

## Energy performance certificate (EPC)

St Andrews Hall  
Broadway  
SHIFNAL  
TF11 8AZ

Energy rating

**E**

Valid until:

**7 December 2033**

Certificate number: **6435-6641-6363-6091-0678**

Property type

Offices and Workshop Businesses

Total floor area

302 square metres

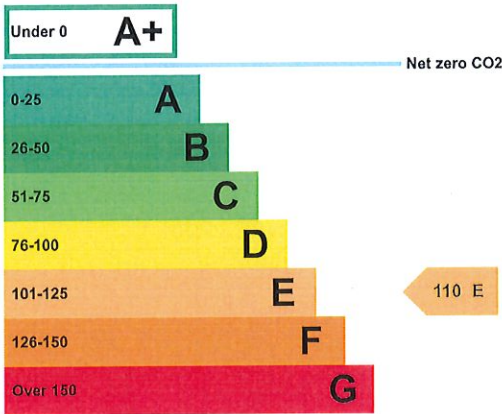
### Rules on letting this property

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 E.



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



If typical of the existing stock





## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	42.73
Primary energy use (kWh/m2 per year)	252

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9421-8645-5203-0449-4296\)](#).



## 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	James Lee
Telephone	0121 308 8781
Email	<a href="mailto:james-lee1@sky.com">james-lee1@sky.com</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/019653
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	James Lee
Employer address	3 St Blaise Road, Sutton Coldfield, West Midlands, B75 5NH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	4 December 2023
Date of certificate	8 December 2023

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## Energy performance certificate (EPC) recommendation report

St Andrews Hall  
Broadway  
SHIFNAL  
TF11 8AZ

Report number  
**9421-8645-5203-0449-4296**

Valid until  
**7 December 2033**

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### Energy rating and EPC

This property's current energy rating is E.

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

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## Recommendations

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

Recommendation	Potential impact on carbon emissions
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium
Add local time control to heating system.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider switching from gas to biomass.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

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

Recommendation	Potential impact on carbon emissions
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Roof is poorly insulated. Install or improve insulation of roof.	Medium
Consider installing PV.	Low



## Property and report details

Report issued on	8 December 2023
Total useful floor area	302 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Elmhurst Energy Systems Ltd, SBEM Online, v6.02, SBEM, v6.1.e.0

## Assessor's details

Assessor's name	James Lee
Telephone	0121 308 8781
Email	<a href="mailto:james-lee1@sky.com">james-lee1@sky.com</a>
Employer's name	James Lee
Employer's address	3 St Blaise Road, Sutton Coldfield, West Midlands, B75 5NH
Assessor ID	EES/019653
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Accreditation scheme	Elmhurst Energy Systems Ltd

