

Energy performance certificate (EPC)

48 Market Street WELLINGBOROUGH NN8 1AG	Energy rating F	Valid until: 20 March 2035
		Certificate number: 8850-1427- 1556-5702- 3388

Property type Offices and Workshop
Businesses

Total floor area 905 square metres

Rules on letting this property

! You may not be able to let this property.

This property has an energy rating of F. The landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

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).

Properties can be let if they have an energy rating from A+ to E. The [recommendation report](#) sets out changes you can make to improve the property's rating.

Energy rating and score

This property's energy rating is F.

Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	44.64
Primary energy use (kWh/m ² per year)	364

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6374-3140-7424-3245-7820\)](/energy-certificate/6374-3140-7424-3245-7820).

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 Evans
Telephone	07703112319
Email	john@eversogreen.co.uk

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/012708
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Energy performance certificate (EPC) recommendation report

48 Market Street WELLINGBOROUGH NN8 1AG	Report number 6374-3140-7424-3245-7820
	Valid until 20 March 2035

Energy rating and EPC

This property's energy rating is F.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/8850-1427-1556-5702-3388\)](#).

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
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
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
Add optimum start/stop to the heating system.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
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Assessor's details

Assessor's name	John Evans
Telephone	07703112319
Email	john@eversogreen.co.uk
Employer's name	Ever So Green Ltd
Employer's address	5 Orlingbury Road Great Harrowden NN9 5AF
Assessor ID	EES/012708
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

If you are aware of previous reports 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 reports for this property.



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