

# Energy performance certificate (EPC)

131 High Street  
STAINES-UPON-THAMES  
TW18 4PD

Energy rating

**D**

Valid until: **27 February 2033**

Certificate number: **9129-6530-3935-3813-5829**

Property type **Retail/Financial and Professional Services**

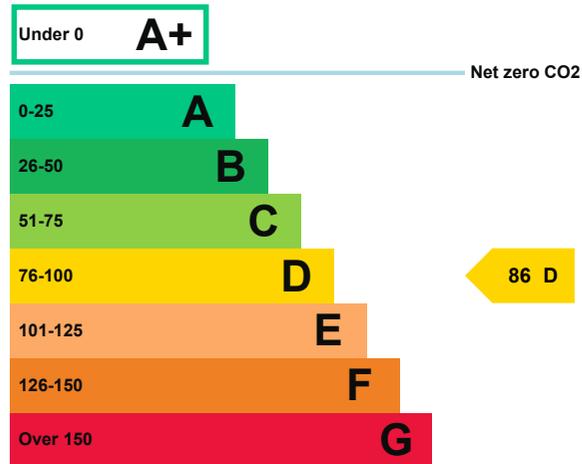
Total floor area **503 square metres**

## Rules on letting this property

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

## Energy rating and score

This property's 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

**12 A**

If typical of the existing stock

**48 B**

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	33.26
Primary energy use (kWh/m <sup>2</sup> per year)	220

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2254-5517-8650-4959-2937\)](/energy-certificate/2254-5517-8650-4959-2937).

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## 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	Steve Elphick
Telephone	07973 379 355
Email	<a href="mailto:steve@seaconsulting.co.uk">steve@seaconsulting.co.uk</a>

### Contacting the accreditation scheme

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

Accreditation scheme	CIBSE Certification Limited
Assessor's ID	LCEA000425
Telephone	020 8772 3649
Email	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

### About this assessment

Employer	SEAConsulting.co.uk
Employer address	Unit 11, Teddington Business Park, Station Road, Teddington, TW11 9BQ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	15 February 2023
Date of certificate	28 February 2023

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