

Energy performance certificate (EPC)

Ground Floor & Basement 90
Borough High Street
LONDON SE1 1LL

Energy rating
Valued at
16 March 2032

E

Certificate number
2882-3117-7121-8608-0895

Property type

A1/A2
Retail and
Financial
/Professional
services

Total floor area

165
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.

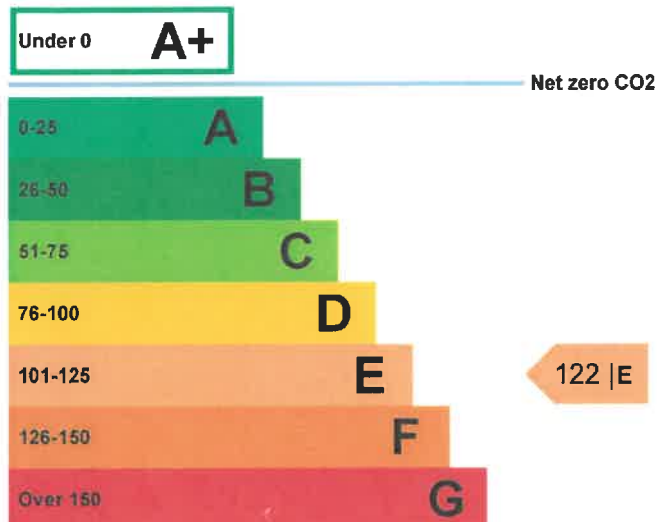
From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](#)

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/104444/2022-03-30-Domestic-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf.

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

28 | B

If typical of the existing stock

81 | D

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)	87.02
Primary energy use (kWh/m² per year)	515

► [What is primary energy use?](#)

Primary energy use is a measure of the energy required for lighting, heating and hot water in a property. The calculation includes:

- the efficiency of the property's heating system
- power station efficiency for electricity
- the energy used to produce the fuel and deliver it to the property

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1088-7642-8112-2197-8806\)](#).

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	Umair Naeem Baig
Telephone	0203 397 8220
Email	hello@propcert.co.uk

Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID205018
Telephone	01225 667 570
Email	info@quidos.co.uk

Assessment details

Employer	PROPCERT
Employer address	Provident House Burrell Row Beckenham BR3 1AT
Assessor's declaration	The assessor is not related to the owner of the property. 10 March 2022

**Date of
assessment**

Date of certificate 17 March 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.