

Energy performance certificate (EPC)

92 Abington Street NORTHAMPTON NN1 2AP	Energy rating C	Valid until: 22 March 2030
		Certificate number: 0290-8203- 0300-9740- 0020

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	181 square metres

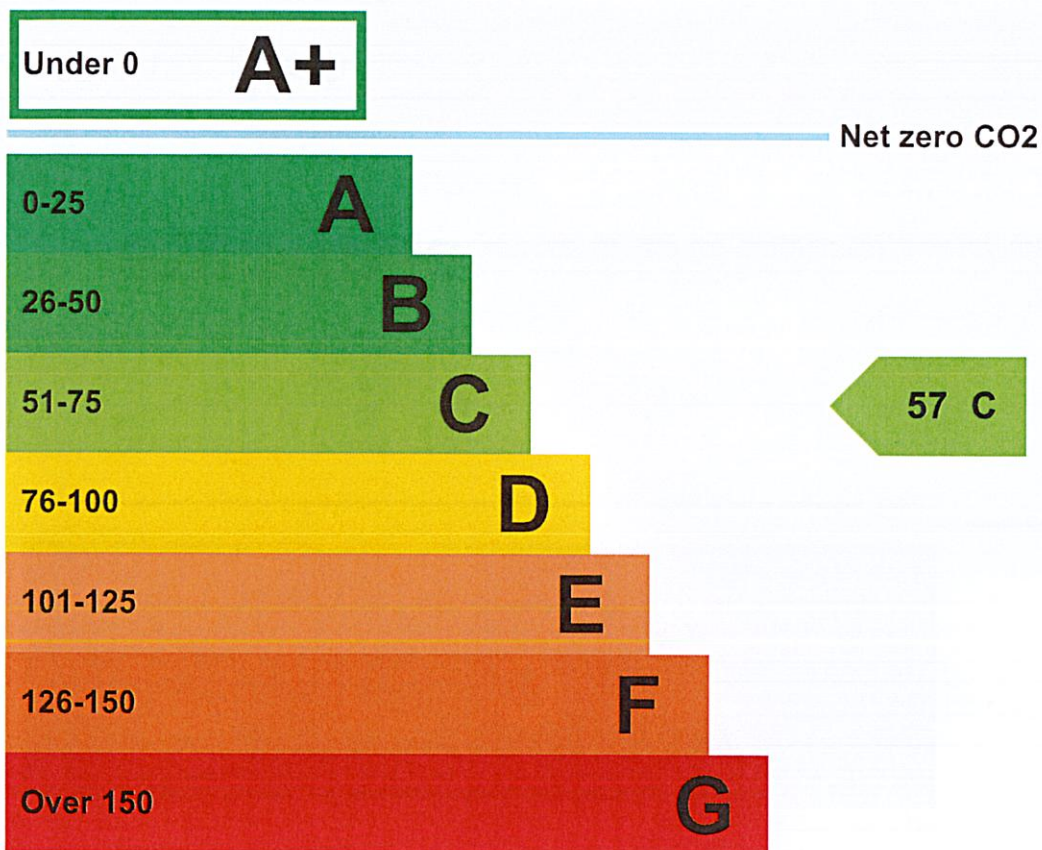
Rules on letting this property

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 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

26 B

If typical of the existing stock

78 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)	56.11
Primary energy use (kWh/m ² per year)	325

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2892-4049-0000-0000-7321\)](/energy-certificate/2892-4049-0000-0000-7321).

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	Carolyn Clay
Telephone	07879 417061
Email	info@oakwoodps.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/019785
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Oakwood Property Surveys Ltd
Employer address	34 Dulverton Drive, Furzton, Milton Keynes, MK4 1DF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	23 January 2020
Date of certificate	23 March 2020

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.



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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

92 Abington Street NORTHAMPTON NN1 2AP	Report number 2892-4049-0000-0000-7321
	Valid until 22 March 2030

Energy rating and EPC

This property's energy rating is C.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/0290-8203-0300-9740-0020\)](#).

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
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
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Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium
Add local time control to heating system.	Low
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium

Property and report details

Report issued on	23 March 2020
Total useful floor area	181 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Elmhurst Energy Systems Ltd, SBEM Online, v4.01, SBEM, v5.6.a.1

Assessor's details

Assessor's name	Carolyn Clay
Telephone	07879 417061
Email	info@oakwoodps.co.uk
Employer's name	Oakwood Property Surveys Ltd
Employer's address	34 Dulverton Drive, Furzton, Milton Keynes, MK4 1DF
Assessor ID	EES/019785
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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