# Energy performance certificate (EPC)

IBM
Power House
Harrison Close
Knowlhill
Milton Keynes
MK5 8PA

Energy rating
**C**

Valid until: **22 February 2031**

Certificate number: **6380-6128-4845-9507-7505**

| | |
|---|---|
| Property type | B1 Offices and Workshop businesses |
| Total floor area | 608 square metres |

## Rules on letting this property

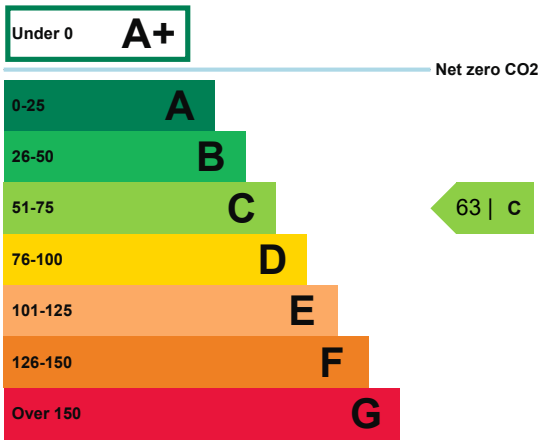
Properties can be let if they have an energy rating from A+ to E.

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.

## Energy efficiency rating for this property

This property's current energy rating is C.




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 | 75 \| C |

## Breakdown of this property's energy performance

| | |
|---|---|
| Main heating fuel | Natural Gas |
| Building environment | Air Conditioning |
| Assessment level | 3 |
| Building emission rate (kgCO2/m2 per year) | 46.71 |
| Primary energy use (kWh/m2 per year) | 273 |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/7216-7369-3859-5974-0764).

## 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 | c miller |
| Telephone | |
| Email | oaktreehillbarn@gmail.com |

### Accreditation scheme contact details

| | |
|---|---|
| Accreditation scheme | Sterling Accreditation Ltd |
| Assessor ID | STER500153 |
| Telephone | 0161 727 4303 |
| Email | info@sterlingaccreditation.com |

### Assessment details

| | |
|---|---|
| Employer | Christopher Miller |
| Employer address | oaktree hill barn, weedon road, church stowe, northampton, NN7 4TE |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 12 February 2021 |
| Date of certificate | 23 February 2021 |