

Energy performance certificate (EPC)

The Commercial Buildings
Whittington Road
OSWESTRY
SY11 1HY

Energy rating

D

Valid until:

9 May 2033

Certificate number:

1879-6424-8484-3374-5680

Property type

General Industrial and Special Industrial Groups

Total floor area

155 square metres

Rules on letting this property

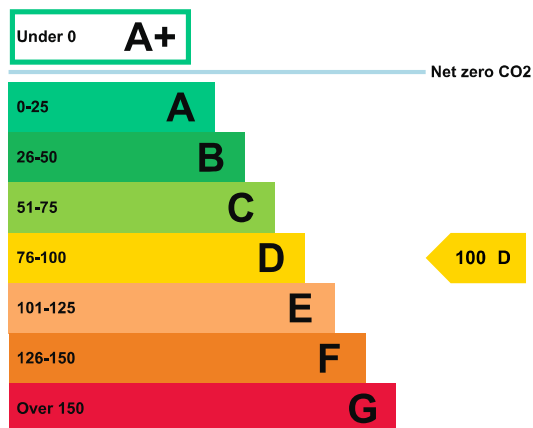
Properties can be let if they have an energy rating from A+ to E.

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

0 A

If typical of the existing stock

103 E

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)	17.33
Primary energy use (kWh/m ² per year)	185

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3363-4759-8295-8922-3290\)](/energy-certificate/3363-4759-8295-8922-3290).

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	Ieuan Stevens
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Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO002630
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Dragon Energy
Employer address	31 Cae Crwn, Machynlleth, SY20 8HG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	28 April 2023
Date of certificate	10 May 2023

Energy performance certificate (EPC) recommendation report

The Commercial Buildings
Whittington Road
OSWESTRY
SY11 1HY

Report number
3363-4759-8295-8922-3290

Valid until
9 May 2033

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.	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

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
Consider installing building mounted wind turbine(s).	Low
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium

Property and report details

Report issued on	10 May 2023
Total useful floor area	155 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.d, SBEM, v6.1.d.0

Assessor's details

Assessor's name	Ieuan Stevens
Employer's name	Dragon Energy
Employer's address	31 Cae Crwn, Machynlleth, SY20 8HG
Assessor ID	STRO002630
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification Ltd
