

## Energy performance certificate (EPC) recommendation report

Plot 8  
Newmarket Business Park  
St. Leger Drive  
NEWMARKET  
CB8 7DT

Report number  
**4359-0229-9217-7374-0316**

Valid until  
**14 March 2034**

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### 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.

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## Recommendations

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

| Recommendation                                                                                                                                                                                                   | Potential impact on carbon emissions |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| 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                               |

### Changes that may pay for themselves within 3 to 7 years

| Recommendation                                               | Potential impact on carbon emissions |
|--------------------------------------------------------------|--------------------------------------|
| Consider replacing T8 lamps with retrofit T5 conversion kit. | Medium                               |
| Add time control to heating system.                          | Low                                  |

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

| Recommendation                                                                                     | Potential impact on carbon emissions |
|----------------------------------------------------------------------------------------------------|--------------------------------------|
| Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required. | Low                                  |
| Add optimum start/stop to the heating system.                                                      | Medium                               |
| Consider installing building mounted wind turbine(s).                                              | Low                                  |
| Add local temperature control to the heating system.                                               | Medium                               |
| Add weather compensation controls to heating system.                                               | Medium                               |

## Property and report details

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|-------------------------|------------------------------------------------------------------------|
| Report issued on        | 15 March 2024                                                          |
| Total useful floor area | 1,871 square metres                                                    |
| Building environment    | Heating and Natural Ventilation                                        |
| Calculation tool        | DesignBuilder Software Ltd, DesignBuilder SBEM, v7.1.4, SBEM, v6.1.e.0 |

## Assessor's details

|                        |                                                                    |
|------------------------|--------------------------------------------------------------------|
| Assessor's name        | Martin Zambrano                                                    |
| Telephone              | 01335 300928                                                       |
| Email                  | <a href="mailto:dawn@luisandbell.co.uk">dawn@luisandbell.co.uk</a> |
| Employer's name        | Luis and Bell Surveyors Ltd                                        |
| Employer's address     | Ashbourne Business Centre Dig Street AshbourneDE6 1GF              |
| Assessor ID            | EES/022871                                                         |
| Assessor's declaration | The assessor is not related to the owner of the property.          |
| Accreditation scheme   | Elmhurst Energy Systems Ltd                                        |

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