

# Energy performance certificate (EPC)

13 Dudley Street  
SEDGLEY  
DY3 1SA

Energy  
rating

C

Valid until: 18 December  
2035

Certificate  
number: 0788-6389-  
3960-8000-  
8871

Property type

Retail/Financial and  
Professional Services

Total floor area

59 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.

Under 0

**A+**

Net zero CO2

0-25

**A**

26-50

**B**

51-75

**C**

66 **C**

76-100

**D**

101-125

**E**

126-150

**F**

Over 150

**G**

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

4 **A**

If typical of the existing stock

18 **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 <sub>2</sub> /m <sup>2</sup> per year)	28.89
Primary energy use (kWh/m <sup>2</sup> per year)	301

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9871-3570-1323-3300-5978\)](/energy-certificate/9871-3570-1323-3300-5978).

## 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	Ian Barnhurst
Telephone	07836 796 149
Email	<a href="mailto:ian@compliancewestmidlands.co.uk">ian@compliancewestmidlands.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/001867
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>



# About this assessment

Employer

Employer address

Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	17 December 2025
Date of certificate	19 December 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.



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

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