

Energy performance certificate (EPC)

Unit 4, Napleton Lodge Station Road Raunds Northamptonshire NN9 6BX	Energy rating B	Valid until: 18 July 2033
		Certificate number: 5269-9786-3973-5357-0472

Property type	Offices and Workshop Businesses
Total floor area	17 square metres

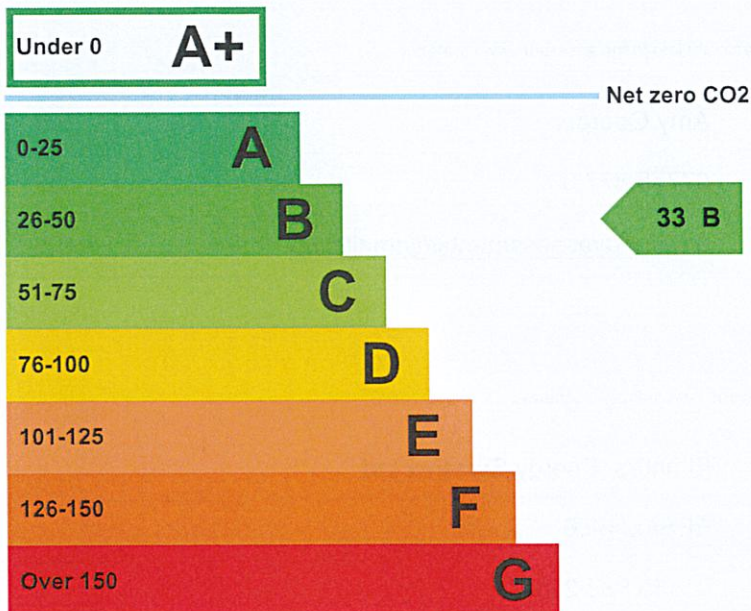
Rules on letting this property

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 B.



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

12 A

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	20.48
Primary energy use (kWh/m ² per year)	217

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8189-3355-2741-5341-7807\)](#).

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	Amy George
Telephone	07775 877 093
Email	ag.energyassessments@gmail.com

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/024956
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	AG Energy Assessments
Employer address	Springfield, 17 Lodge Road, Sharnbrook, Bedfordshire, MK44 1JP
Assessor's declaration	The assessor is not related to the owner of the property.

Date of assessment

14 July 2023

Date of certificate

19 July 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 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.

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

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5) [Service performance \(/service-performance\)](#)

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Energy performance certificate (EPC) recommendation report

Unit 4, Napleton Lodge
Station Road
Raunds
Northamptonshire
NN9 6BX

Report number
8189-3355-2741-5341-7807

Valid until
18 July 2033

Energy rating and EPC

This property's energy rating is B.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/5269-9786-3973-5357-0472\)](#).

Recommendations

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Consider installing PV.	Low

Property and report details

Report issued on	19 July 2023
Total useful floor area	17 square metres
Building environment	Air Conditioning
Calculation tool	Elmhurst Energy Systems Ltd, SBEM Online, v6.02, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Amy George
Telephone	07775 877 093
Email	ag.energyassessments@gmail.com
Employer's name	AG Energy Assessments
Employer's address	Springfield, 17 Lodge Road, Sharnbrook, Bedfordshire, MK44 1JP

Assessor ID	EES/024956
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

Other reports for this property

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