

Energy performance certificate (EPC)

1st & 2nd Floors 126 High Street Epsom KT19 8BT	Energy rating D	Valid until: 24 April 2032 Certificate number: 6309-6262-5622-4399-
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Property type	B1 Offices and Workshop businesses
Total floor area	109 square metres

Rules on letting this property

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

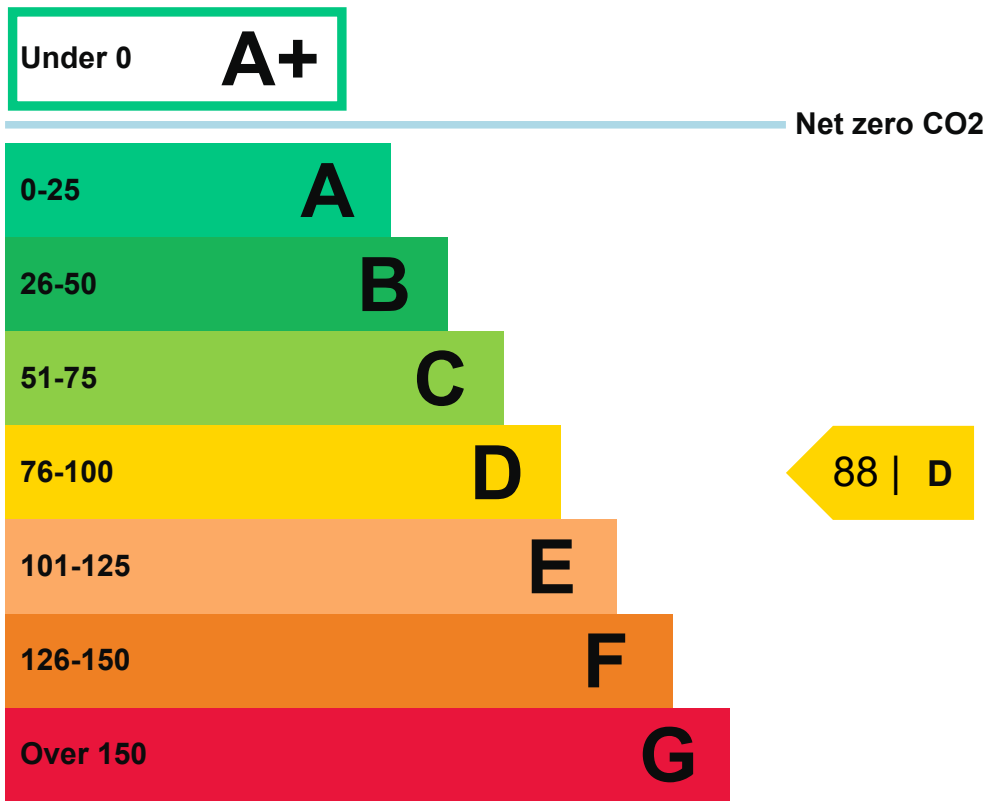
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

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

21 | A

If typical of the existing stock

62 | C

Breakdown of this property's energy performance

Main heating fuel Natural Gas

Building environment Heating and Natural Ventilation

Assessment level 3

Building emission rate (kgCO₂/m² per year)	73.36
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Primary energy use (kWh/m² per year)	425
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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 \(/energy-certificate/1124-2692-2800-8204-0989\)](/energy-certificate/1124-2692-2800-8204-0989).

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

Assessor's name	Jacob Redmon
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Telephone	07719032790
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Email	jacobredmon.ndea@googlemail.com
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Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
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Assessor ID	STRO027974
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Telephone	0330 124 9660
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Email	certification@stroma.com
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Assessment details

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	5 April 2022
Date of certificate	25 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.

There are no related certificates for this property.