

# Energy performance certificate (EPC)

3 Sheep Market  
ST. IVES  
PE27 5AJ

Energy rating

**E**

Valid until: 3 May 2028

Certificate number: 0760-0438-2289-5005-6002

Property type

B1 Offices and Workshop businesses

Total floor area

198 square metres

## Rules on letting this property

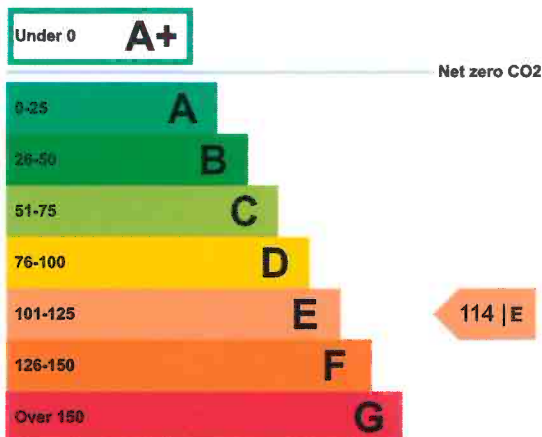
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

## Energy efficiency rating for this property

This property's current energy rating is E.



Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

28 | B

If typical of the existing stock

83 | D

Properties are given a rating from A+ (most efficient) to G (least efficient).

## Breakdown of this property's energy performance

Main heating fuel

Natural Gas

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Building environment

Heating and Natural Ventilation

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Assessment level

3

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Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

86.76

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Primary energy use (kWh/m<sup>2</sup> per year)

505

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0695-0452-8040-7200-6803\)](/energy-certificate/0695-0452-8040-7200-6803).

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## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Alexander Smith
Telephone	
Email	<a href="mailto:alex.smith@wensleylawz.com">alex.smith@wensleylawz.com</a>

### Accreditation scheme contact details

Accreditation scheme	Sterling Accreditation Ltd
Assessor ID	STER001401
Telephone	0161 727 4303
Email	<a href="mailto:info@sterlingaccreditation.com">info@sterlingaccreditation.com</a>

### Assessment details

Employer	Wensley & Lawz Ltd
Employer address	National Westminster Building 116-118 Walsgrave Road Coventry CV2 4ED
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	3 May 2018
Date of certificate	4 May 2018

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## Energy performance certificate (EPC) recommendation report

3 Sheep Market  
ST. IVES  
PE27 5AJ

Report number  
0695-0452-8040-7200-6803

Valid until  
3 May 2028

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### Energy rating and EPC

This property's current energy rating is E.

For more information on the property's energy performance, see the EPC for this property.

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## Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

### Changes that pay for themselves within 3 years

Recommendation	Potential impact
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 pay for themselves within 3 to 7 years

Recommendation	Potential impact
Add optimum start/stop to the heating system.	Medium
The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.	Low
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium

### Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Add local time control to heating system.	Low
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High
Some floors are poorly insulated - introduce and/or improve insulation. Add insulation to the exposed surfaces of floors adjacent to underground, unheated spaces or exterior.	Medium

### Additional recommendations

Recommendation	Potential impact
Consider replacing existing fluorescent lighting with equivalent LED luminaires	Medium

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## Property and report details

Report issued on	4 May 2018
Total useful floor area	198 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v5.0.3, SBEM, v5.3.a.0

## Assessor's details

Assessor's name	Alexander Smith
Telephone	
Email	<a href="mailto:alex.smith@wensleylawz.com">alex.smith@wensleylawz.com</a>
Employer's name	Wensley & Lawz Ltd
Employer's address	National Westminster Building 116-118 Walsgrave Road Coventry CV2 4ED
Assessor ID	STER001401
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Sterling Accreditation Ltd

