

# Energy performance certificate (EPC)

71 Fore Street  
Saltash  
PL12 6AF

Energy rating

E

Valid until:

29 November 2031

Certificate number:

5119-2270-1970-5218-6982

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

68 square metres

## Rules on letting this property

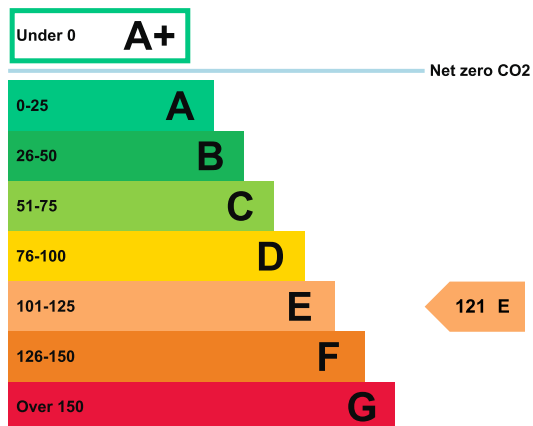
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is E.

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

85 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 (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 105.36                          |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 623                             |

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0151-4218-8478-4002-1017\)](/energy-certificate/0151-4218-8478-4002-1017).

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## 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 | Keith Austin |
|-----------------|--------------|

### 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        | STRO000300                                                             |
| Telephone            | 0330 124 9660                                                          |
| Email                | <a href="mailto:certification@stroma.com">certification@stroma.com</a> |

### About this assessment

|                        |                                                           |
|------------------------|-----------------------------------------------------------|
| Employer               | Austin Energy Services                                    |
| Employer address       | Waratah Bickleigh Plymouth PL6 7AH                        |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 25 November 2021                                          |
| Date of certificate    | 30 November 2021                                          |

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