

Energy performance certificate (EPC)

1A Vivien Road WELLINGBOROUGH NN8 1JL	Energy rating C	Valid until: 2 February 2033
		Certificate number: 7422-0224-1037-2404-7783

Property type	Retail/Financial and Professional Services
Total floor area	31 square metres

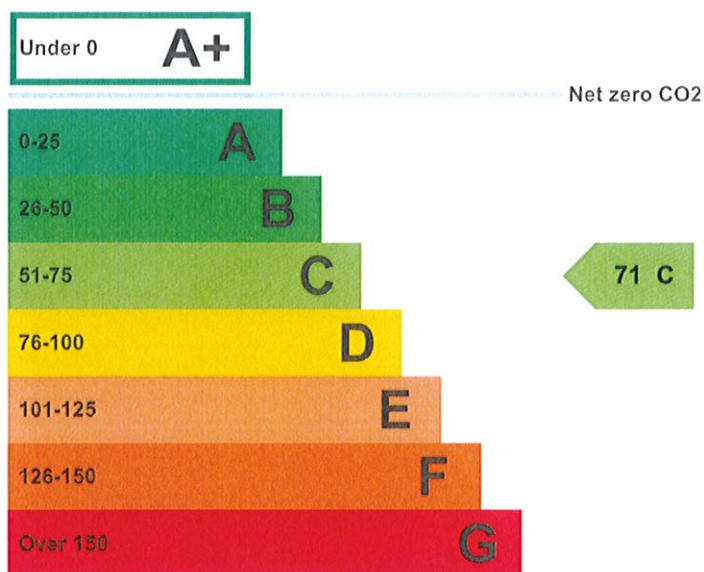
Rules on letting this property

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 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

4 A

If typical of the existing stock

17 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 ₂ /m ² per year)	24.34
Primary energy use (kWh/m ² per year)	258

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0027-7244-4417-4208-2724\)](#).

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	malcolm.ward@macward.plus.com

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	info@quidos.co.uk

About this assessment

Employer	MacKenzie Land Ltd
Employer address	18 Sywell, Northampton, NN6 0BQ TEL; 07769 972331
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	2 February 2023
Date of certificate	3 February 2023

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 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

1A Vivien Road
WELLINGBOROUGH
NN8 1JL

Report number
0027-7244-4417-4208-2724

Valid until
2 February 2033

Energy rating and EPC

This property's current energy rating is C.

For more information on the property's energy performance, [see the EPC for this property \(\(energy-certificate/7422-0224-1037-2404-7783\)\)](#).

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.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
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
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	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
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium

Property and report details

Report issued on	3 February 2023
Total useful floor area	31 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISBEM Ltd, G-ISBEM, v25.2, SBEM, v6.1.d.0

Assessor's details

Assessor's name	Malcolm Ward
Telephone	07769 972 331
Email	malcolm.ward@macward.plus.com

Employer's name	MacKenzie Land Ltd
Employer's address	18 Sywell, Northampton, NN6 0BQ TEL: 07769 972331
Assessor ID	QUID201084
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited

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