

# Energy performance certificate (EPC)

87 Island Farm Road WEST MOLESEY KT8 2LN	Energy rating <b>D</b>	Valid until: <b>12 December 2032</b>
		Certificate number: <b>1501-1606-0153-1779-1020</b>
<b>Property type</b>	Offices and Workshop Businesses	
<b>Total floor area</b>	261 square metres	

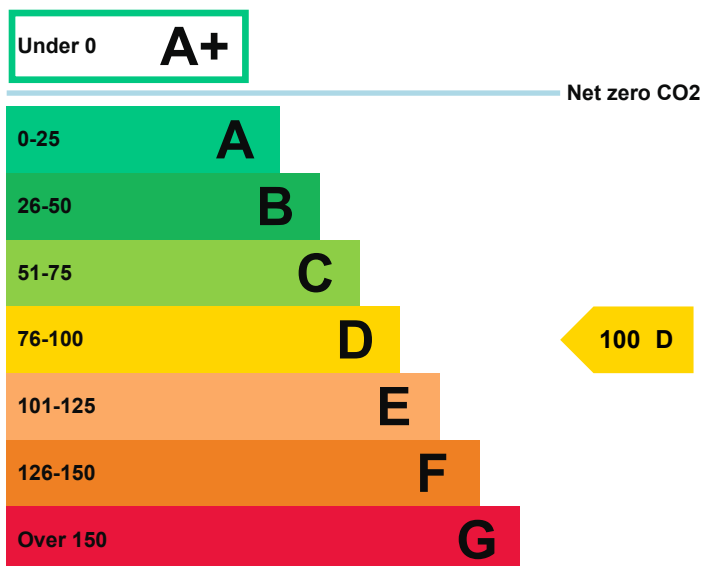
## Rules on letting this property

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 current 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

**15 A**

### If typical of the existing stock

**58 C**

## Breakdown of this property's energy performance

### Main heating fuel

Grid Supplied Electricity

<b>Building environment</b>	Heating and Natural Ventilation
<b>Assessment level</b>	3
<b>Building emission rate (kgCO2/m2 per year)</b>	6.82
<b>Primary energy use (kWh/m2 per year)</b>	72

► [About primary energy use](#)

#### Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7167-7220-3014-6434-4961\)](#).

#### 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.

<b>Assessor's name</b>	Jacob Redmon
<b>Telephone</b>	07719032790
<b>Email</b>	<a href="mailto:jacobredmon.ndea@gmail.com">jacobredmon.ndea@gmail.com</a>

### Contacting the accreditation scheme

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

<b>Accreditation scheme</b>	Stroma Certification Ltd
<b>Assessor's ID</b>	STRO027974
<b>Telephone</b>	0330 124 9660
<b>Email</b>	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

<b>Employer</b>	Oyster Energy
<b>Employer address</b>	Hill House, Red Hill Road, Hadleigh, IP7 6BU
<b>Assessor's declaration</b>	The assessor is not related to the owner of the property.
<b>Date of assessment</b>	9 November 2022
<b>Date of certificate</b>	13 December 2022

#### 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 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

**OGI**

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