

Energy performance certificate (EPC)

East Wing Goffs Oak House 617 Goffs Lane GOFFS OAK EN7 5BW	Energy rating E	Valid until: 3 November 2032
		Certificate number: 8171-8007-5237-3792-4395

Property type

Offices and Workshop Businesses

Total floor area

227 square metres

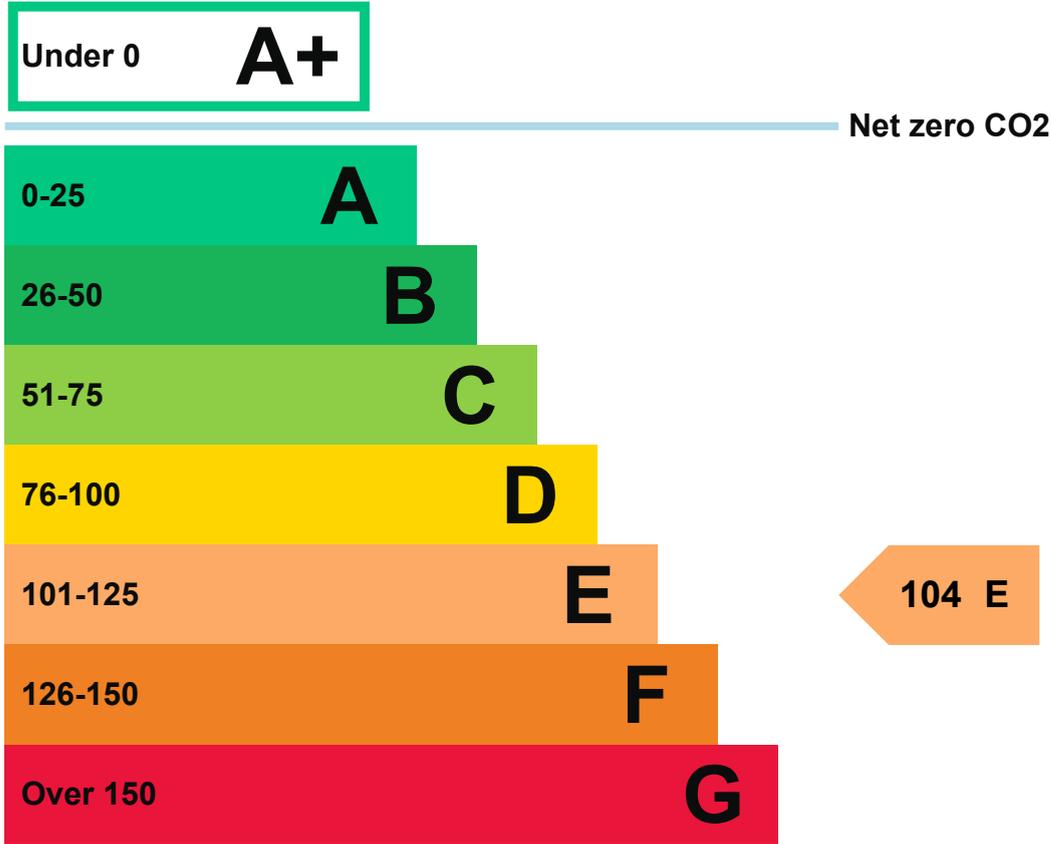
Rules on letting this property

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 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

18 A

If typical of the existing stock

72 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)

34.87

Primary energy use (kWh/m² per year)

219

▶ [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5705-3512-6773-8006-9262\)](/energy-certificate/5705-3512-6773-8006-9262).

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

Matthew Larner

Telephone

0161 928 1903

Email

mjlarner@hotmail.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

STRO003812

Telephone

0330 124 9660

Email

certification@stroma.com

About this assessment

Employer

Matthew Larner

Employer address

110, Sherwood Gardens, London, E14 9WW

Assessor's declaration

The assessor is not related to the owner of the property.

Date of assessment

31 October 2022

Date of certificate

4 November 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.