

Energy performance certificate (EPC)

The Woodmans Arms
Rayleigh Road
BENFLEET
SS7 3TA

Energy rating

D

Valid until:

15 November 2027

Certificate
number:

**9947-3090-0831-0690-
6221**

| | |
|------------------|--|
| Property type | A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways |
| Total floor area | 324 square metres |

Rules on letting this property

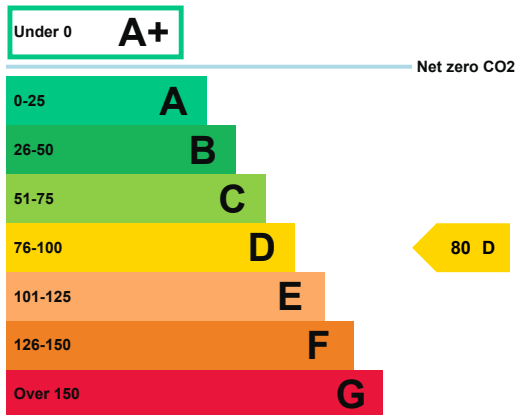
Properties can be let if they have an energy rating from A+ to E.

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

86 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) | 148.77 |
| Primary energy use (kWh/m ² per year) | 854 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0690-0643-4819-7920-2092\)](/energy-certificate/0690-0643-4819-7920-2092).

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 | Joe Hussey |
| Telephone | 07411150850 |
| Email | joe@braithwaiteenergy.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 | Elmhurst Energy Systems Ltd |
| Assessor's ID | EES/018638 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|---|
| Employer | Wensley & Lawz Ltd |
| Employer address | 116 Walsgrave Road Coventry CV2 4ED |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 26 October 2017 |
| Date of certificate | 16 November 2017 |