

Energy performance certificate (EPC) recommendation report

35 Cambridge Street
WELLINGBOROUGH
NN8 1DW

Report number
2753-6608-6949-7510-0825

Valid until
5 January 2033

Energy rating and EPC

This property's current energy rating is C.

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 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.	High
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
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

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

Additional recommendations

Recommendation	Potential impact
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	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

Recommendation	Potential impact
Consider installing PV.	Low
Install more efficient water heater.	High

Property and report details

Report issued on	6 January 2023
Total useful floor area	79 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Elmhurst Energy Systems Ltd, SBEM Online, v6.01, SBEM, v6.1.b.0

Assessor's details

Assessor's name	Mark Brookes
Telephone	01933 441464
Email	mark@harwoodsproperty.co.uk
Employer's name	Harwoods Chartered Surveyors and Estate Agents
Employer's address	21 Silver Street, Wellingborough, NN8 1AY
Assessor ID	EES/019537
Assessor's declaration	The assessor is the owner or director of the organisation dealing with the property transaction.
Accreditation scheme	Elmhurst Energy Systems Ltd

Energy performance certificate (EPC)

35 Cambridge Street
WELLINGBOROUGH
NN8 1DW

Energy rating

C

Valid until: 5 January 2033

Certificate number: 3565-4985-4089-3491-0420

Property type

Retail/Financial and Professional Services

Total floor area

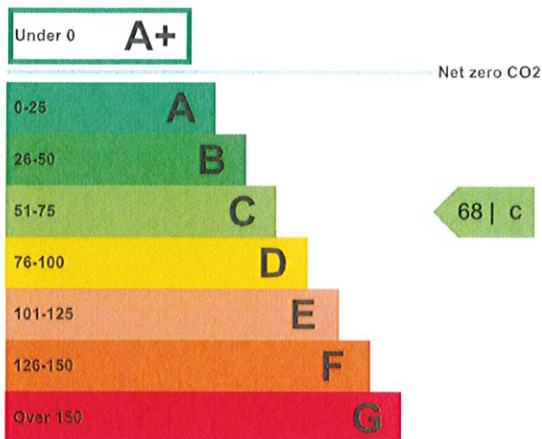
79 square metres

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 C.



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

10 | A

If typical of the existing stock

38 | 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
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	24.24
Primary energy use (kWh/m ² per year)	257

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2753-6608-6949-7510-0825\)](/energy-certificate/2753-6608-6949-7510-0825).

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	Mark Brookes
Telephone	01933 441464
Email	mark@harwoodsproperty.co.uk

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/019537
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Employer	Harwoods Chartered Surveyors and Estate Agents
Employer address	21 Silver Street, Wellingborough, NN8 1AY
Assessor's declaration	The assessor is the owner or director of the organisation dealing with the property transaction.
Date of assessment	4 January 2023
Date of certificate	6 January 2023
