

Energy performance certificate (EPC)

10, Argyle Street WREXHAM LL11 1BA	Energy rating D	Valid until: 26 May 2027
		Certificate number: 9260-3095-0139-0000-5795

Property type A1/A2 Retail and Financial/Professional services

Total floor area 49 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).

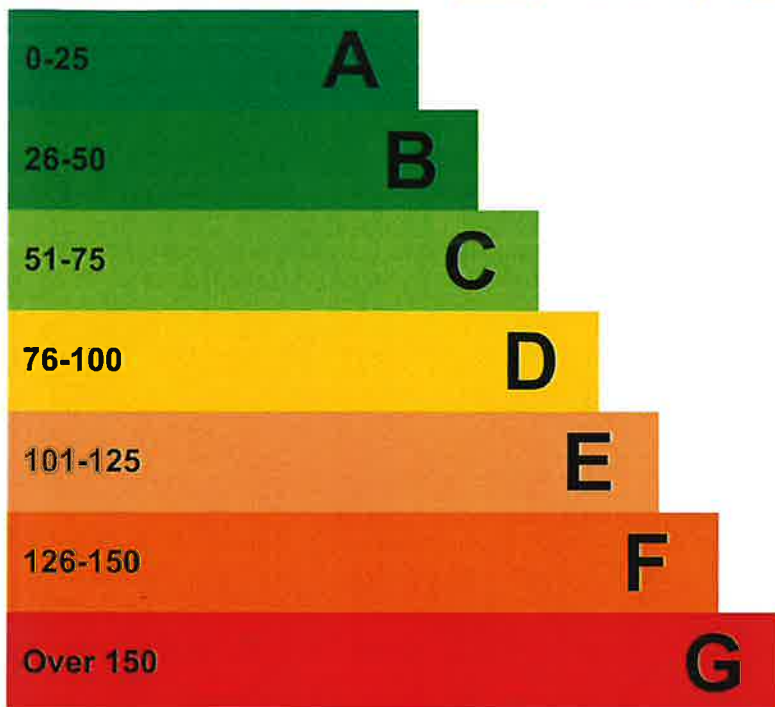
Energy rating and score

This property's energy rating is D.

Under 0

A+

Net zero CO2



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



If typical of the existing stock



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 (kgCO₂/m² per year)	142.69
Primary energy use (kWh/m² per year)	844

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0520-0043-6199-0995-7006\)](/energy-certificate/0520-0043-6199-0995-7006).

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	Nicholas Parrott
Telephone	01691 718960
Email	epc@parrotts.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/015538
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Parrotts Energy Services
Employer address	Trearddur, Tyn Dwr Road, Llangollen, LL20 8AR
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	15 May 2017
Date of certificate	27 May 2017

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 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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Energy performance certificate (EPC) recommendation report

10, Argyle Street
WREXHAM
LL11 1BA

Report number
0520-0043-6199-0995-7006

Valid until
26 May 2027

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 \(/energy-certificate/9260-3095-0139-0000-5795\)](#).

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
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

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
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Recommendation	Potential impact on carbon emissions
The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.	Low

Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
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Some windows have high U-values - consider installing secondary glazing.	Medium
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Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
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Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
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Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
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Consider installing an air source heat pump.	High
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Consider installing a ground source heat pump.	High
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Consider installing building mounted wind turbine(s).	Low
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Property and report details

Report issued on	27 May 2017
Total useful floor area	49 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISBEM Ltd, G-ISBEM, v20.0, SBEM, v5.3.a.0

Assessor's details

Assessor's name	Nicholas Parrott
Telephone	01691 718960
Email	epc@parrotts.co.uk
Employer's name	Parrotts Energy Services

Employer's address	Trearddur, Tyn Dwr Road, Llangollen, LL20 8AR
Assessor ID	EES/015538
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

Other reports for this property

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