

Energy performance certificate (EPC)

8 Market Street WELLINGBOROUGH NN8 1AT	Energy rating C	Valid until: 5 November 2033
		Certificate number: 2863-0852-2849-9727-1128
Property type	Retail/Financial and Professional Services	
Total floor area	928 square metres	

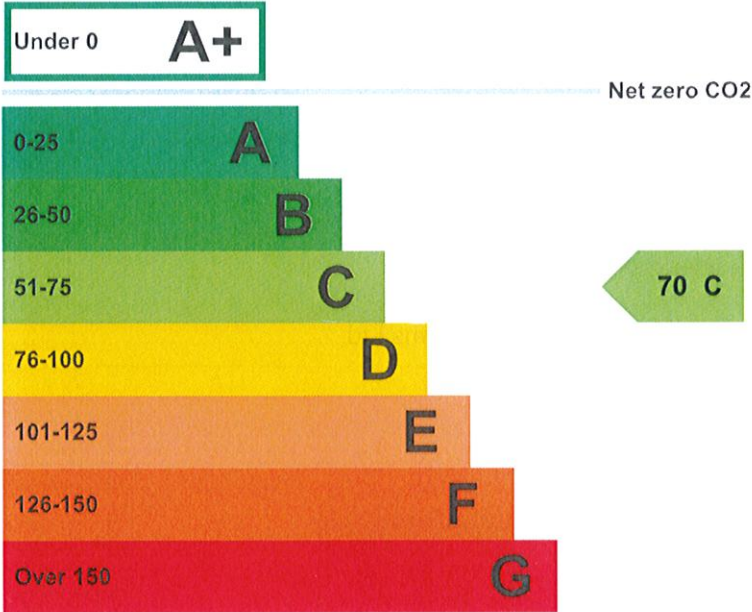
Rules on letting this property

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

11 A

If typical of the existing stock

45 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	4
Building emission rate (kgCO ₂ /m ² per year)	23.71
Primary energy use (kWh/m ² per year)	250

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7315-2606-9741-3003-5593\)](#).

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

About this assessment

Employer	Ever So Green Ltd
Employer address	5 Orlingbury Road Great Harrowden NN9 5AF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	13 October 2023
Date of certificate	6 November 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

8 Market Street
WELLINGBOROUGH
NN8 1AT

Report number
7315-2606-9741-3003-5593

Valid until
5 November 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 \(/energy-certificate/2863-0852-2849-9727-1128\)](#).

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.	Medium
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

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium
Consider installing building mounted wind turbine(s).	Low
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium

Additional recommendations

Recommendation	Potential impact on carbon emissions
The Recommendations Report is created by the Government's approved calculation tool SBEM, although items that are not applicable have been removed. However, for a more detailed Client Report on e.g. how to achieve a certain rating, please email john@eversogreen.co.uk or call 07703 112319	Low

Property and report details

Report issued on	6 November 2023
Total useful floor area	928 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.2.0, SBEM, v6.1.e.0

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

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