

# Energy performance certificate (EPC)

Fifth Floor  
Linear Park  
Avon Street  
St Philips  
BRISTOL  
BS2 0PS

Energy rating

**B**

Valid until: **6 December 2031**

Certificate number: **3303-0396-2752-0103-3779**

Property type

B1 Offices and Workshop businesses

Total floor area

725 square metres

## Rules on letting this property

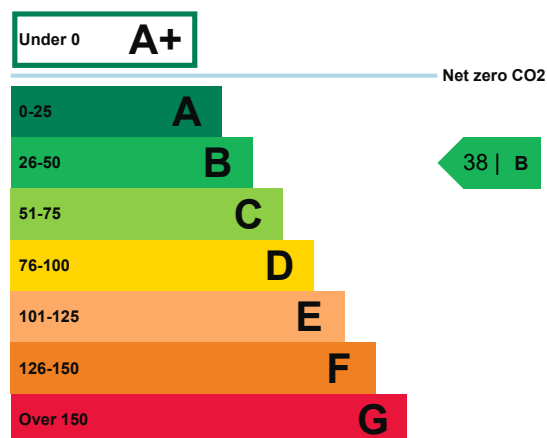
Properties can be let if they have an energy rating from A+ to E.

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 B.



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

71 | C

Properties are given a rating from A+ (most efficient) to G (least efficient).

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## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
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Building environment	Air Conditioning
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Assessment level	4
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Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	30.16
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Primary energy use (kWh/m <sup>2</sup> per year)	178
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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4565-3774-8245-6567-6370\)](#).

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## 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	Nicholas Murphy
Telephone	07712 555 750
Email	<a href="mailto:nick.murphy@njm-energy-enviro.com">nick.murphy@njm-energy-enviro.com</a>

### Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/023777
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### Assessment details

Employer	NJM Energy & Environment
Employer address	15 Cae Llwydcoed, Broadlands, Bridgend, Penybont ar Ogwr, CF31 5ES
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	3 December 2021
Date of certificate	7 December 2021

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## Energy performance certificate (EPC) recommendation report

Fifth Floor  
Linear Park  
Avon Street  
St Philips  
BRISTOL  
BS2 0PS

Report number  
**4565-3774-8245-6567-6370**

Valid until  
**6 December 2031**

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### Energy rating and EPC

This property's current energy rating is B.

For more information on the property's energy performance, see the EPC for this property.

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## 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
In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium

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

Recommendation	Potential impact
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Add optimum start/stop to the heating system.	Low
Consider installing PV.	Low
Ductwork leakage is high. Inspect and seal ductwork.	High

## Property and report details

Report issued on	7 December 2021
Total useful floor area	725 square metres
Building environment	Air Conditioning
Calculation tool	CLG, iSBEM, v5.6.b, SBEM, v5.6.b.0

## Assessor's details

Assessor's name	Nicholas Murphy
Telephone	07712 555 750
Email	<a href="mailto:nick.murphy@njm-energy-enviro.com">nick.murphy@njm-energy-enviro.com</a>
Employer's name	NJM Energy & Environment
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