

Energy performance certificate (EPC)

18a, Oxford Street WELLINGBOROUGH NN8 4HY	Energy rating D	Valid until:	24 June 2035
		Certificate number:	9702-0348- 9501-4491- 3937

Property type	Offices and Workshop Businesses
Total floor area	188 square metres

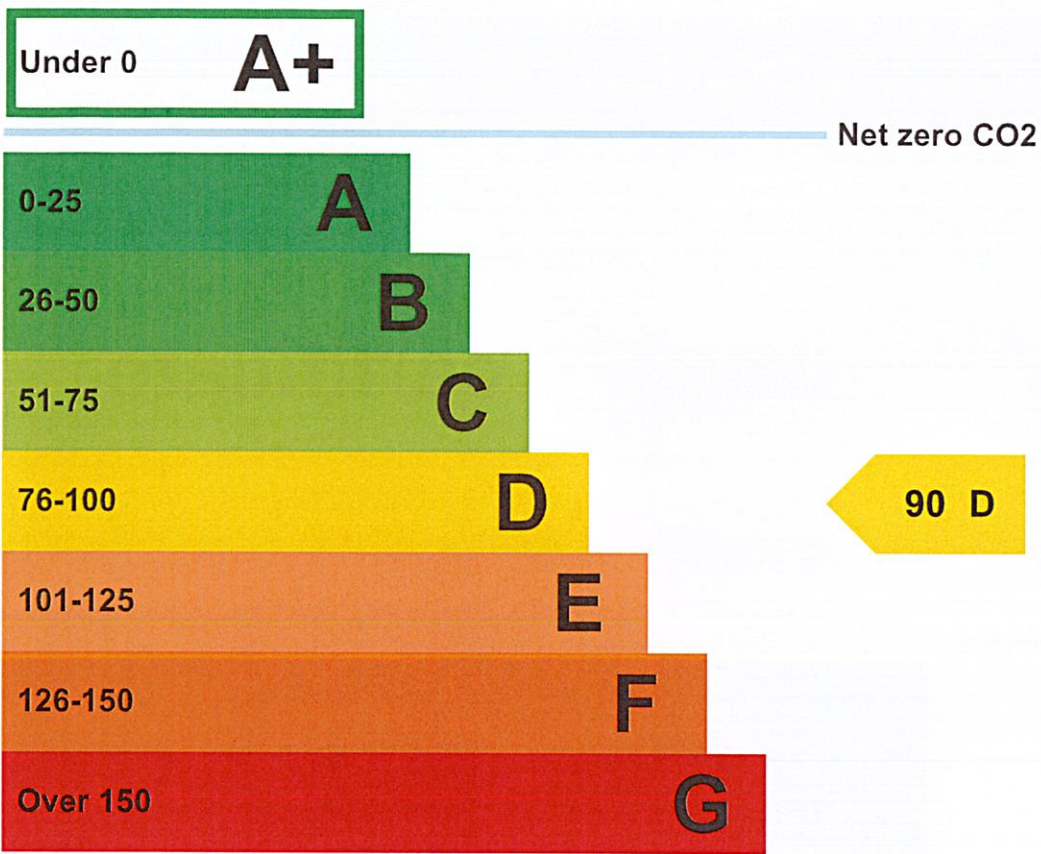
Rules on letting this property

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 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	23 A
If typical of the existing stock	94 D

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 ₂ /m ² per year)	27.07
Primary energy use (kWh/m ² per year)	197

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3511-8764-2613-0649-7778\)](/energy-certificate/3511-8764-2613-0649-7778).

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	Rickie Dickson
Telephone	07515111966
Email	rd@energy-smart.uk.com

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/014815
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Rickie Dickson
Employer address	9 Wedgwood Road, Bedford, Bedfordshire, MK41 7NW
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	23 June 2025
Date of certificate	25 June 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).

Certificate number	0190-0731-9960-1021-6006 (/energy-certificate/0190-0731-9960-1021-6006)
Expired on	30 September 2019



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[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

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Energy performance certificate (EPC) recommendation report

18a, Oxford Street WELLINGBOROUGH NN8 4HY	Report number 3511-8764-2613-0649- 7778
	Valid until 24 June 2035

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 \(/energy-certificate/9702-0348-9501-4491-3937\)](/energy-certificate/9702-0348-9501-4491-3937).

Recommendations

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing PV.	Low

Additional recommendations

Recommendation	Potential impact on carbon emissions
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Recommendation	Potential impact on carbon emissions
Change all T8 lighting to LED lights.	Medium

Property and report details

Report issued on	25 June 2025
Total useful floor area	188 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	Rickie Dickson
Telephone	07515111966
Email	rd@energy-smart.uk.com
Employer's name	Rickie Dickson
Employer's address	9 Wedgwood Road, Bedford, Bedfordshire, MK41 7NW
Assessor ID	EES/014815
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).

Report number

[0210-9096-0461-9100-7010 \(/energy-certificate/0210-9096-0461-9100-7010\)](#)

Expired on

30 September 2019



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