

Oakleigh House and Nursery, 38 Penlan Crescent, Uplands,  
Swansea

Commercial EPC

For

B2P Land and Property Consultants  
21<sup>st</sup> July 2025

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Melin Consultants are accredited to provide a range of calculation, assessment and testing services. They are members of CIBSE Low Carbon Consultants.

Melin Consultants fully check all work prior to completion and a robust audit trail exists to demonstrate accountability.

All information within this document is based on evidence provided in the form of drawings and specifications.

CPD (Continual Professional Development) records are kept, and all technical staff are required to complete a minimum 20 hours per year in training activities.

Low Carbon Consultants have the expertise and necessary qualifications to offer advice in a professional capacity on matters relating to Part L of the Building Regulations and sustainability within the construction sector. This document contains the following information:

- Commercial EPC

Project Ref: 607629

Report Date: 21<sup>st</sup> July 2025

Report author: Darren Baker

Function: Senior Consultant

Authorised by: Jamie Best

Function: Director

# Energy performance certificate (EPC)

Oakleigh House School & Nursery 38 Penlan Crescent Uplands Swansea SA2 0RL	Energy rating	Valid until:	20 July 2035
	<b>C</b>	Certificate number:	5007-2485-9632-2741-5337

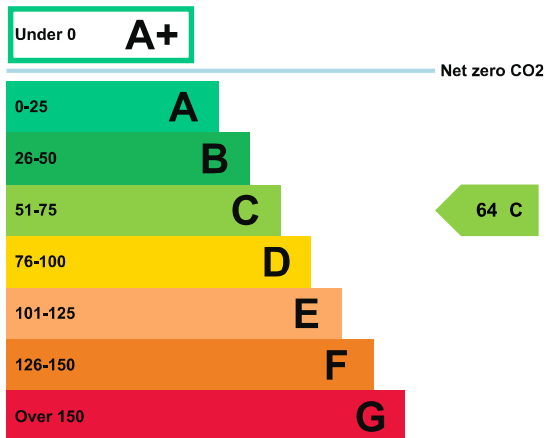
Property type	Non-residential Institutions: Education
Total floor area	1,060 square metres

## Rules on letting this property

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

## Energy rating and score

This property's energy rating is C.



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	<b>28 B</b>
If typical of the existing stock	<b>130 F</b>

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	4
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	23.08
Primary energy use (kWh/m <sup>2</sup> per year)	151

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificates/4529-3744-4179-0053-7599\)](https://energy-certificates.service.gov.uk/energy-certificates/4529-3744-4179-0053-7599).

## 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	Darren Baker
Telephone	0845 094 1593
Email	<a href="mailto:darren@melinconsultants.co.uk">darren@melinconsultants.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	CIBSE Certification Limited
Assessor's ID	LCEA125299
Telephone	020 8772 3649
Email	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

### About this assessment

Employer	Melin Consultants
Employer address	Unit 14, Axis Court, Mallard Way, Swansea. SA7 0AJ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	21 July 2025
Date of certificate	21 July 2025