

# Energy performance certificate (EPC)

9-10 Sheep Street WELLINGBOROUGH NN8 1BL	Energy rating <b>D</b>	Valid until: <b>18 October 2023</b>
		Certificate number: <b>9900-3903-0377-4650-3020</b>

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	330 square metres

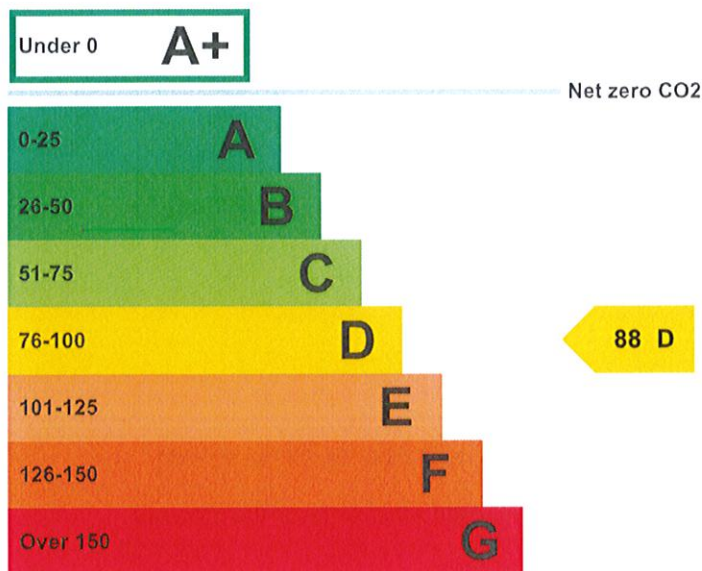
## Rules on letting this property

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 current 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	30 B
If typical of the existing stock	81 D

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
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Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	68.24

#### Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9342-4050-0077-0390-6391\)](#).

#### 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	Malcolm Ward
Telephone	07769 972 331
Email	<a href="mailto:malcolm.ward@macward.plus.com">malcolm.ward@macward.plus.com</a>

### 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	QUID201084
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### About this assessment

Employer	Sole Trader
Employer address	18 Sywell, Northampton. NN6 0BQ Te: 07769 972331
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	16 October 2013
Date of certificate	19 October 2013

#### 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.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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# Energy performance certificate (EPC) recommendation report

9-10 Sheep Street  
WELLINGBOROUGH  
NN8 1BL

Report number  
9342-4050-0077-0390-6391

Valid until  
18 October 2023

## Energy rating and EPC

This property's current energy rating is D.

For more information on the property's energy performance, [see the EPC for this property](#) ([energy-certificate/9900-3903-0377-4650-3020](#)).

## 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 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.	Low
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low
In some spaces, the solar gain limit in criterion 3 of ADL2A 2010 is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

## Changes that pay for themselves in more than 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
The default chiller efficiency is chosen. It is recommended that the chiller system be investigated to gain an understanding of its efficiency and possible improvements.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Consider installing building mounted wind turbine(s).	Low

## Property and report details

Report issued on	19 October 2013
Total useful floor area	330 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v4.1.e, SBEM, v4.1.e.5

## Assessor's details

Assessor's name	Malcolm Ward
Telephone	07769 972 331
Email	<a href="mailto:malcolm.ward@macward.plus.com">malcolm.ward@macward.plus.com</a>
Employer's name	Sole Trader
Employer's address	18 Sywell, Northampton. NN6 0BQ Te: 07769 972331
Assessor ID	QUID201084
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited

#### Other reports for this property

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