

Energy performance certificate (EPC)

29 Rivulet Road WREXHAM LL13 8DU	Energy rating D	Valid until: 13 June 2034
		Certificate number: 6292-8695-1133-4311-3101
Property type	Offices and Workshop Businesses	
Total floor area	825 square metres	

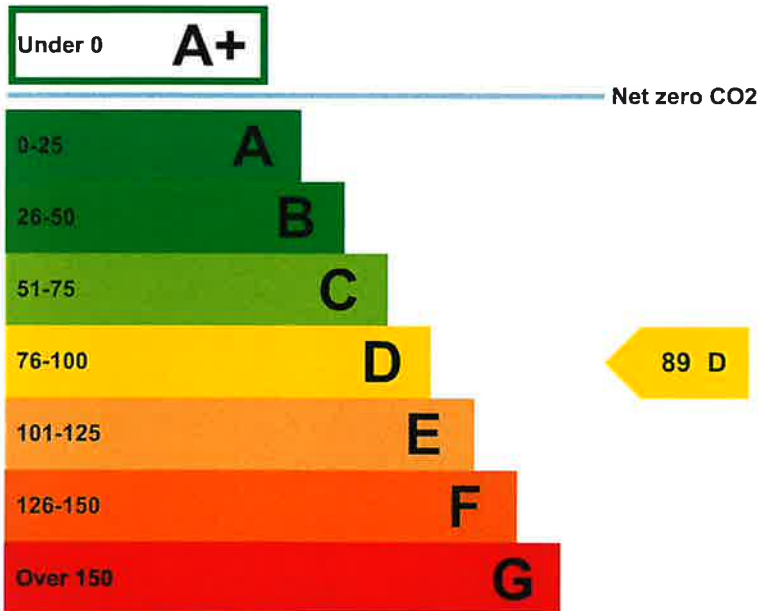
Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D.



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



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 ₂ /m ² per year)	8.71
Primary energy use (kWh/m ² per year)	68

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3360-9661-5248-9558-0353\)](#).

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	Sebastian Ingham
Telephone	07817728156
Email	sebastian@idea-ingham.co.uk

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/022597
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	IDEA Ingham Energy Ltd.
Employer address	Bank House, Longden, Shrewsbury, SY5 8ES
Assessor's declaration	The assessor is not related to the owner of the property.

Date of assessment 12 June 2024

Date of certificate 14 June 2024

Other certificates for this property

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

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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Energy performance certificate (EPC) recommendation report

29 Rivulet Road
WREXHAM
LL13 8DU

Report number
3360-9661-5248-9558-0353

Valid until
13 June 2034

Energy rating and EPC

This property's energy rating is D.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/6292-8695-1133-4311-3101\)](#).

Recommendations

Changes that may pay for themselves within 3 years

Recommendation

Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.

Potential impact on carbon emissions

High

Changes that may pay for themselves within 3 to 7 years

Recommendation

Add time control to heating system.

Potential impact on carbon emissions

Medium

Consider replacing T8 lamps with retrofit T5 conversion kit.

Low

Add optimum start/stop to the heating system.

Medium

Changes that may pay for themselves in over 7 years

Recommendation

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.

High

Some walls have uninsulated cavities - introduce cavity wall insulation.

Medium

Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.

Low

Some windows have high U-values - consider installing secondary glazing.

Medium

Add local temperature control to the heating system.

Low

Property and report details

Report issued on

14 June 2024

Total useful floor area

825 square metres

Building environment

Heating and Natural Ventilation

Calculation tool

CLG, iSBEM, v6.1.e, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Sebastian Ingham
Telephone	07817728156
Email	sebastian@idea-ingham.co.uk
Employer's name	IDEA Ingham Energy Ltd.
Employer's address	Bank House, Longden, Shrewsbury, SY5 8ES
Assessor ID	EES/022597
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

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