

Commercial EPC

Commercial Energy Performance Certificate

**Pier House
Pier Road
Pembroke Dock
Pembrokeshire
SA72 6TR**



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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

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**Pier House
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SA72 6TR**

February 2023

Job Number:- CEPC230451

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)

Pier House
Pier Road
PEMBROKE DOCK
SA72 6TR

Energy rating

E

Valid until: 9 March 2033

Certificate number: 0201-8127-7735-7821-3401

Property type

B1 Offices and Workshop businesses

Total floor area

917 square metres

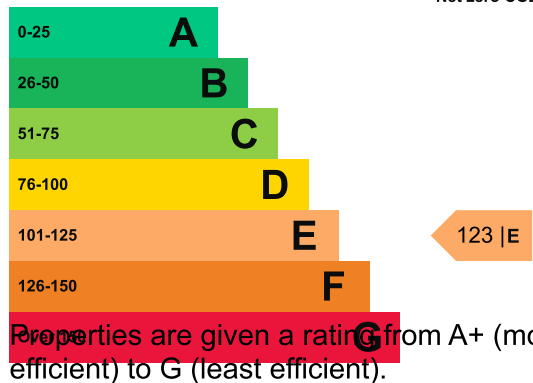
Rules on letting this property

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

Energy efficiency rating for this property

Under 0 **A+** s current energy rating is E.

Net zero CO2



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

21 |

If typical of the existing stock

70 |

Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO2/m2 per year)

82.03

Primary energy use (kWh/m2 per year)

472

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7595-9055-8312-3404-0890\)](#).

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	paul@bullockconsulting.co.uk

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO003003
Telephone	0330 124 9660
Email	certification@stroma.com

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	3 March 2023
Date of certificate	10 March 2023

Energy performance certificate (EPC) recommendation report

Pier House
Pier Road
PEMBROKE DOCK
SA72 6TR

Report number
7595-9055-8312-3404-0890

Valid until
9 March 2033

Energy rating and EPC

This property's current energy rating is E.

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

Recommendation	Potential impact
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Medium
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 heating boiler plant with high efficiency type.	High

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.	High
Some walls have uninsulated cavities - introduce cavity wall insulation.	High
Some windows have high U-values - consider installing secondary glazing.	High
Add weather compensation controls to heating system.	Medium

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Add local time control to heating system.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	High
Consider replacing heating boiler plant with a condensing type.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	High
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	High

Property and report details

Report issued on	10 March 2023
Total useful floor area	917 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	IES Ltd, Virtual Environment, v7.0.19, SBEM, v5.6.b.0

Assessor's details

Assessor's name	Paul Bullock
Telephone	01646 689289
Email	paul@bullockconsulting.co.uk
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
