

Energy performance certificate (EPC)

37 Rhosddu Road WREXHAM LL11 2NS	Energy rating C	Valid until:	2 March 2030
		Certificate number:	0220-6256-0320-1870-9030

Property typeA1/A2 Retail and
Financial/Professional services**Total floor area**

72 square metres

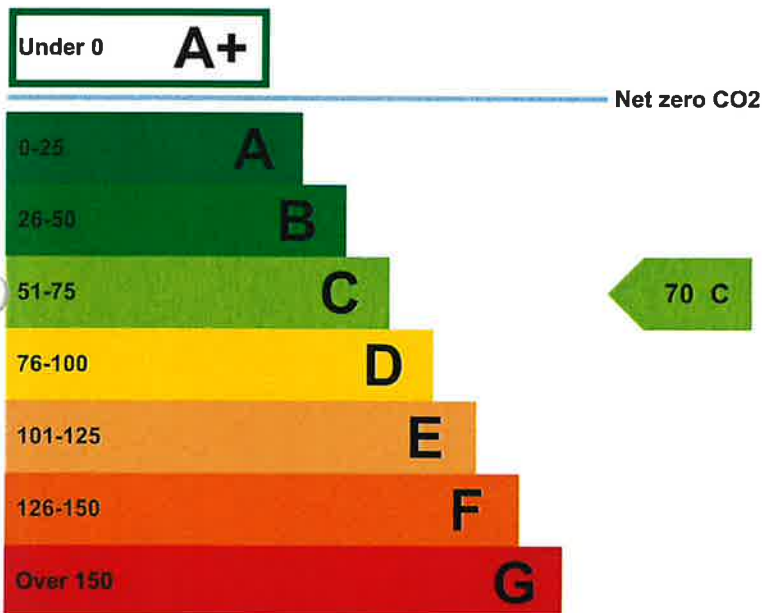
Rules on letting this property

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 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

25 A

If typical of the existing stock

84 D

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)	57.77
Primary energy use (kWh/m ² per year)	336

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2613-4072-0502-0900-8621\)](#).

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	Nicholas Parrott
Telephone	01691 718960
Email	epc@parrotts.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/015538
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Parrotts Energy Services
Employer address	Min y Ddol, New Road, Glyn Ceiriog, Llangollen LL20 7HF

Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	28 February 2020
Date of certificate	3 March 2020

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 mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

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Energy performance certificate (EPC) recommendation report

37 Rhosddu Road
WREXHAM
LL11 2NS

Report number
2613-4072-0502-0900-8621

Valid until
2 March 2030

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 \(/energy-certificate/0220-6256-0320-1870-9030\)](#).

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
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 may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider replacing heating boiler plant with a condensing type.	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 solar water heating.	Low
Consider installing PV.	Low

Property and report details

Report issued on	3 March 2020
Total useful floor area	72 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISBEM Ltd, G-ISBEM, v24.0, SBEM, v5.6.a.1

Assessor's details

Assessor's name	Nicholas Parrott
Telephone	01691 718960
Email	epc@parrotts.co.uk
Employer's name	Parrotts Energy Services
Employer's address	Min y Ddol, New Road, Glyn Ceiriog, Llangollen LL20 7HF
Assessor ID	EES/015538
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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Energy performance certificate (EPC)

39, Rhosddu Road WREXHAM LL11 2NS	Energy rating D	Valid until: 6 February 2026
		Certificate number: 8596-7322-4000-9253-5902

Property type

Top-floor flat

Total floor area

69 square metres

Rules on letting this property

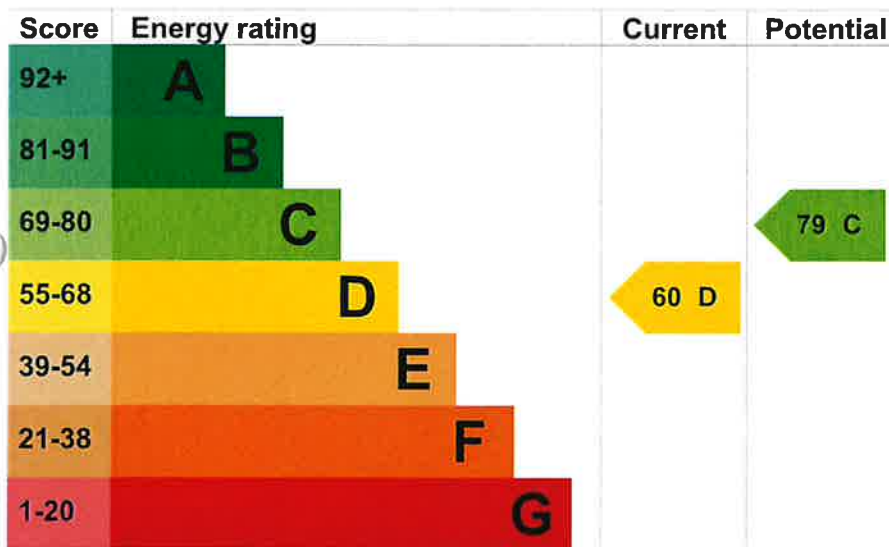
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Average
Lighting	Low energy lighting in 40% of fixed outlets	Average
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 322 kilowatt hours per square metre (kWh/m²).

[About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£910 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £451 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 8,117 kWh per year for heating
- 1,987 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is E. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO ₂
This property produces	3.9 tonnes of CO ₂
This property's potential production	1.7 tonnes of CO ₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

► [Do I need to follow these steps in order?](#)

Step 1: Internal or external wall insulation

Typical installation cost £4,000 - £14,000

Typical yearly saving £293

Potential rating after completing step 1

72 C

Step 2: Low energy lighting

Typical installation cost £30

Typical yearly saving £23

Potential rating after completing steps 1 and 2

73 C

Step 3: Heating controls (room thermostat)

Typical installation cost £350 - £450

Typical yearly saving £27

Potential rating after completing steps 1 to 3

74 C

Step 4: Replace boiler with new condensing boiler

Typical installation cost £2,200 - £3,000

Typical yearly saving £108

Potential rating after completing steps 1 to 4

79 C

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

[Speak to an advisor from Nest](#)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: [Nest](#)
- Insulation: [Great British Insulation Scheme](#)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)
- Help from your energy supplier: [Energy Company Obligation](#)

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	Geraint Jones
Telephone	01978 346888
Email	apifor@btinternet.com

Contacting the accreditation scheme

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

Accreditation scheme	Sterling Accreditation Ltd
Assessor's ID	STER400167
Telephone	0161 727 4303
Email	info@sterlingaccreditation.com

About this assessment

Assessor's declaration	No related party
Date of assessment	7 February 2016
Date of certificate	7 February 2016
Type of assessment	► RdSAP

Other certificates for this property

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Energy performance certificate (EPC)

Vernon House
37-41 Rhosddu Road
WREXHAM
LL11 2NS

Energy rating

E

Valid until: 23 February 2035

Certificate number: 7832-0823-7525-5449-5118

Property type

Offices and Workshop Businesses

Total floor area

97 square metres

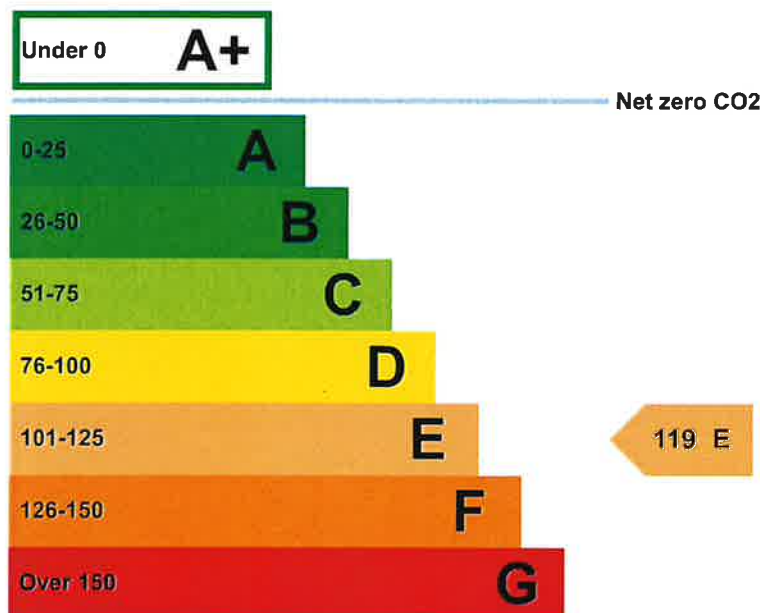
Rules on letting this property

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Energy rating and score

This property's 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

24 A

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)	51.95
Primary energy use (kWh/m ² per year)	322

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6741-4417-3765-3485-8681\)](#).

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	Jacinta Walton
Telephone	07791529405
Email	jacinta@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/022049
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

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

Date of assessment

11 February 2025

Date of certificate

24 February 2025

Other certificates for this property

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Energy performance certificate (EPC) recommendation report

Vernon House
37-41 Rhosddu Road
WREXHAM
LL11 2NS

Report number
6741-4417-3765-3485-8681

Valid until
23 February 2035

Energy rating and EPC

This property's energy rating is E.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/7832-0823-7525-5449-5118\)](#).

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Consider replacing heating boiler plant with high efficiency type.	High
Add optimum start/stop to the heating system.	Medium
Some walls have uninsulated cavities - introduce cavity wall insulation.	High
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
Some windows have high U-values - consider installing secondary glazing.	High
Add local temperature control to the heating system.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add local time control to heating system.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	High
Consider replacing heating boiler plant with a condensing type.	High
Consider switching from gas to biomass.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	High
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	High

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

Property and report details

Report issued on	24 February 2025
Total useful floor area	97 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Elmhurst Energy Systems Ltd, SBEM Online, v6.02, SBEM, v6.1.e.1

Assessor's details

Assessor's name	Jacinta Walton
Telephone	07791529405
Email	jacinta@idea-ingham.co.uk
Employer's name	IDEA Ingham Energy Ltd
Employer's address	Bank House, Longden, Shrewsbury, Shropshire, SY5 8ES
Assessor ID	EES/022049
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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