

Energy performance certificate (EPC)

44 Cambridge Street WELLINGBOROUGH NN8 1DW	Energy rating D	Valid until: 12 November 2028
		Certificate number: 9124-3089-0489-0390-5401

Property type	A1/A2 Retail and Financial/Professional services
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Total floor area	89 square metres
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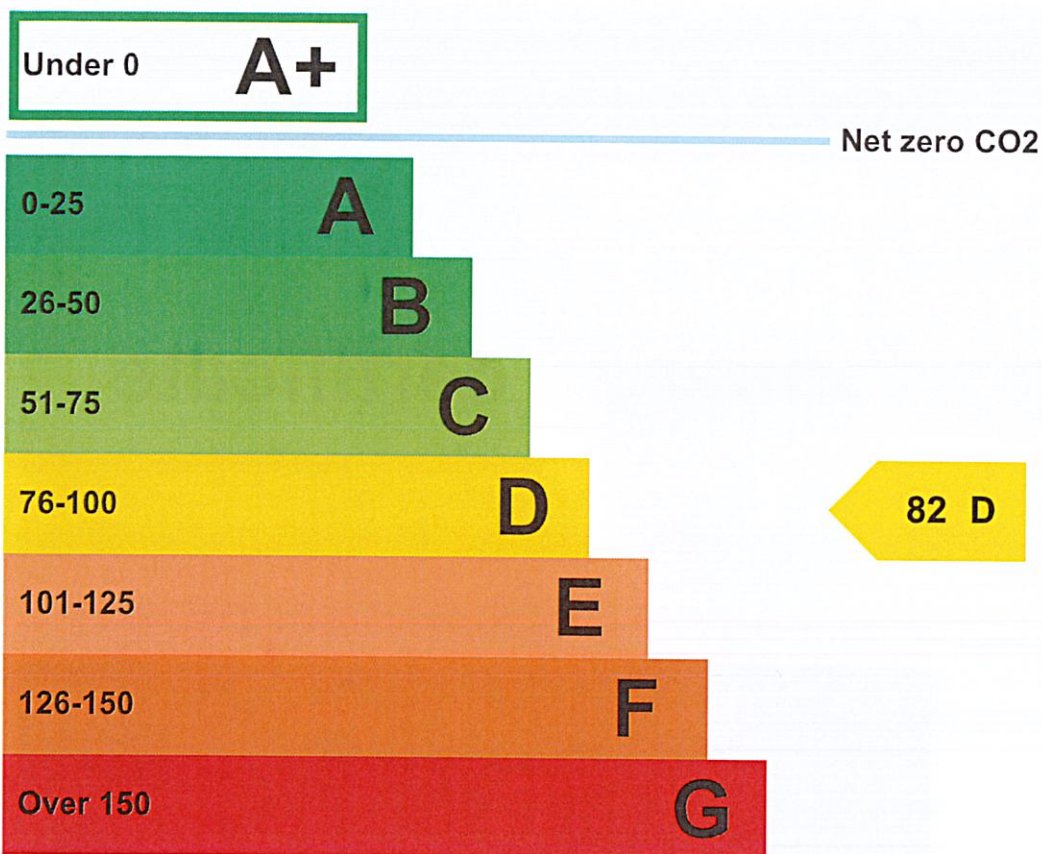
Rules on letting this property

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	24 A
If typical of the existing stock	71 C

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)	116.68
Primary energy use (kWh/m ² per year)	690

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0510-0348-2499-4809-4092\)](/energy-certificate/0510-0348-2499-4809-4092).

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	James Skinner
Telephone	0333 1211201
Email	admin@easyepc.org

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/018726
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Easy EPC
Employer address	12 Albion Street Brighton East Sussex BN2 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	5 November 2018
Date of certificate	13 November 2018

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 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

44 Cambridge Street WELLINGBOROUGH NN8 1DW	Report number 0510-0348-2499-4809-4092
	Valid until 12 November 2028

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 \(/energy-certificate/9124-3089-0489-0390-5401\)](#).

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
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 may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add optimum start/stop to the heating system.	Medium

Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Consider installing an air source heat pump.	High
Consider installing solar water heating.	Low
Install more efficient water heater.	Low
Consider installing PV.	Low

Property and report details

Report issued on	13 November 2018
Total useful floor area	89 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v5.4.0, SBEM, v5.4.b.0

Assessor's details

Assessor's name	James Skinner
Telephone	0333 1211201
Email	admin@easyepc.org
Employer's name	Easy EPC
Employer's address	12 Albion Street Brighton East Sussex BN2 9NE

Assessor ID	EES/018726
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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