

# Energy performance certificate (EPC)

FIRST FLOOR  
453, Lea Bridge Road  
LONDON  
E10 7EA

Energy rating

**D**

Valid until: **10 September 2028**

Certificate number: **9256-3051-0582-0801-5401**

Property type

D1 Non-residential Institutions - Community/Day Centre

Total floor area

461 square metres

## Rules on letting this property

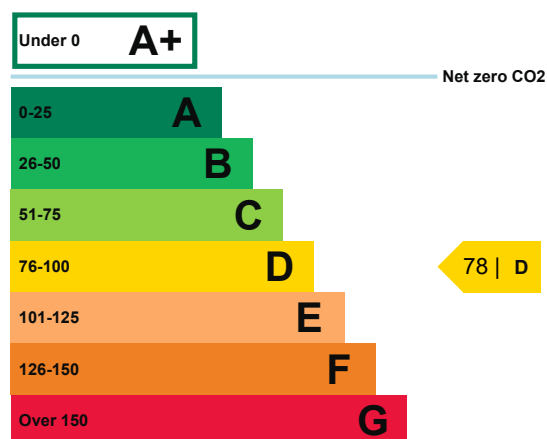
Properties can be let if they have an energy rating from A+ to E.

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.

## Energy efficiency rating for this property

This property's current energy rating is D.



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

26 | B

If typical of the existing stock

77 | D

Properties are given a rating from A+ (most efficient) to G (least efficient).

## 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)	44.26
Primary energy use (kWh/m2 per year)	260

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0521-0848-5529-6501-4002\)](#).

## 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	Mr Terry Tsakistras, DipNDEA, DipNDEA(Scotland), DipDEC, DipGDND, BOHS P402.
Telephone	07808292535
Email	<a href="mailto:terry@tagepc.co.uk">terry@tagepc.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO002091
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### Assessment details

Employer	Trinity Alexander Group <a href="mailto:info@tagepc.co.uk">info@tagepc.co.uk</a> 07808 292 535
Employer address	Head Office 34 Westow Hill London SE19 1RX
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	5 September 2018
Date of certificate	11 September 2018

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