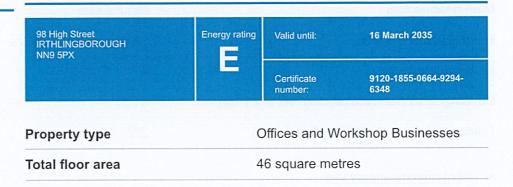
Energy performance certificate (EPC)



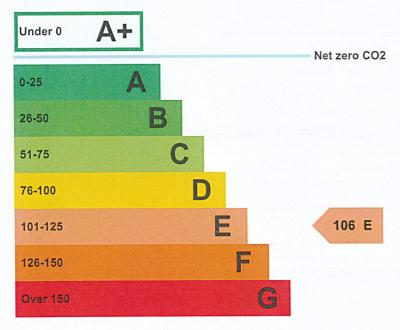
Rules on letting this property

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).

Energy rating and score

This property's energy rating is E.



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:

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	41.37
Primary energy use (kWh/m2 per year)	272

► About primary energy use

Recommendation report

Guidance on improving the energy performance of this property can be found in the <u>recommendation report (/energy-certificate/9987-3534-5620-2352-6653)</u>.

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	mark@harwoodsproperty.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/019537	
Telephone	01455 883 250	
Email	enquiries@elmhurstenergy.co.uk	

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.

Date of assessment	12 March 2025	
Date of certificate	17 March 2025	

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.

 Help (/help)
 Accessibility (/accessibility-statement)
 Cookies (/cookies)

 Give feedback (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 th	nemselves within 3 ye	ears
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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	mark@harwoodsproperty.co.uk	
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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There are no related reports for this property.

<u>Help (/help) Accessibility (/accessibility-statement) Cookies (/cookies)</u>
<u>Give feedback (https://forms.office.com/e/KX25htGMX5)</u> <u>Service performance (/service-performance)</u>

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