

# Energy performance certificate (EPC)

A O Copy 1 Oxford Street WELLINGBOROUGH NN8 4HY	Energy rating	Valid until:	6 November 2029
	<b>E</b>	Certificate number:	9889-3010-0617-0890-1621

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	84 square metres

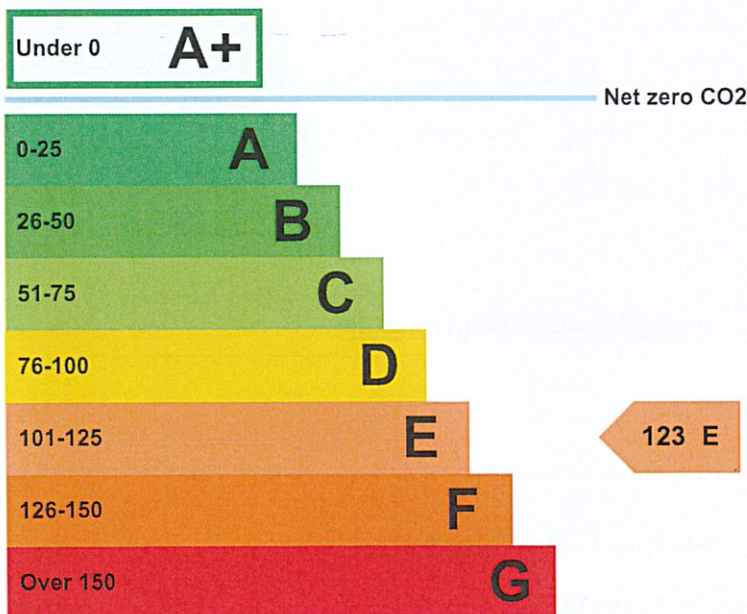
## Rules on letting this property

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 \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## 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

29 B

If typical of the existing stock

86 D

## 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 <sub>2</sub> /m <sup>2</sup> per year)	151.36
Primary energy use (kWh/m <sup>2</sup> per year)	895

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0180-0841-8679-9120-6092\)](#).

## 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	Mark Brookes
Telephone	01933 441464
Email	<a href="mailto:mark@harwoodsproperty.co.uk">mark@harwoodsproperty.co.uk</a>

### Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019537
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

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	29 October 2019
Date of certificate	7 November 2019

## 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 [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	<a href="#">9889-3012-0647-0800-7601 (/energy-certificate/9889-3012-0647-0800-7601)</a>
Expired on	16 February 2024

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[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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# Energy performance certificate (EPC) recommendation report

A O Copy  
1 Oxford Street  
WELLINGBOROUGH  
NN8 4HY

Report number  
**0180-0841-8679-9120-6092**

Valid until  
**6 November 2029**

## 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 \(/energy-certificate/9889-3010-0617-0890-1621\)](#).

## 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
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 may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

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

Recommendation	Potential impact on carbon emissions
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High
Roof is poorly insulated. Install or improve insulation of roof.	Medium
Consider installing PV.	Low

### Additional recommendations

Recommendation	Potential impact on carbon emissions
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.	High

## Property and report details

Report issued on	7 November 2019
Total useful floor area	84 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Elmhurst Energy Systems Ltd, SBEM Online, v4.01, SBEM, v5.6.a.1

## Assessor's details

Assessor's name	Mark Brookes
Telephone	01933 441464
Email	<a href="mailto:mark@harwoodsproperty.co.uk">mark@harwoodsproperty.co.uk</a>
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

## Other reports for this property

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Report number	<a href="#">0780-0844-8679-9102-6002 (/energy-certificate/0780-0844-8679-9102-6002)</a>
Expired on	16 February 2024

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