

Energy performance certificate (EPC)

Railway Tavern
126 Snakes Lane East
WOODFORD GREEN
IG8 7HY

Energy rating

D

Valid until:

27 December 2027

Certificate number:

9220-9948-0343-9980-0024

Property type

B1 Offices and Workshop businesses

Total floor area

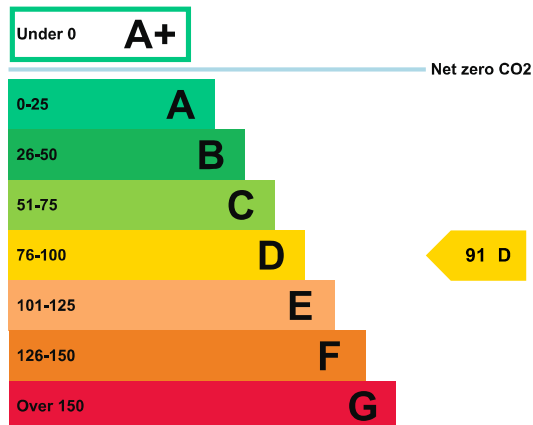
550 square metres

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

29 B

If typical of the existing stock

84 D

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 ₂ /m ² per year)	121.82
Primary energy use (kWh/m ² per year)	711

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9992-4082-0434-0090-9825\)](/energy-certificate/9992-4082-0434-0090-9825).

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	Ben Strathern
Telephone	01924 669 940
Email	bstrathern@compliance365.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID206647
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Compliance365
Employer address	Unit 6 Mariner Court Calder Park Wakefield WF4 3FL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	21 December 2017
Date of certificate	28 December 2017
