

Units 1-2 Trafalgar Industrial Estate Sovereign Way DOWNHAM MARKET PE38 9SW		<b>Energy rating</b> <b>E</b>
Valid until 13 June 2028	Certificate number 9652-3006-0781-0900-4291	

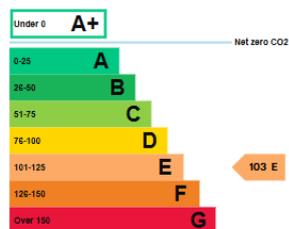
<b>Property type</b>	B1 Offices and Workshop businesses
<b>Total floor area</b>	149 square metres

### 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](#).

### Energy rating and score

This property's energy rating is E.



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	45 B
If typical of the existing stock	132 F

### Breakdown of this property's energy performance

<b>Main heating fuel</b>	Grid Supplied Electricity
<b>Building environment</b>	Heating and Natural Ventilation
<b>Assessment level</b>	3
<b>Building emission rate (kgCO2/m2 per year)</b>	116.35
<b>Primary energy use (kWh/m2 per year)</b>	688

[About primary energy use](#)

### Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report](#).

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## Property and report details

<b>Report issued on</b>	14 June 2018
<b>Total useful floor area</b>	149 square metres
<b>Building environment</b>	Heating and Natural Ventilation
<b>Calculation tool</b>	DesignBuilder Software Ltd, DesignBuilder SBEM, v5.4.0, SBEM, v5.4.b.0

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## Assessor's details

<b>Assessor's name</b>	Richard Williams
<b>Telephone</b>	01775 761161
<b>Email</b>	<a href="mailto:epc@sholland.gov.uk">epc@sholland.gov.uk</a>
<b>Employer's name</b>	South Holland Building Consultancy
<b>Employer's address</b>	Priory Road Spalding PE11 2XE
<b>Assessor ID</b>	EES/014976
<b>Assessor's declaration</b>	The assessor is not related to the owner of the property.
<b>Accreditation scheme</b>	Elmhurst Energy Systems Ltd

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Units 1-2  
Trafalgar Industrial Estate  
Sovereign Way  
DOWNHAM MARKET  
PE38 9SW

Report number  
**0460-0948-5719-2096-2002**

Valid until  
**13 June 2028**

## Energy rating and EPC

This property's energy rating is E.

For more information on the property's energy performance, [see the EPC for this property](#).

## 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.	Low

### Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
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 walls have uninsulated cavities - introduce cavity wall insulation.	Low
Consider installing solar water heating.	Low
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Low
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Low

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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.

<b>Assessor's name</b>	Richard Williams
<b>Telephone</b>	01775 761161
<b>Email</b>	<a href="mailto:epc@sholland.gov.uk">epc@sholland.gov.uk</a>

### Contacting the accreditation scheme

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

<b>Accreditation scheme</b>	Elmhurst Energy Systems Ltd
<b>Assessor's ID</b>	EES/014976
<b>Telephone</b>	01455 883 250
<b>Email</b>	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

<b>Employer</b>	South Holland Building Consultancy
<b>Employer address</b>	Priory Road Spalding PE11 2XE
<b>Assessor's declaration</b>	The assessor is not related to the owner of the property.
<b>Date of assessment</b>	14 June 2018
<b>Date of certificate</b>	14 June 2018

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## 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](mailto: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.