

# Energy performance certificate (EPC)

21 Jaunty Way SHEFFIELD S12 3DZ	Energy rating <b>B</b>	Valid until: 16 November 2032
		Certificate number: 4396-9097-9164-2250-9783

**Property type**  
Retail/Financial and Professional Services

**Total floor area**  
46 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 B.

Under 0

**A+**

Net zero CO2

0-25

**A**

26-50

**B**

48 **B**

51-75

**C**

76-100

**D**

101-125

**E**

126-150

**F**

Over 150

**G**

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

1 **A**

#### If typical of the existing stock

4 **A**

### 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)

18.84

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

198

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9856-1841-2869-5413-8306\)](/energy-certificate/9856-1841-2869-5413-8306).

## 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

Danny Hopkinson

### Telephone

0203 397 8220

### Email

[hello@propcert.co.uk](mailto:hello@propcert.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

Quidos Limited

### Assessor's ID

QUID205969

### Telephone

01225 667 570

## Email

[info@quidos.co.uk](mailto:info@quidos.co.uk)

## About this assessment

### Employer

Homes Property & Energy Assessments

### Employer address

8 Knowleston Place, Matlock, DE4 3BU

### Assessor's declaration

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

### Date of assessment

17 November 2022

### Date of certificate

17 November 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 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

**Payment Instruction Summary**

Paid Out From

Rent Account

Total Amount Paid Out

£2,158.00

Payment Description

Suppliers paid on 19/06/2023

Payment Type

Automated Banking

Name	Account In The Name Of	Sort Code	Account Number	Reference Number	Beneficiary ID	Payment Amount
Horizon Inventories ()	Horizon Inventories	110023	13088964			£72.00
Mr Ryan (All Aspects Building & Maintenance Ltd)						£230.00
. (Landlord Property Services Ltd)	Landlord Property Services Ltd	087199	59571156			£732.00
Mr Matthew Smith (Matthew Smith)	Matt Smith	40-18-00	60068683			£890.00
Miss Jo Hudson (Property Search Group - Rotherham)	PSG	09-01-29	18054042			£54.00
Paul Robinson (Robinson Cobblers)	Earl Robinson Ltd	236972	20210740		.	£180.00

Payment Instruction Summary

Paid Out From

Payment Description

Rent Account

Suppliers paid on 19/06/2023

Total Amount Paid Out

Payment Type

£205.00

Automated Banking

Name	Account In The Name Of	Sort Code	Account Number	Reference Number	Beneficiary ID	Payment Amount
Ms Rachel Booth						£205.00

# Energy performance certificate (EPC) recommendation report

21 Jaunty Way  
SHEFFIELD  
S12 3DZ

Report number  
**9856-1841-2869-5413-8306**

Valid until  
**16 November 2032**

## Energy rating and EPC

This property's current energy rating is B.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/4396-9097-9164-2250-9783\)](#).

## 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.	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

## 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

## 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

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

17 November 2022

### Total useful floor area

46 square metres

## Building environment

Heating and Natural Ventilation

## Calculation tool

Property Tectonics Ltd, Lifespan SBEM, v6.1.c.0, SBEM, v6.1.c.0

## Assessor's details

### Assessor's name

Danny Hopkinson

### Telephone

0203 397 8220

### Email

[hello@propcert.co.uk](mailto:hello@propcert.co.uk)

### Employer's name

Homes Property & Energy Assessments

### Employer's address



8 Knowleston Place, Matlock, DE4 3BU

## Assessor ID

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