

Energy performance certificate (EPC)

4 Kingsway WOLLASTON DY8 4SP	Energy rating	Valid until:	7 February 2036
	C	Certificate number:	6372-4523-4466-9960-9077

Property type	Retail/Financial and Professional Services
Total floor area	30 square metres

Rules on letting this property

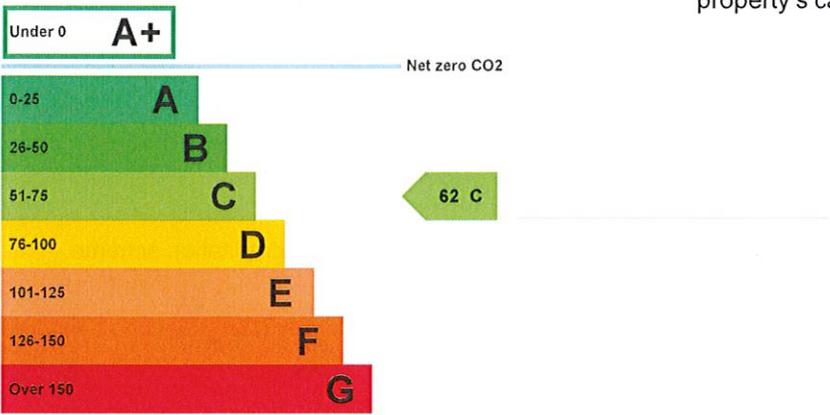
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

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	7 A
If typical of the existing stock	29 B

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)	33.15
Primary energy use (kWh/m ² per year)	343

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8491-2421-8221-8361-3925\)](#).

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	ian@compliancewestmidlands.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/001867
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	
Employer address	
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	3 February 2026
Date of certificate	8 February 2026

Energy performance certificate (EPC) recommendation report

4 Kingsway
WOLLASTON
DY8 4SP

Report number
8491-2421-8221-8361-3925

Valid until
7 February 2036

Energy rating and EPC

This property's energy rating is C.

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

Recommendations

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

Property and report details

Report issued on	8 February 2026
Total useful floor area	30 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	Ian Barnhurst
Telephone	07836 796 149
Email	ian@compliancewestmidlands.co.uk
Employer's name	
Employer's address	
Assessor ID	EES/001867
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd