

Energy performance certificate (EPC)

Dallow House
12b Dallow Street
BURTON UPON TRENT
DE14 2PG

Energy rating

D

Valid until:

16 January 2032

Certificate
number:

7455-1276-9226-5248-4181

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

190 square metres

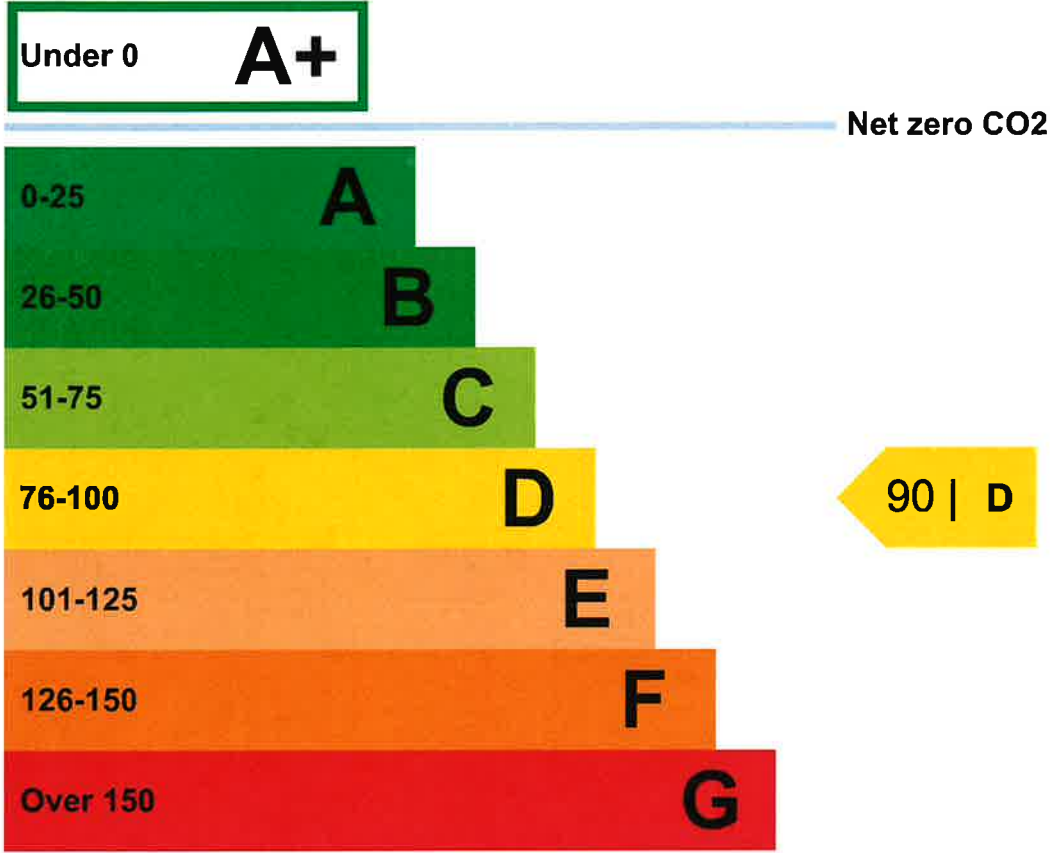
Rules on letting this property

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 efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

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

Air Conditioning

Assessment level

3

Building emission rate (kgCO₂/m² per year)

121.56

Primary energy use (kWh/m² per year)

719

► [What is primary energy use?](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7723-9101-5326-3819-5436\)](/energy-certificate/7723-9101-5326-3819-5436).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name

Colette Boldy

Telephone

07902 412821

Email

colette.boldy2@btinternet.com

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/001611

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details

Employer

Freydan Energy Assessing

Employer address

Assessor's declaration

The assessor is not related to the owner of the property.

Date of assessment

12 January 2022

Date of certificate

17 January 2022

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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

Energy performance certificate (EPC) recommendation report

Dallow House
12b Dallow Street
BURTON UPON TRENT
DE14 2PG

Report number
7723-9101-5326-3819-5436

Valid until
16 January 2032

Energy rating and EPC

This property's current energy rating is D.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/7455-1276-9226-5248-4181\)](#).

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 3 years

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

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Add optimum start/stop to the heating system.	Medium
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
Some windows have high U-values - consider installing secondary glazing.	Medium

Recommendation**Potential
impact**

Add weather compensation controls to heating system.

Medium

Changes that pay for themselves in more than 7 years**Recommendation****Potential
impact**

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

The default chiller efficiency is chosen. It is recommended that the chiller system be investigated to gain an understanding of its efficiency and possible improvements.

Low

Consider installing an air source heat pump.

High

Property and report details**Report issued on**

17 January 2022

Total useful floor area

190 square metres

Building environment

Air Conditioning

Calculation tool

DesignBuilder Software Ltd, DesignBuilder SBEM, v7.0.0, SBEM, v5.6.b.0

Assessor's details**Assessor's name**

Colette Boldy

Telephone

07902 412821

Email

colette.boldy2@btinternet.com

Employer's name

Freydan Energy Assessing

Employer's address**Assessor ID**

EES/001611

Assessor's declaration

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Accreditation scheme

Elmhurst Energy Systems Ltd

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