Energy performance certificate (EPC)

Bradfield House Popes Lane OLDBURY B69 4PA Energy rating

D

Valid until:

13 September 2025

Certificate number:

0930-8902-0355-2510-9020

Property type

B1 Offices and Workshop businesses

Total floor area

2675 square metres

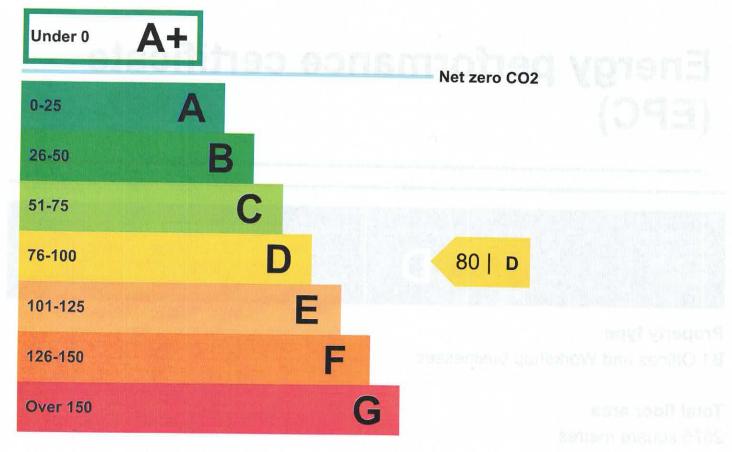
Rules on letting this property

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

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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

24 | A

If typical of the existing stock

72 | C

Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

3

Building emission rate (kgCO2/m2 per year)

56.17

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/9822-4013-0055-0900-5291).

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

Jonathan Parkes

Telephone

01922 898171

Email

jonathan@midlandassessenergy.co.uk

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/005659

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details

Employer

Midland Assess Energy

Employer address

c/o LBParkes, Town Wharf Business Park, Station Street, Walsall, WS2 9JZ

Assessor's declaration

The assessor is not related to the owner of the property.

Date of assessment

15 July 2015

Date of certificate

14 September 2015

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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

Energy performance certificate (EPC) recommendation report

Bradfield House Popes Lane OLDBURY B69 4PA Report number 9822-4013-0055-0900-5291

Valid until
13 September 2025

Energy rating and EPC

This property's current energy rating is D.

For more information on the property's energy performance, see the EPC for this property (/energy-certificate/0930-8902-0355-2510-9020).

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 3 years

Changes that pay for themselves within 5 years	
Recommendation	Potential impact
nsider replacing T8 lamps with retrofit T5 conversion kit.	High
In some spaces, the solar gain limit in criterion 3 of ADL2A 2010 is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium
Add time control to heating system.	Low
Changes that pay for themselves within 3 to 7 years	
Recommendation	Potential impact
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Add optimum start/stop to the heating system.	Medium

Recommendation	Potentia impact
The default heat generator efficiency is chosen. It is recommended that the heat generator system investigated to gain an understanding of its efficiency and possible improvements.	m be Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Changes that pay for themselves in more than 7 years	
Recommendation	Potentia impact
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium
Add local time control to heating system.	Low
Consider replacing heating boiler plant with a condensing type.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Property and report details	
Report issued on	
14 September 2015	
Total useful floor area	Recommendations
2675 square metres	
Building environment	Laricalista e el muele vere
Heating and Natural Ventilation	
Calculation tool	Changes that pay
Property Tectonics Ltd, Lifespan SBEM, v5.2.d, SBEM, v5.2.d.2	

Assessor's details

Assessor's name

Jonathan Parkes

Telephone

01922 898171

Email

jonathan@midlandassessenergy.co.uk

Employer's name

Midland Assess Energy

Employer's address

c/o LBParkes, Town Wharf Business Park, Station Street, Walsall, WS2 9JZ

Assessor ID

EES/005659

Assessor's declaration

The assessor is not related to the owner of the property.

Accreditation scheme

Elmhurst Energy Systems Ltd

Other reports for this property

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There are no related reports for this property.

Employer's name Mid and Asses Energy

Employer's address

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Other reports for this property

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