

# Energy performance certificate (EPC) recommendation report

|                                                                                                  |                                                  |
|--------------------------------------------------------------------------------------------------|--------------------------------------------------|
| Cleobury Mortimer<br>Medical Centre<br>Pinkham<br>Cleobury Mortimer<br>KIDDERMINSTER<br>DY14 8QE | Report number<br><b>2900-0178-2086-3756-0340</b> |
|                                                                                                  | Valid until<br><b>21 July 2035</b>               |

## Energy rating and EPC

This property’s energy rating is C.

For more information on the property’s energy performance, [see the EPC for this property \(/energy-certificate/7095-0405-7878-2761-3713\)](#).

## Recommendations

### Changes that may pay for themselves within 3 years

| Recommendation                                | Potential impact on carbon emissions |
|-----------------------------------------------|--------------------------------------|
| Add time control to heating system.           | Medium                               |
| Add optimum start/stop to the heating system. | Medium                               |

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

| Recommendation                                                                                                                                                                          | Potential impact on carbon emissions |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| 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                                  |
| Add local temperature control to the heating system.                                                                                                                                    | Medium                               |

| Recommendation                                       | Potential impact on carbon emissions |
|------------------------------------------------------|--------------------------------------|
| Add weather compensation controls to heating system. | Medium                               |
| Add local time control to heating system.            | Medium                               |

## Changes that may pay for themselves in over 7 years

| Recommendation                                                                                         | Potential impact on carbon emissions |
|--------------------------------------------------------------------------------------------------------|--------------------------------------|
| Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation. | Medium                               |
| Consider installing an air source heat pump.                                                           | High                                 |
| Install more efficient water heater.                                                                   | Medium                               |
| Consider installing a ground source heat pump.                                                         | High                                 |
| Consider installing building mounted wind turbine(s).                                                  | Low                                  |

## Property and report details

|                         |                                                                 |
|-------------------------|-----------------------------------------------------------------|
| Report issued on        | 22 July 2025                                                    |
| Total useful floor area | 247 square metres                                               |
| Building environment    | Heating and Natural Ventilation                                 |
| Calculation tool        | Property Tectonics Ltd, Lifespan SBEM, v6.1.e.0, SBEM, v6.1.e.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 (2005) Ltd                                                           |
| 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                               |

## Other reports for this property

If you are aware of previous reports for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related reports for this property.



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