



VITAL

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ENERGY PERFORMANCE CERTIFICATE

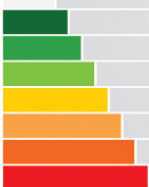
**Unit 1
Melton Distribution Centre
Saxby Road
Melton Mowbray
LE13 1BY**

16 January 2023

UK-wide services

- Energy Performance Certificates
- Air-conditioning Inspections
- Fire Risk Assessments
- Land Registry Plans
- Energy Efficiency Upgrades
- Facilities Management
- EPC Plus Upgrade Reports

We keep buildings safe, secure & sustainable



Energy performance certificate (EPC)

Unit 1
Melton Distribution Centre
Saxby Road
Melton Mowbray
LE13 1BY

Energy rating

B

Valid until: **15 January 2033**

Certificate number: **5955-8430-4806-6679-1196**

Property type

Storage or Distribution

Total floor area

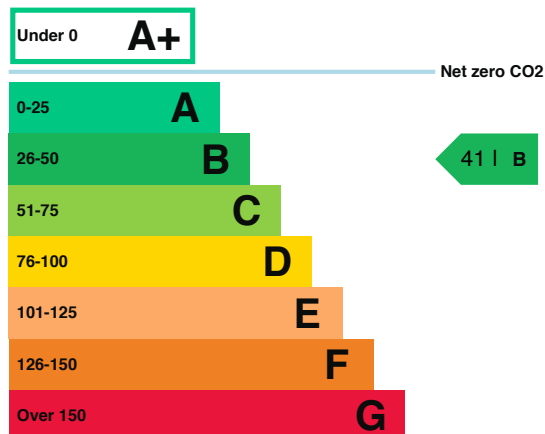
9568 square metres

Rules on letting this property

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

Energy efficiency rating for this property

This property's current energy rating is B.



Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

7 | A

If typical of the existing stock

28 | B

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

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
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Building environment	Air Conditioning
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Assessment level	3
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Building emission rate (kgCO ₂ /m ² per year)	6.98
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Primary energy use (kWh/m ² per year)	75
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Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9184-7584-5630-7447-2887\)](/energy-certificate/9184-7584-5630-7447-2887).

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	Matt Penrose
Telephone	07736839043
Email	matt@penroseconsulting.co.uk

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/008648
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Employer	Penrose Consulting Limited
Employer address	The Ergo, Bridgehead Business Park, Hessle, HU13 0GD
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	30 May 2022
Date of certificate	16 January 2023

Energy performance certificate (EPC) recommendation report

Unit 1
Melton Distribution Centre
Saxby Road
Melton Mowbray
LE13 1BY

Report number
9184-7584-5630-7447-2887

Valid until
15 January 2033

Energy rating and EPC

This property's current energy rating is B.

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

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
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
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
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Consider installing building mounted wind turbine(s).	Low
Add optimum start/stop to the heating system.	Medium
Consider installing solar water heating.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium

Property and report details

Report issued on 16 January 2023

Total useful floor area 9568 square metres

Building environment Air Conditioning

Calculation tool CLG, iSBEM, v6.1.d, SBEM, v6.1.d.0

Assessor's details

Assessor's name Matt Penrose

Telephone 07736839043

Email matt@penroseconsulting.co.uk

Employer's name Penrose Consulting Limited

Employer's address The Ergo, Bridgehead Business Park, Hessle, HU13 0GD

Assessor ID EES/008648

Assessor's declaration The assessor is not related to the owner of the property.

Accreditation scheme Elmhurst Energy Systems Ltd
