

# Energy performance certificate (EPC)

Stuart Edwards  
Fullermoon  
102-104 High Street  
CROYDON  
CR9 1TN

Energy  
rating

**D**

Valid until: **15 February  
2029**

Certificate number: **0920-8955-0331-2940-**

**Property type**

A1/A2 Retail and  
Financial/Professional  
services

**Total floor area**

431 square metres

## Rules on letting this property

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

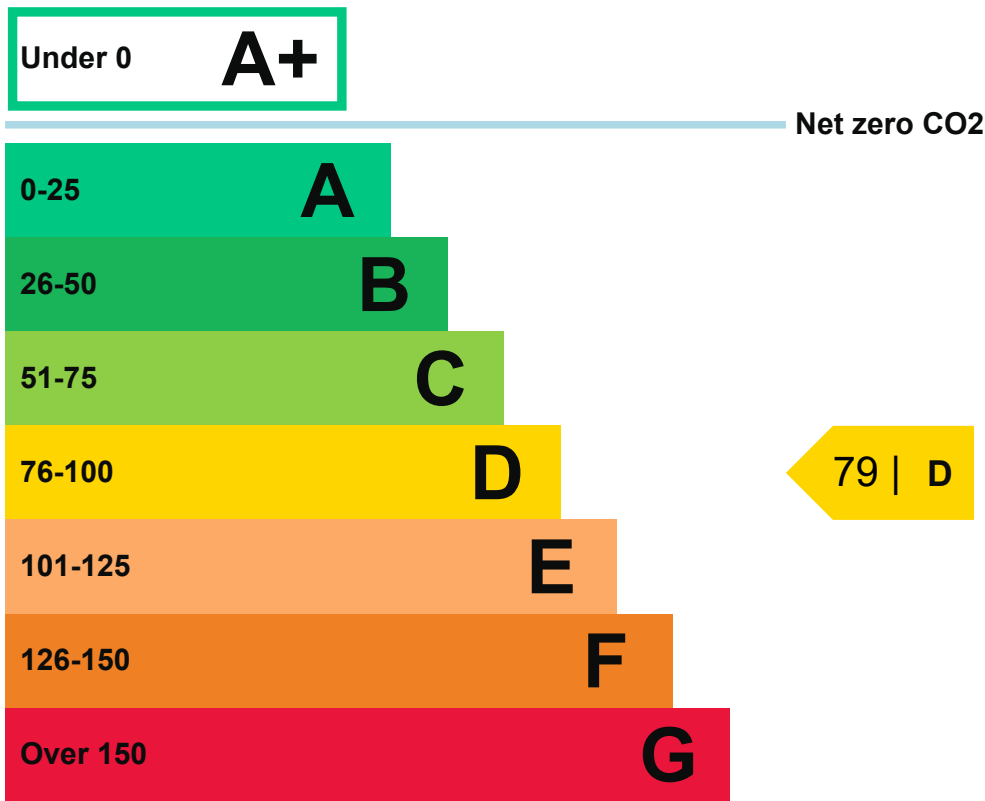
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

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 \(https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/824018/Non-Dom\\_Private\\_Rented\\_Property\\_Minimum\\_Standard\\_-\\_Landlord\\_Guidance.pdf\)](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf).

## Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

### How this property compares to others

Properties similar to this one could have ratings:

#### If newly built

22 | A

#### If typical of the existing stock

65 | C

### Breakdown of this property's energy performance

Main heating fuel Natural Gas

Building environment Heating and Natural Ventilation

Assessment level 3

<b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b>	81.34
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<b>Primary energy use (kWh/m<sup>2</sup> per year)</b>	473
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▶ [What is primary energy use?](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9829-4042-0513-0100-9591\)](/energy-certificate/9829-4042-0513-0100-9591).

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

## Assessor contact details

<b>Assessor's name</b>	Simon Elford
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<b>Telephone</b>	
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<b>Email</b>	<a href="mailto:craig@elfordcommercial.com">craig@elfordcommercial.com</a>
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## Accreditation scheme contact details

<b>Accreditation scheme</b>	Sterling Accreditation Ltd
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<b>Assessor ID</b>	STER500123
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<b>Telephone</b>	0161 727 4303
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<b>Email</b>	<a href="mailto:info@sterlingaccreditation.com">info@sterlingaccreditation.com</a>
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## Assessment details

<b>Employer</b>	Elford Commercial Limited
<b>Employer address</b>	The Forum, 277 London Road, Burgess Hill, RH15 9QU
<b>Assessor's declaration</b>	The assessor is not related to the owner of the property.
<b>Date of assessment</b>	11 February 2019
<b>Date of certificate</b>	16 February 2019

### 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 [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.