

Energy performance certificate (EPC) recommendation report

Ground Floor
Crawford House
Wellington Street
NEWMARKET
CB8 0HT

Report number
5162-5635-5316-6240-7415

Valid until
16 April 2035

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.

Recommendations

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium

Additional recommendations

Recommendation	Potential impact on carbon emissions
Consider installing an Air Source Heat Pump.	Low
Consider replacing fluorescent T8 and halogen lighting with low energy LEDs.	Low

Property and report details

Report issued on	17 April 2025
Total useful floor area	48 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.0

Assessor's details

Assessor's name	William Wyatt
Telephone	01223 269 215
Email	tony.wyatt@beachenergy.co.uk
Employer's name	Beach Energy Limited
Employer's address	Future Business Centre, Kings Hedges Road, Cambridge, CB4 2HY
Assessor ID	EES/015529
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd
