

# Energy performance certificate (EPC)

Park Lodge 4-6 Rhosddu Road WREXHAM LL11 1NF	Energy rating <b>E</b>	Valid until:	7 April 2035
		Certificate number:	5919-7228-1343-3785-6660
Property type		Offices and Workshop Businesses	
Total floor area		292 square metres	

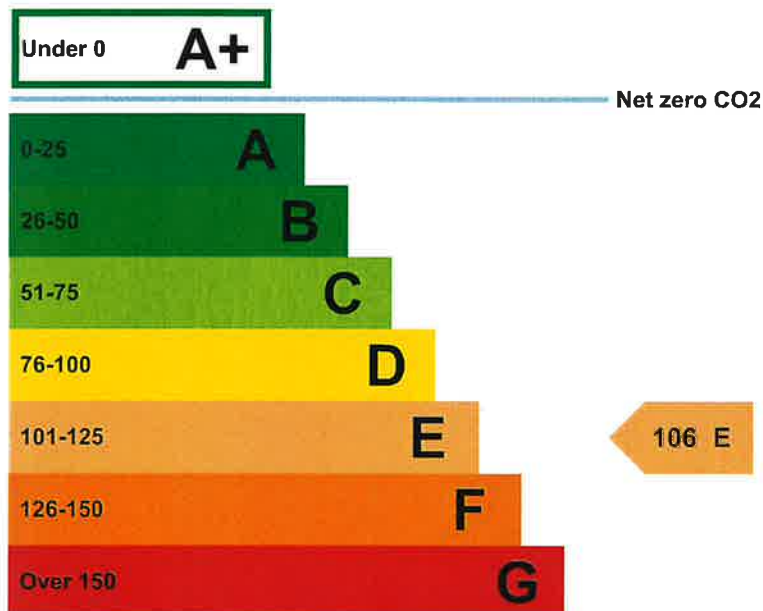
## Rules on letting this property

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 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

27 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)	38.5
Primary energy use (kWh/m <sup>2</sup> per year)	229

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8907-7437-1758-6522-5051\)](#).

## 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	<a href="mailto:sebastian@idea-ingham.co.uk">sebastian@idea-ingham.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/022597
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### 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

7 April 2025

Date of certificate

8 April 2025

## 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](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 certificates for this property.

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

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5) [Service performance \(/service-performance\)](#)

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# Energy performance certificate (EPC) recommendation report

Park Lodge  
4-6 Rhosddu Road  
WREXHAM  
LL11 1NF

Report number  
**8907-7437-1758-6522-5051**

Valid until  
**7 April 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 \(/energy-certificate/5919-7228-1343-3785-6660\)](#).

## Recommendations

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

Recommendation	Potential impact on carbon emissions
Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.	Low
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Add optimum start/stop to the heating system.	Medium
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

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

Recommendation	Potential impact on carbon emissions
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Add local time control to heating system.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low
Consider switching from gas to biomass.	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

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

Recommendation	Potential impact on carbon emissions
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Some floors are poorly insulated - introduce and/or improve insulation. Add insulation to the exposed surfaces of floors adjacent to underground, unheated spaces or exterior.	Medium
Consider installing solar water heating.	Low

Recommendation	Potential impact on carbon emissions
Install more efficient water heater.	Medium
Consider installing PV.	Low

## Property and report details

Report issued on	8 April 2025
Total useful floor area	292 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	<a href="mailto:sebastian@idea-ingham.co.uk">sebastian@idea-ingham.co.uk</a>
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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