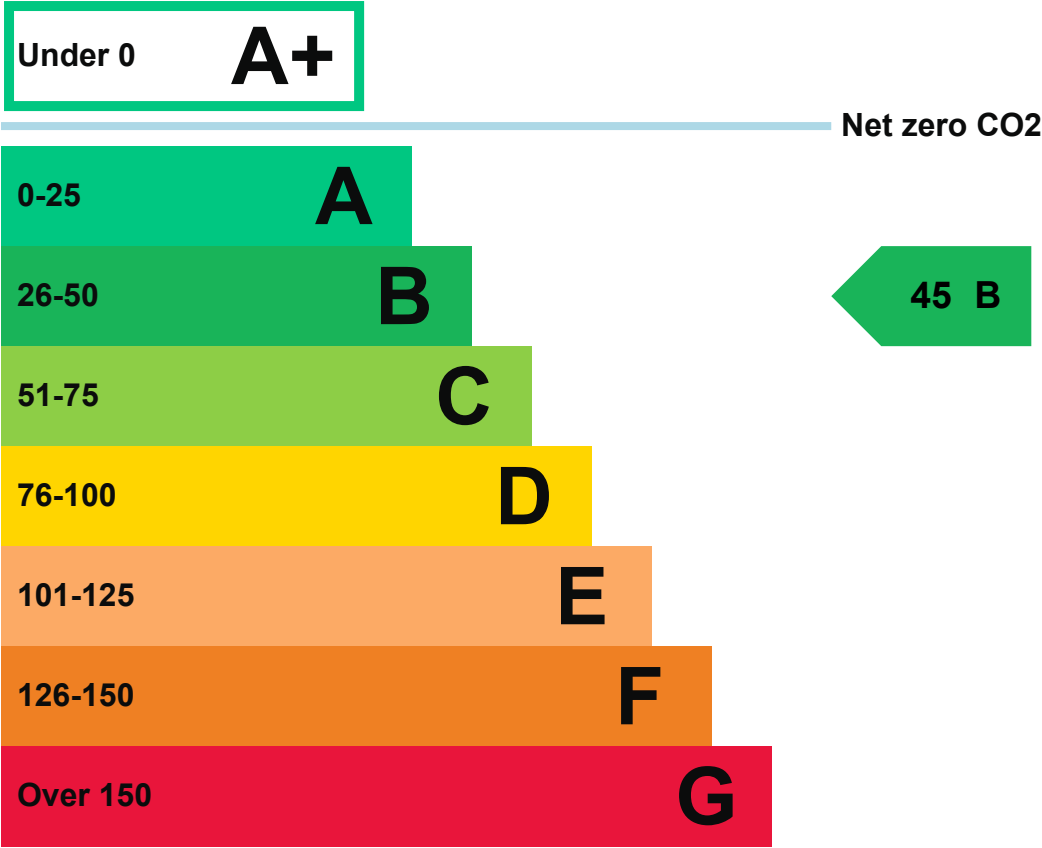
Rules on letting this property

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	30 B
If typical of the existing stock	89 D

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning

Assessment level	3
Building emission rate (kgCO₂/m² per year)	55.55
Primary energy use (kWh/m² per year)	329

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0870-0440-8762-9402-4002\)](/energy-certificate/0870-0440-8762-9402-4002).

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	Matthew Larner
Telephone	0161 928 1903
Email	mjlarnar@hotmail.com

Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO003812
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Matthew Larner
Employer address	110 sherwood gardens, Timber Wharves, London, E14 9WW
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	8 February 2020
Date of certificate	12 February 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 or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



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

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