

Energy performance certificate (EPC)

24 Abbotsbury Road
MORDEN
SM4 5LQ

Energy rating
B

Valid until:10 September 2033

Certificate number:9896-9721-0671-5160-0634

Property type	Retail/Financial and Professional Services
Total floor area	60 square metres

Rules on letting this property

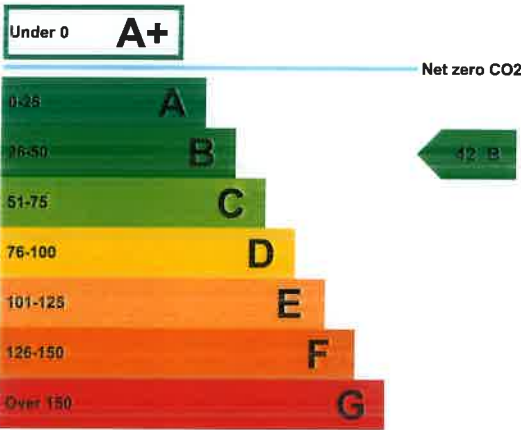
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

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	5 A
If typical of the existing stock	20 A

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	18.24
Primary energy use (kWh/m ² per year)	190

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7145-7129-7617-8653-1203\)](#).

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	Jonathan Parkes
Telephone	01922 898171
Email	jonathan@midlandassessenergy.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/005659
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Midland Assess Energy
Employer address	7 Stanley Place, Rushall, Walsall, WS4 1EL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	16 August 2023
Date of certificate	11 September 2023

Energy performance certificate (EPC) recommendation report

24 Abbotsbury Road
MORDEN
SM4 5LQ

Report number
7145-7129-7617-8653-1203

Valid until
10 September 2033

Energy rating and EPC

This property's energy rating is B.

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

Recommendations

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
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
Consider installing an air source heat pump.	High

Property and report details

Report issued on	11 September 2023
Total useful floor area	60 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Property Tectonics Ltd, Lifespan SBEM, v6.1.c.0, SBEM, v6.1.c.0

Assessor’s details

Assessor’s name	Jonathan Parkes
Telephone	01922 898171
Email	jonathan@midlandassessenergy.co.uk
Employer’s name	Midland Assess Energy
Employer’s address	7 Stanley Place, Rushall, Walsall, WS4 1EL
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Accreditation scheme	Elmhurst Energy Systems Ltd