

Energy performance certificate (EPC)

86 High Street
Horsell
WOKING
GU21 4SZ

Energy rating

C

Valid until: **28 April 2032**

Certificate number: **5727-7878-9817-7409-3709**

Property type

A1/A2 Retail and
Financial/Professional services

Total floor area

62 square metres

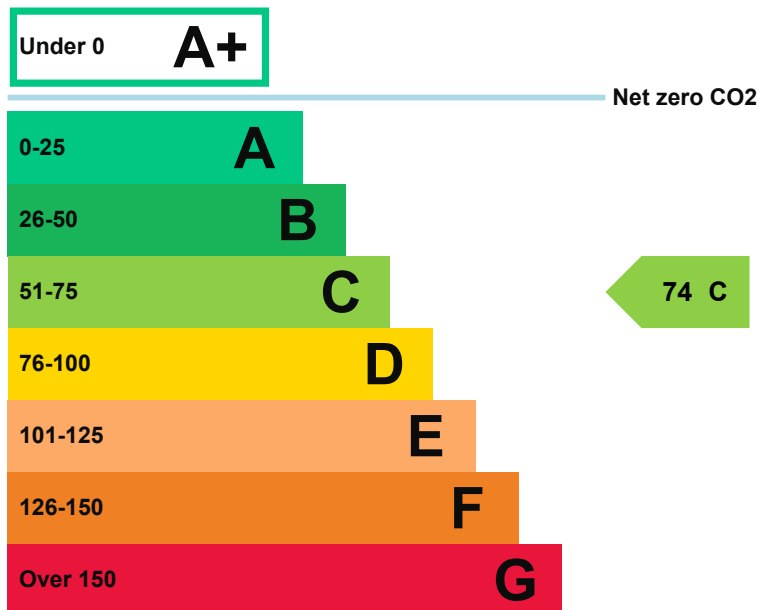
Rules on letting this property

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 C.



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

27 B

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 ₂ /m ² per year) | 69.23 |
| Primary energy use (kWh/m ² per year) | 410 |

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1964-2910-6874-3009-0366\)](#).

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 | Jacob Redmon |
| Telephone | 07719032790 |
| Email | jacobredmon.ndea@gmail.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 | STRO027974 |
| Telephone | 0330 124 9660 |
| Email | certification@stroma.com |

About this assessment

| | |
|------------------------|-----------------------------------------------------------|
| Employer | Oyster Energy |
| Employer address | Hill House, Red Hill Road, Hadleigh, IP7 6BU |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 12 April 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 or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

OGL

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