

# Energy performance certificate (EPC)

Thomson  
22 High Street  
HAVERHILL  
CB9 8AR

Energy rating

**D**

Valid until: **22 November 2025**

Certificate number: **9290-6957-0395-6760-9060**

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	175 square metres

## Rules on letting this property

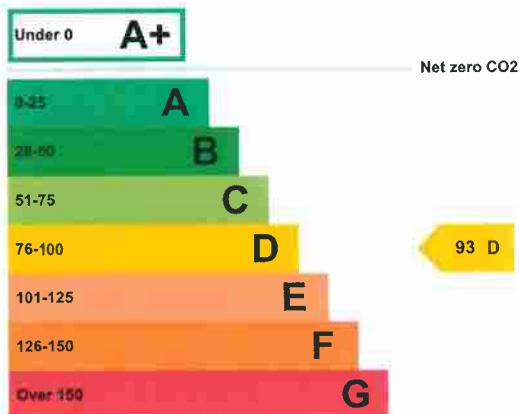
Properties can be let if they have an energy rating from A+ to E.

## 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

**30 B**

If typical of the existing stock

**89 D**

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	101.54

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9666-4069-0559-0990-7721\)](#).

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## 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	Gary Elston
Telephone	0208 554 1610
Email	<a href="mailto:academysurveys@outlook.com">academysurveys@outlook.com</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO006134
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Employer	Academy Surveys Ltd
Employer address	2 Smeaton Road Woodford Bridge Essex IG8 8BD
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	23 November 2015
Date of certificate	23 November 2015

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# Energy performance certificate (EPC) recommendation report

Thomson  
22 High Street  
HAVERHILL  
CB9 8AR

Report number  
**9666-4069-0559-0990-7721**

Valid until  
**22 November 2025**

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## 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.

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## Recommendations

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

Recommendation	Potential impact on carbon emissions
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
In some spaces, the solar gain limit in criterion 3 of ADL2A 2010 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 in over 7 years

Recommendation	Potential impact on carbon emissions
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing a ground source heat pump.	High

### Additional recommendations

Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	Medium

## Property and report details

Report issued on	23 November 2015
Total useful floor area	175 square metres
Building environment	Air Conditioning
Calculation tool	CLG, iSBEM, v5.2.d, SBEM, v5.2.d.2

## Assessor's details

Assessor's name	Gary Elston
Telephone	0208 554 1610
Email	<a href="mailto:academysurveys@outlook.com">academysurveys@outlook.com</a>
Employer's name	Academy Surveys Ltd
Employer's address	2 Smeaton Road Woodford Bridge Essex IG8 8BD
Assessor ID	STRO006134
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Accreditation scheme	Stroma Certification Ltd

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