

# Energy performance certificate (EPC)

36 Gloucester Street  
MALMESBURY  
SN16 0AA

Energy rating

C

Valid until: 5 June 2032

Certificate number: 7706-8669-4335-6814-7217

## Property type

B1 Offices and Workshop businesses

## Total floor area

58 square metres

## Rules on letting this property

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

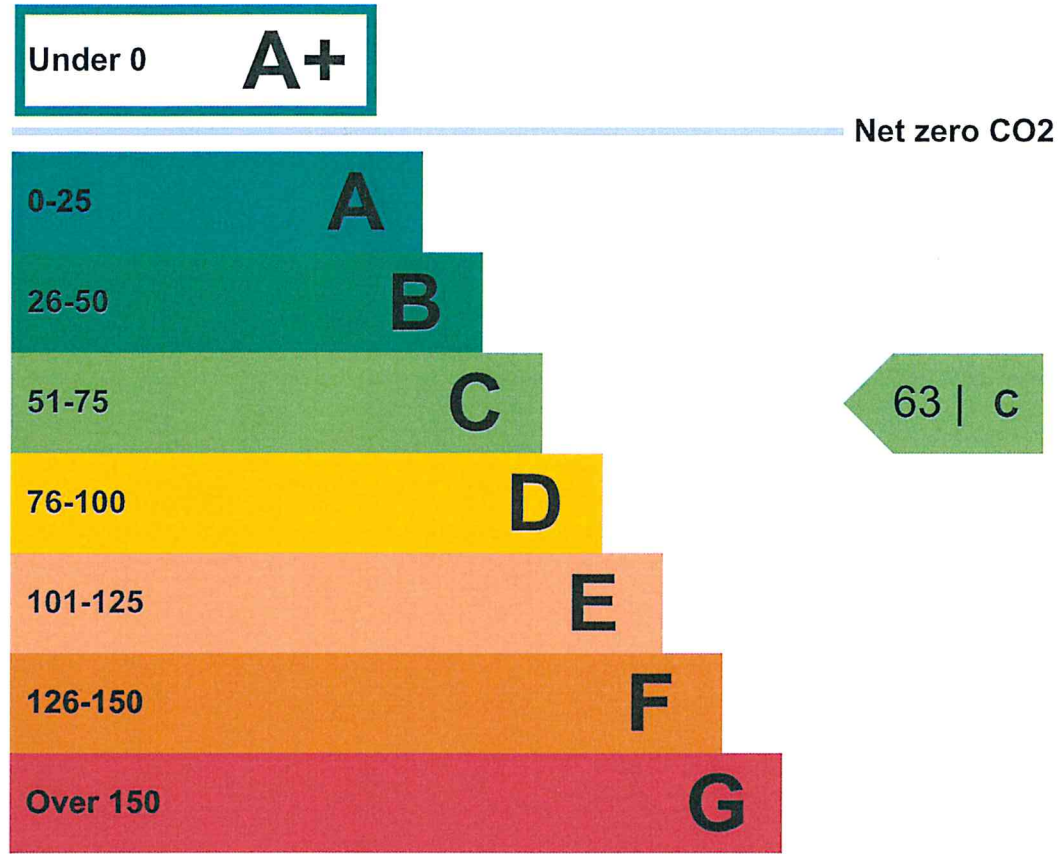
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf) ([https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/824018/Non-Dom\\_Private\\_Rented\\_Property\\_Minimum\\_Standard\\_-\\_Landlord\\_Guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf)).

## Energy efficiency rating for this property

This property's current energy rating is C.



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

Heating and Natural Ventilation

## Assessment level

3

---

## Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

68.04

---

## Primary energy use (kWh/m<sup>2</sup> per year)

402

---

▶ [What is primary energy use?](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7561-7598-3559-0771-0735\)](#).

## 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

Olivia Garran

---

### Telephone

07867 788 037

---

### Email

[3eassessment@gmail.com](mailto:3eassessment@gmail.com)

---

## Accreditation scheme contact details

### Accreditation scheme

Stroma Certification Ltd

---

### Assessor ID

STRO003750

---

### Telephone

0330 124 9660

---

### Email

[certification@stroma.com](mailto:certification@stroma.com)

---

## Assessment details

### Employer

3e Assessment

---

### Employer address

---

### Assessor's declaration

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

---

### Date of assessment

1 June 2022

---

### Date of certificate

6 June 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](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.

# Energy performance certificate (EPC) recommendation report

36 Gloucester Street  
MALMESBURY  
SN16 0AA

Report number  
**7561-7598-3559-0771-0735**

Valid until  
**5 June 2032**

## Energy rating and EPC

This property's current energy rating is C.

For more information on the property's energy performance, [see the EPC for this property](#) ([/energy-certificate/7706-8669-4335-6814-7217](#)).

## 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
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 pay for themselves within 3 to 7 years

Recommendation	Potential impact
Add optimum start/stop to the heating system.	Medium

### Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
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

---

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

**Property and report details****Report issued on**

6 June 2022

---

**Total useful floor area**

58 square metres

---

**Building environment**

Heating and Natural Ventilation

---

**Calculation tool**

DesignBuilder Software Ltd, DesignBuilder SBEM, v6.1.7, SBEM, v5.6.b.0

---

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

Olivia Garran

---

**Telephone**

07867 788 037

---

**Email**

[3eassessment@gmail.com](mailto:3eassessment@gmail.com)

---

**Employer's name**

3e Assessment

---

**Employer's address**

---

**Assessor ID**

STRO003750

---

## Assessor's declaration

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

---

## Accreditation scheme

Stroma Certification Ltd

---

## Other reports for this property

If you are aware of previous reports for this property and they are not listed here, please contact us at [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748.

There are no related reports for this property.