

# EPC

Commercial Energy Performance Certificate

**The Bed Shop  
14 Market Street  
Haverfordwest  
Pembrokeshire  
SA61 1NH**



**bullock**  
consulting • certification

## consulting

- Building Services Design
- Energy & Water Audits
- Renewable Energy Design & Advice
- Code for Sustainable Homes Calculations
- BREEAM Calculations

## certification

- SAP
- SBEM
- Code for Sustainable Homes
- Energy Performance Certificates
- Display Energy Certificates
- Dynamic Thermal Modelling

efficiency by design

[www.bullockconsulting.co.uk](http://www.bullockconsulting.co.uk)



# EPC

Commercial Energy Performance Certificate

**The Bed Shop  
14 Market Street  
Haverfordwest  
Pembrokeshire  
SA61 1NH**

July 2021

Job Number:- **CEPC210373**

**Bullock Consulting Engineers are members of the C.I.B.S.E Low Carbon Consultants register.**

CIBSE registered Low Carbon Consultants have the expertise and qualification to provide services relating to Part L. This new register developed by CIBSE and supported by the Carbon Trust trains and examines professionals in the construction industry to design and operate to Part L standards and beyond.

LCCs use robust and auditable checking methods to ensure compliance under Part L and beyond and cover all five criteria in the approved documents, not just the national calculation method in isolation.

As a Building Control Officer you can accept information from a Low Carbon Consultant with confidence in its accuracy because:

They have passed a rigorous examination covering the requirements of Part L of the Building Regulations

- They use specific auditable checking procedures to establish Part L compliance
- Their work will be monitored by CIBSE
- They have signed and operate to a code of conduct that requires them to work only within their sphere of professional competence
- They are undertaking further training as a condition of remaining on the Register

# Energy performance certificate (EPC)

THE BED SHOP  
14 MARKET STREET  
HAVERFORDWEST  
SA61 1NH

Energy rating

C

Valid until: 30 June 2031

Certificate number: 1063-1214-9367-3485-2056

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

232 square metres

## Rules on letting this property

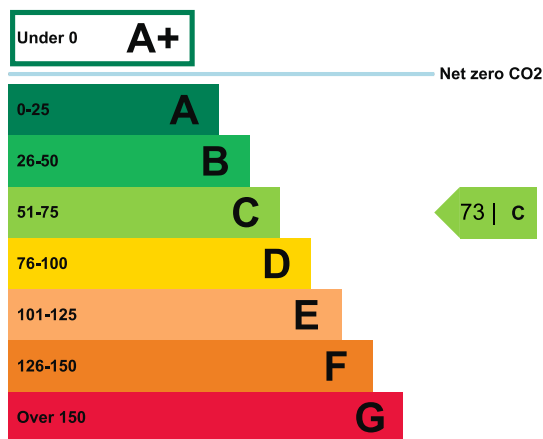
Properties can be let if they have an energy rating from A+ to E.

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.

## Energy efficiency rating for this property

This property's current energy rating is C.



Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

20 | A

If typical of the existing stock

67 | C

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

## 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)	104.9
Primary energy use (kWh/m <sup>2</sup> per year)	621

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1189-5634-2165-6031-8922\)](/energy-certificate/1189-5634-2165-6031-8922).

## 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	Paul Bullock
Telephone	01646 689289
Email	<a href="mailto:paul@bullockconsulting.co.uk">paul@bullockconsulting.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO003003
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### Assessment details

Employer	Bullock Consulting LTD
Employer address	Bridge Innovation centre, Pembroke Dock, SA72 6UN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	7 June 2021
Date of certificate	1 July 2021

---

## Energy performance certificate (EPC) recommendation report

THE BED SHOP  
14 MARKET STREET  
HAVERFORDWEST  
SA61 1NH

Report number  
**1189-5634-2165-6031-8922**

Valid until  
**30 June 2031**

---

### 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.

---

## 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

<b>Recommendation</b>	<b>Potential impact</b>
Add time control to heating system.	Medium

### Changes that pay for themselves within 3 to 7 years

<b>Recommendation</b>	<b>Potential impact</b>
Add optimum start/stop to the heating system.	Medium
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium

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

<b>Recommendation</b>	<b>Potential impact</b>
Add local time control 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
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High

---

## Property and report details

Report issued on	1 July 2021
Total useful floor area	232 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	IES Ltd, Virtual Environment, v7.0.13, SBEM, v5.6.b.0

## Assessor's details

Assessor's name	Paul Bullock
Telephone	01646 689289
Email	<a href="mailto:paul@bullockconsulting.co.uk">paul@bullockconsulting.co.uk</a>
Employer's name	Bullock Consulting LTD
Employer's address	Bridge Innovation centre, Pembroke Dock, SA72 6UN
Assessor ID	STRO003003
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification Ltd