

## Find an energy certificate (/)

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# Energy performance certificate (EPC)

Library 62 High Street MUCH WENLOCK TF13 6AE	Energy rating <b>D</b>	Valid until: <b>27 June 2035</b>
		Certificate number: <b>4738-7299- 5827-5833- 3980</b>

**Property type**

Retail/Financial and  
Professional Services

**Total floor area**

49 square metres

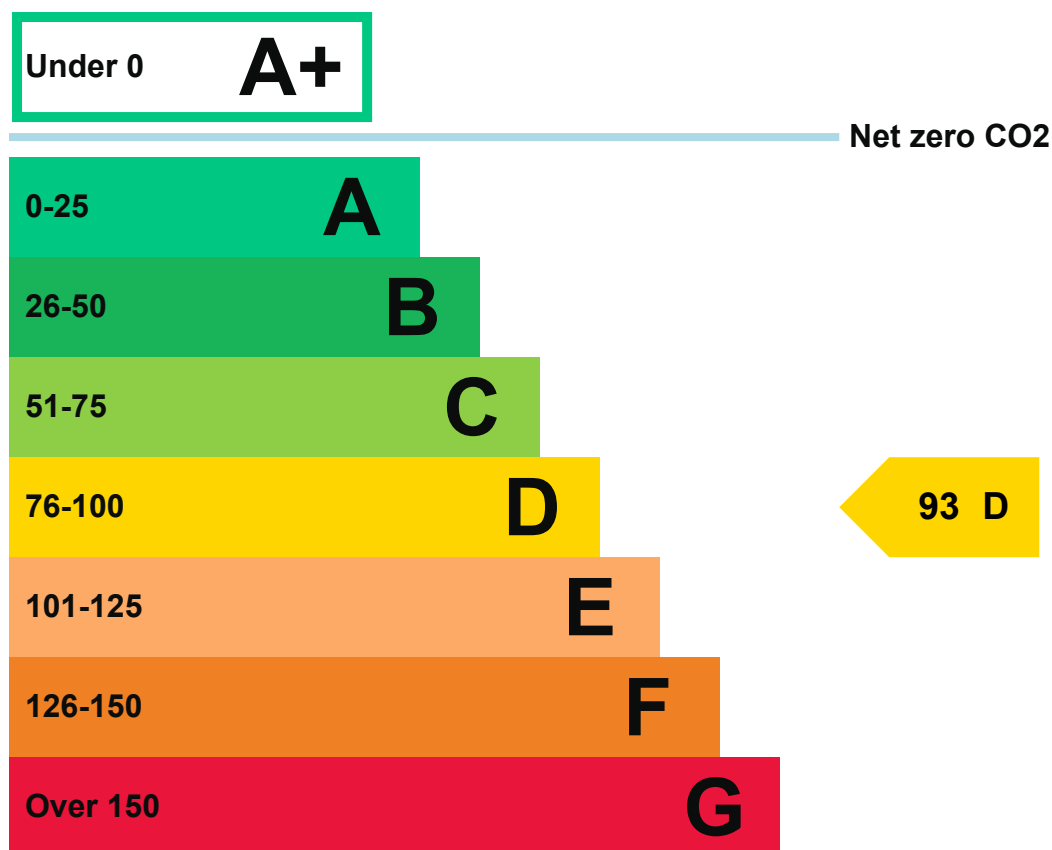
## Rules on letting this property

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 rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

11 A

If typical of the existing stock

42 B

## 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)	55.17
Primary energy use (kWh/m <sup>2</sup> per year)	576

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2228-3375-3902-6494-8403\)](/energy-certificate/2228-3375-3902-6494-8403).

## 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	John W Addison
Telephone	01746761930
Email	<a href="mailto:jaddison63@yahoo.co.uk">jaddison63@yahoo.co.uk</a>

### Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/009747
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

## About this assessment

Employer	Inspection Solutions
Employer address	14, Richmond Gardens, Bridgnorth, WV16 4HP
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	19 June 2025
Date of certificate	28 June 2025

## 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 [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



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# Energy performance certificate (EPC) recommendation report

Library 62 High Street MUCH WENLOCK TF13 6AE	Report number 2228-3375-3902-6494-8403
	Valid until 27 June 2035

## Energy rating and EPC

This property’s energy rating is D.

For more information on the property’s energy performance, [see the EPC for this property \(/energy-certificate/4738-7299-5827-5833-3980\)](#).

## Recommendations

### Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Consider installing an air source heat pump.	High

### Additional recommendations

Recommendation	Potential impact on carbon emissions
Replace tungsten GLS spotlights with low-voltage tungsten halogen: Payback period dependent on hours of use.	High

Recommendation	Potential impact on carbon emissions
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	High
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	High
Insert Recommendation here	Low

## Property and report details

Report issued on	28 June 2025
Total useful floor area	49 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.0

## Assessor's details

Assessor's name	John W Addison
Telephone	01746761930
Email	<a href="mailto:jaddison63@yahoo.co.uk">jaddison63@yahoo.co.uk</a>
Employer's name	Inspection Solutions
Employer's address	14, Richmond Gardens, Bridgnorth, WV16 4HP
Assessor ID	EES/009747
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

## Other reports for this property

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