

# Energy performance certificate (EPC)

21a Silver Street  
WELLINGBOROUGH  
NN8 1AY

Energy rating  
**D**

Valid until: 24 September 2033

Certificate number: 2886-7286-0917-9782-6368

Property type

Retail/Financial and Professional Services

Total floor area

241 square metres

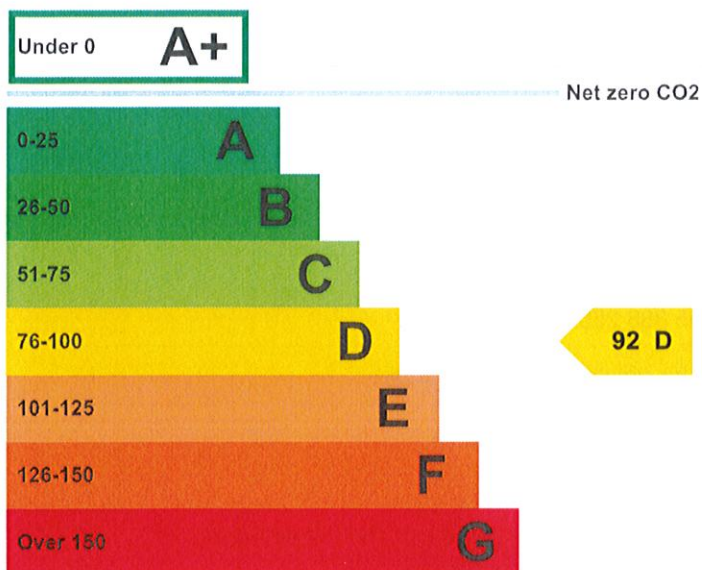
## Rules on letting this property

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 current energy rating is D.



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

9 A

If typical of the existing stock

35 B

## 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 (kgCO2/m2 per year)	19.58
Primary energy use (kWh/m2 per year)	206

► [About primary energy use](#)

#### Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5028-5889-1106-3834-2156\)](#).

#### 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	21 September 2023
Date of certificate	25 September 2023

#### 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).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

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

## **OGL**

All content is available under the [Open Government Licence v3.0 \(https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/\)](https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/), except where otherwise stated



[ght \(https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework/crown-c](https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework/crown-c)



# Energy performance certificate (EPC) recommendation report

21a Silver Street  
WELLINGBOROUGH  
NN8 1AY

Report number  
5028-5889-1106-3834-2156

Valid until  
24 September 2033

## Energy rating and EPC

This property's current energy rating is D.

For more information on the property's energy performance, [see the EPC for this property](#) (/energy-certificate/2886-7286-0917-9782-6368).

## 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.	High

### 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
Add time control to heating system.	Medium

### Changes that pay for themselves in more than 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 local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium

## Additional recommendations

Recommendation	Potential impact
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	25 September 2023
Total useful floor area	241 square metres
Building environment	Heating and Natural Ventilation

---

<b>Calculation tool</b>	Elmhurst Energy Systems Ltd, SBEM Online, v6.02, SBEM, v6.1.e.0
-------------------------	---

---

**Assessor's details**

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

---

**Other reports for this property**

If you are aware of previous reports 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).

There are no related reports for this property.

---

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

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

**OGI**

All content is available under the [Open Government Licence v3.0 \(https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/\)](https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/), except where otherwise stated



[ght \(https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework/crown-c](https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework/crown-c)