

# 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 \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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.

Under 0

**A+**

Net zero CO2

0-25

**A**

26-50

**B**

51-75

**C**

76-100

**D**

101-125

**E**

126-150

**F**

Over 150

**G**

80 | **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

## Assessment level

3

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## Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

56.17

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## Recommendation report

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

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### Telephone

01922 898171

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### Email

[jonathan@midlandassessenergy.co.uk](mailto:jonathan@midlandassessenergy.co.uk)

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## Accreditation scheme contact details

### Accreditation scheme

Elmhurst Energy Systems Ltd

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### Assessor ID

EES/005659

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### Telephone

01455 883 250

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## Email

[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

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## Assessment details

### Employer

Midland Assess Energy

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### Employer address

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

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### Assessor's declaration

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

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### Date of assessment

15 July 2015

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### Date of certificate

14 September 2015

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### 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](mailto: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<br>Popes Lane<br>OLDBURY<br>B69 4PA | Report number<br>9822-4013-0055-0900-5291 |
|   | Valid until<br>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

| Recommendation   | Potential impact |
|--|------------------|
| Consider 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

## Potential impact

The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.

Low

Some walls have uninsulated cavities - introduce cavity wall insulation.

Medium

## Changes that pay for themselves in more than 7 years

### Recommendation

### Potential 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

2675 square metres

### Building environment

Heating and Natural Ventilation

### Calculation tool

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](mailto:jonathan@midlandassessenergy.co.uk)

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**Employer's name**

Midland Assess Energy

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**Employer's address**

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

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**Assessor ID**

EES/005659

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**Assessor's declaration**

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**Accreditation scheme**

Elmhurst Energy Systems Ltd

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**Other reports for this property**

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