

# Energy performance certificate (EPC)

98 High Street  
IRTHLINGBOROUGH  
NN9 5PX

Energy rating  
**E**

Valid until: 16 March 2035

Certificate number: 9120-1855-0664-9294-6348

Property type

Offices and Workshop Businesses

Total floor area

46 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 energy rating is E.

Under 0

**A+**

Net zero CO<sub>2</sub>

0-25

**A**

26-50

**B**

51-75

**C**

76-100

**D**

101-125

**E**

106 **E**

126-150

**F**

Over 150

**G**

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

27 **B**

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	41.37
Primary energy use (kWh/m <sup>2</sup> per year)	272

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9987-3534-5620-2352-6653\)](#).

## 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	Mark Brookes
Telephone	01933 441464
Email	<a href="mailto:mark@harwoodsproperty.co.uk">mark@harwoodsproperty.co.uk</a>

### 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/019537
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Harwoods Chartered Surveyors and Estate Agents
Employer address	21 Silver Street, Wellingborough, NN8 1AY
Assessor's declaration	The assessor is the owner or director of the organisation dealing with the property transaction.



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Date of assessment

12 March 2025

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Date of certificate

17 March 2025

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

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5) [Service performance \(/service-performance\)](#)

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# Energy performance certificate (EPC) recommendation report

98 High Street IRTHLINGBOROUGH NN9 5PX	Report number 9987-3534-5620-2352-6653
	Valid until 16 March 2035

## Energy rating and EPC

This property's energy rating is E.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/9120-1855-0664-9294-6348\)](#).

## Recommendations

### Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Add optimum start/stop to the heating system.	Medium
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
Add weather compensation controls to heating system.	Medium

### Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
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
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

## Property and report details

Report issued on	17 March 2025
Total useful floor area	46 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Elmhurst Energy Systems Ltd, SBEM Online, v6.02, SBEM, v6.1.e.1

## Assessor's details



Assessor's name	Mark Brookes
Telephone	01933 441464
Email	<a href="mailto:mark@harwoodsproperty.co.uk">mark@harwoodsproperty.co.uk</a>
Employer's name	Harwoods Chartered Surveyors and Estate Agents
Employer's address	21 Silver Street, Wellingborough, NN8 1AY
Assessor ID	EES/019537
Assessor's declaration	The assessor is the owner or director of the organisation dealing with the property transaction.
Accreditation scheme	Elmhurst Energy Systems Ltd

## Other reports for this property

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