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# Energy performance certificate (EPC)

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Suite 1, Third Floor Kemble House Broad Street Hereford HR4 9AR		Energy rating  <b>E</b>
Valid until 12 January 2031	Certificate number <b>3774-8961-6149-2768-7975</b>	

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Property type	A1/A2 Retail and Financial/Professional services
Total floor area	43 square metres

## Rules on letting this property

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

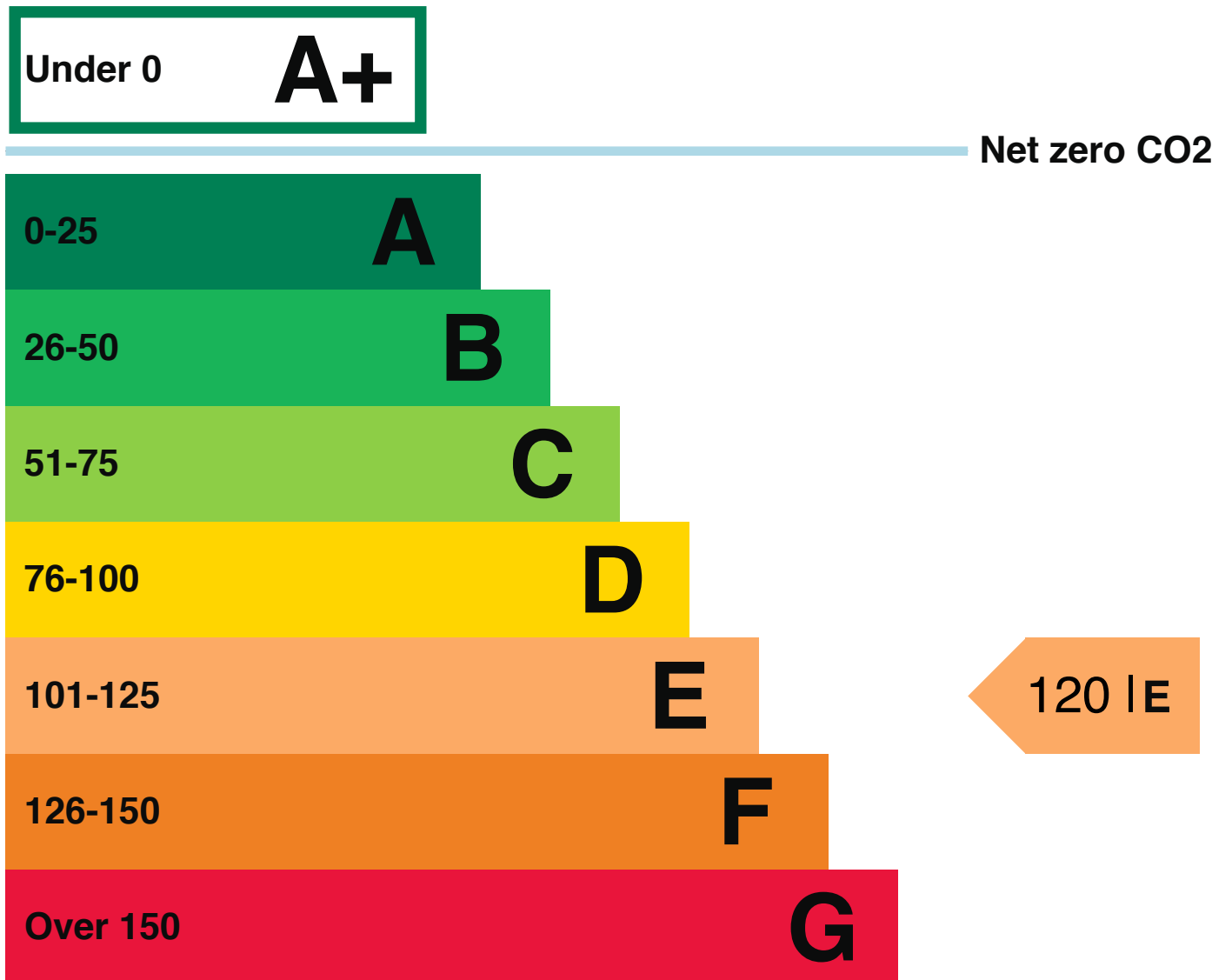
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

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](#).

## Energy efficiency rating for this property

This property's current energy rating is E.



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	60   C

## 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 (kgCO2/m2 per year)	121.65
Primary energy use (kWh/m2 per year)	719.57

[What is primary energy use?](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report](#).

## 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	Stephen Harper
Telephone	01594 810090 07500804620
Email	<a href="mailto:forestenergyassessors@talktalk.net">forestenergyassessors@talktalk.net</a>

### Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/008432
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### Assessment details

Date of assessment	6 November 2020
Date of certificate	13 January 2021
Employer	Stephen Harper
Employer address	1 Rose Cottage, Old Road, Coalway, Coleford, Gloucestershire, GL16 7JN
Assessor's declaration	The assessor is not related to the owner of the property.

## 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](mailto:mhclg.digital.services@communities.gov.uk), or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.