

Energy performance certificate (EPC)

Foxglove Antiques
20 St Mary Street
CHEPSTOW
NP16 5EW

Energy rating

D

Valid until:

19 September 2034

Certificate number:

1670-9357-5455-6294-2126

Property type

Retail/Financial and Professional Services

Total floor area

58 square metres

Rules on letting this property

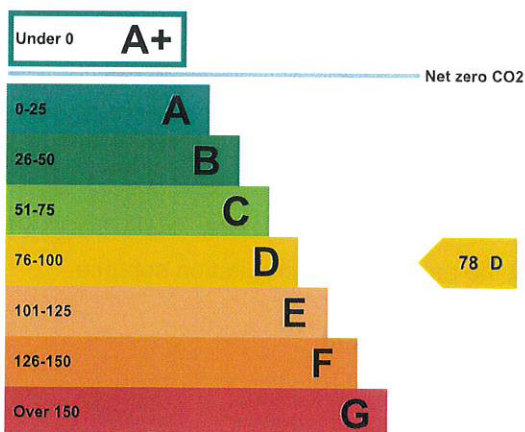
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is 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

28 B

If typical of the existing stock

128 F

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)	31.95
Primary energy use (kWh/m ² per year)	333

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2751-9186-1371-4059-7590\)](#).

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	Michael Heinemans
Telephone	01275 878257
Email	mhmmb@yahoo.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/007463
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	CEA 4U
Employer address	46 Woodington Road, Clevedon, North Somerset, BS21 5LB
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	12 September 2024
Date of certificate	20 September 2024

Energy performance certificate (EPC) recommendation report

Foxglove Antiques
20 St Mary Street
CHEPSTOW
NP16 5EW

Report number
2751-9186-1371-4059-7590

Valid until
19 September 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.

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
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
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
Some windows have high U-values - consider installing secondary glazing.	Medium
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
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
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

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Roof is poorly insulated. Install or improve insulation of roof.	Medium

Property and report details

Report issued on	20 September 2024
Total useful floor area	58 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	Michael Heinemans
Telephone	01275 878257
Email	mhmmb@yahoo.co.uk
Employer's name	CEA 4U
Employer's address	46 Woodington Road, Clevedon, North Somerset, BS21 5LB
Assessor ID	EES/007463
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Accreditation scheme	Elmhurst Energy Systems Ltd
