

# Energy performance certificate (EPC)

Christmas Maltings Doctors Surgery Camps Road HAVERHILL CB9 8HF	Energy rating	Valid until: 26 July 2034
	<b>D</b>	Certificate number: 6361-0837-9820-6996-1637

Property type	Non-residential Institutions: Primary Health Care Building
Total floor area	1,080 square metres

## Rules on letting this property

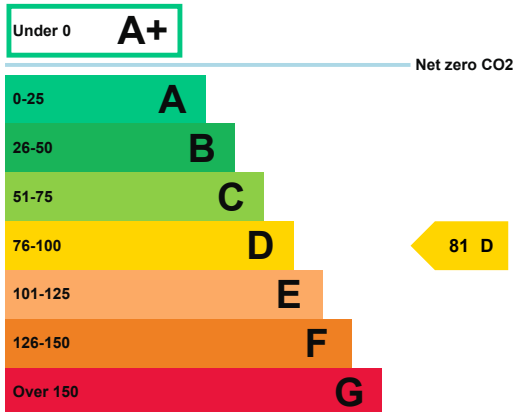
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's 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	<b>4 A</b>
If typical of the existing stock	<b>16 A</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 (kgCO <sub>2</sub> /m <sup>2</sup> per year)	26.47
Primary energy use (kWh/m <sup>2</sup> per year)	277

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7591-3473-1041-4417-5617\)](/energy-certificate/7591-3473-1041-4417-5617).

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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.

Assessor's name	John Evans
Telephone	07703112319
Email	<a href="mailto:john@eversogreen.co.uk">john@eversogreen.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/012708
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Ever So Green Ltd
Employer address	5 Orlingbury Road Great Harrowden NN9 5AF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	22 July 2024
Date of certificate	27 July 2024

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# Energy performance certificate (EPC) recommendation report

Christmas Maltings Doctors Surgery  
Camps Road  
HAVERHILL  
CB9 8HF

Report number  
**7591-3473-1041-4417-5617**

Valid until  
**26 July 2034**

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## Energy rating and EPC

This property's energy rating is D.

For more information on the property's energy performance, see the EPC for this property.

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## Recommendations

### Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
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 may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add time control to heating system.	Medium
Add optimum start/stop to the heating system.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

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

Recommendation	Potential impact on carbon emissions
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
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Add local time control to heating system.	Medium

### Additional recommendations

Recommendation	Potential impact on carbon emissions
The Recommendations Report is created by the Government's approved calculation tool SBEM, although items that are not applicable have been removed. However, for a more detailed Client Report on e.g. how to achieve a certain rating, please email <a href="mailto:john@eversogreen.co.uk">john@eversogreen.co.uk</a> or call 07703 112319	Low

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## Property and report details

Report issued on	27 July 2024
Total useful floor area	1,080 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.2.0, SBEM, v6.1.e.0

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## Assessor's details

Assessor's name	John Evans
Telephone	07703112319
Email	<a href="mailto:john@eversogreen.co.uk">john@eversogreen.co.uk</a>
Employer's name	Ever So Green Ltd
Employer's address	5 Orlingbury Road Great Harrowden NN9 5AF
Assessor ID	EES/012708
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

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