

Energy performance certificate (EPC)

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

Energy rating

B

Valid until: **6 December 2031**

Certificate number: **2425-4845-3649-1690-6938**

Property type

B1 Offices and Workshop businesses

Total floor area

826 square metres

Rules on letting this property

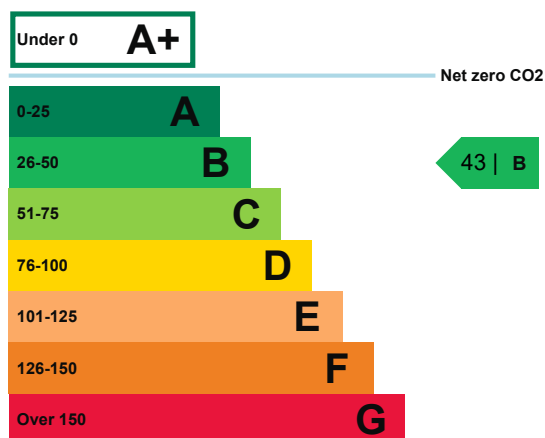
Properties can be let if they have an energy rating from A+ to E.

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

27 | B

If typical of the existing stock

78 | D

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

Breakdown of this property’s energy performance

| | |
|--|---------------------------|
| Main heating fuel | Grid Supplied Electricity |
| Building environment | Air Conditioning |
| Assessment level | 4 |
| Building emission rate (kgCO2/m2 per year) | 30.38 |
| Primary energy use (kWh/m2 per year) | 180 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7042-7800-7580-2829-0153\)](#).

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 | nick.murphy@njm-energy-enviro.com |

Accreditation scheme contact details

| | |
|----------------------|--|
| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Assessor ID | EES/023777 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

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 |

Energy performance certificate (EPC) recommendation report

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

Report number
7042-7800-7580-2829-0153

Valid until
6 December 2031

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.

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 |
| Consider installing PV. | Low |
| Ductwork leakage is high. Inspect and seal ductwork. | High |
| Add optimum start/stop to the heating system. | Low |

Property and report details

| | |
|-------------------------|------------------------------------|
| Report issued on | 7 December 2021 |
| Total useful floor area | 826 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 | nick.murphy@njm-energy-enviro.com |
| Employer's name | NJM Energy & Environment |
| Employer's address | 15 Cae Llwydcoed, Broadlands, Bridgend, Penybont ar Ogwr, CF31 5ES |
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