

Energy performance certificate (EPC)

Smooch Jewellery
20 Park Place, Newdigate
Road
Harefield
UXBRIDGE
UB9 6EJ

Energy rating

D

Valid until 11 June 2028

Certificate number

0960-6978-0358-4940-

4064

Property type	B1 Offices and Workshop businesses
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Total floor area	83 square metres
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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.

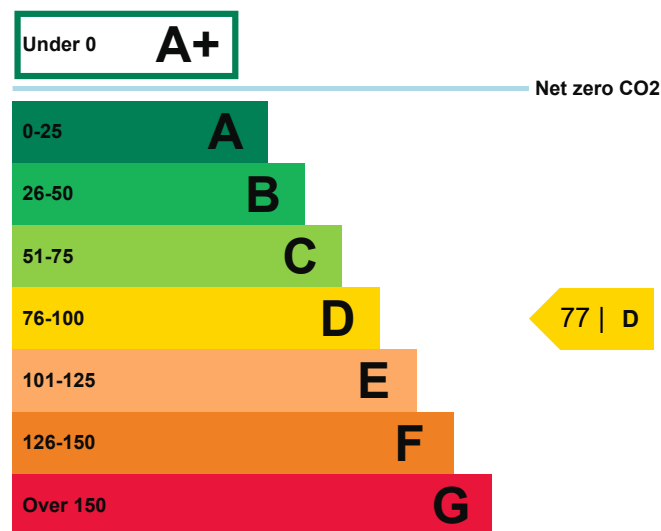
From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

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

(https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/115447/Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is D.



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

26 | B

**If typical of the
existing stock**

77 | D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
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Building environment	Air Conditioning
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Assessment level	3
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Building emission rate (kgCO₂/m² per year)	57.89
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Primary energy use (kWh/m² per year)	342.46
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► [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 \(/energy-certificate/9646-4046-0785-0400-9895\)](#).

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	Gerald Osland
Telephone	01895 633626
Email	gerald.osland@talktalk.net

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/003486
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Date of assessment	11 June 2018
Date of certificate	12 June 2018
Employer	GO Property Solutions
Employer address	85 Hoylake Crescent
Assessor's declaration	The assessor is not related to the owner of the property.

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 mhclg.digital-services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.