

Energy performance certificate (EPC)

Unit 3 Miners Road Llay Industrial Estate Llay WREXHAM LL12 0PJ	Energy rating E	Valid until:	7 June 2033
		Certificate number:	2447-4281- 3844-2315- 6161

Property type Offices and Workshop
Businesses

Total floor area 284 square metres

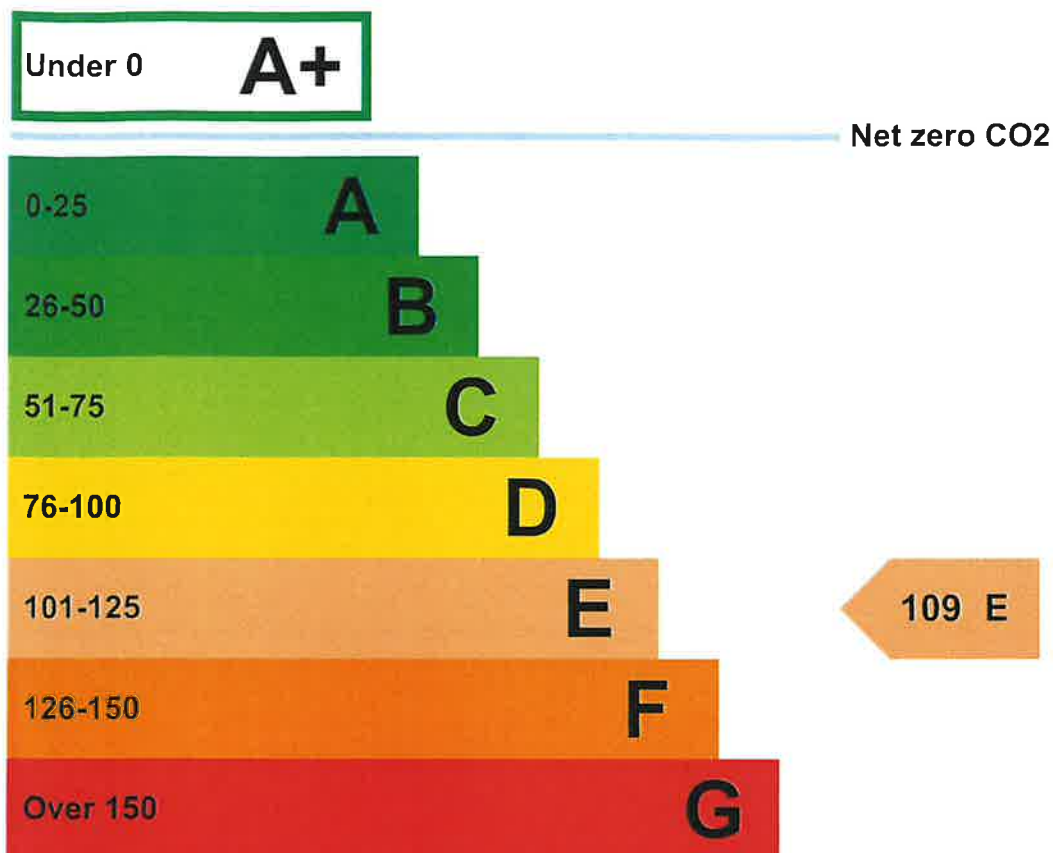
Rules on letting this property

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

29 B

If typical of the existing stock

135 F

Breakdown of this property's energy performance

Main heating fuel

Oil

Building environment

Heating and Natural Ventilation

Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	35.03
Primary energy use (kWh/m ² per year)	186

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3836-6319-5454-3027-7169\)](/energy-certificate/3836-6319-5454-3027-7169).

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	Stephen Allen
Telephone	07806 935 494
Email	steve.allen.nrg@outlook.com

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/007969
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	NRG Surveyors Ltd
Employer address	19 Clarence Avenue, Chester CH3 5JP
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	7 June 2023
Date of certificate	8 June 2023

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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[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

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Energy performance certificate (EPC) recommendation report

Unit 3 Miners Road Llay Industrial Estate Llay WREXHAM LL12 0PJ	Report number 3836-6319-5454-3027-7169
	Valid until 7 June 2033

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 \(/energy-certificate/2447-4281-3844-2315-6161\)](#).

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Consider switching from oil or LPG to natural gas.	High
Add optimum start/stop to the heating system.	Medium
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Recommendation	Potential impact on carbon emissions
Consider replacing heating boiler plant with a condensing type.	High
Consider switching from oil or LPG to biomass.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Consider installing an air source heat pump.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Consider installing a ground source heat pump.	Medium
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	8 June 2023
Total useful floor area	284 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISBEM Ltd, G-ISBEM, v25.3, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Stephen Allen
Telephone	07806 935 494
Email	steve.allen.nrg@outlook.com
Employer's name	NRG Surveyors Ltd
Employer's address	19 Clarence Avenue, Chester CH3 5JP

Assessor ID	EES/007969
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 or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

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