

Energy performance certificate (EPC)

Smiley Buildings
30b Victoria Road
LARNE
BT40 1RU

Energy rating

E

Valid until: 19 October 2034

Certificate number: 3406-4658-6563-1611-5590

Property type

B1 Offices and Workshop businesses

Total floor area

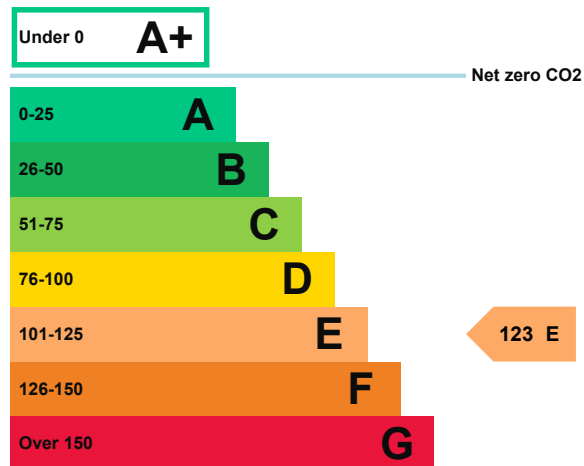
1,388 square metres

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

34 B

If typical of the existing stock

91 D

Breakdown of this property's energy performance

Main heating fuel	Oil
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	84.25
Primary energy use (kWh/m ² per year)	355

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6187-6591-5993-8843-7017\)](/energy-certificate/6187-6591-5993-8843-7017).

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	Campbell Morris
Telephone	02890 777 111
Email	cm@meapro.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	Kaizen Certification Ltd
Assessor's ID	KAZN000002
Telephone	0330 223 6278
Email	certification@kaizencertification.co.uk

About this assessment

Employer	MEA Ltd
Employer address	Suite 1, Eilidhaus, 497 Antrim Road, BELFAST BT15 3BP
Assessor's declaration	The assessor is contracted by the owner to provide other energy assessment services.
Date of assessment	2 October 2024
Date of certificate	20 October 2024