

# Energy performance certificate (EPC)

SHOP A ALBERT HOUSE THE GREEN DARLASTON WS10 8JS	Energy rating <h1>C</h1>	Valid until: <b>13 November 2032</b> <hr/> Certificate number: <b>5072-2752-8004-4810-8923</b>
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Property type Retail/Financial and Professional Services

Total floor area 15 square metres

## Rules on letting this property

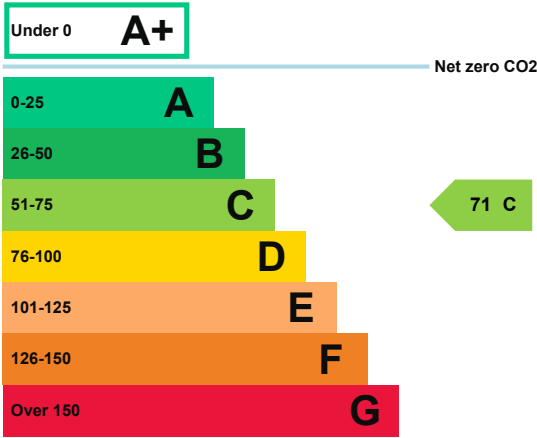
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's current energy rating is C.

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

12 A

If typical of the existing stock

46 B

## Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

Assessment level

3

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

36.68

Primary energy use (kWh/m<sup>2</sup> per year)

271

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0542-1857-2531-4567-9933\)](#).

## 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	Jonathan Parkes
Telephone	01922 898171
Email	<a href="mailto:jonathan@midlandassessenergy.co.uk">jonathan@midlandassessenergy.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/005659
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Midland Assess Energy
Employer address	7 Stanley Place, Rushall, Walsall, WS4 1EL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	3 November 2022
Date of certificate	14 November 2022

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## Energy performance certificate (EPC) recommendation report

SHOP A  
ALBERT HOUSE  
THE GREEN  
DARLASTON  
WS10 8JS

Report number  
**0542-1857-2531-4567-9933**

Valid until  
**13 November 2032**

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### Energy rating and EPC

This property's current energy rating is C.

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
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
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
Add time control to heating system.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Add optimum start/stop to the heating system.	Medium

### Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium

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

Recommendation	Potential impact
Consider replacing heating boiler plant with a condensing type.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing building mounted wind turbine(s).	Low

## Property and report details

Report issued on	14 November 2022
Total useful floor area	15 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Property Tectonics Ltd, Lifespan SBEM, v6.1.c.0, SBEM, v6.1.c.0

## Assessor's details

Assessor's name	Jonathan Parkes
Telephone	01922 898171
Email	<a href="mailto:jonathan@midlandassessenergy.co.uk">jonathan@midlandassessenergy.co.uk</a>
Employer's name	Midland Assess Energy
Employer's address	7 Stanley Place, Rushall, Walsall, WS4 1EL
Assessor ID	EES/005659
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd