

Energy performance certificate (EPC)

Timpsons 11 Market Place Diss IP22 4AB	Energy rating C	Valid until: 17 July 2034
		Certificate number: 2077-3150-1499-9986-3650

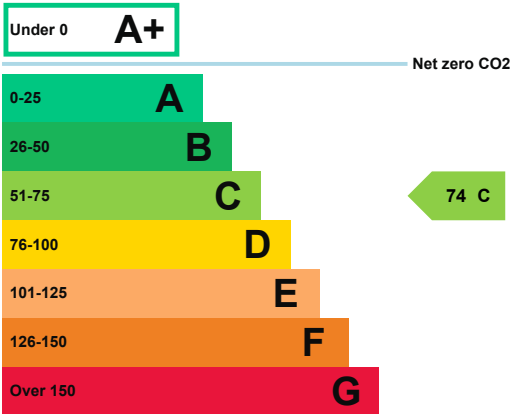
Property type	Retail/Financial and Professional Services
Total floor area	31 square metres

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 C.



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	0 A
If typical of the existing stock	67 C

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)	21.63
Primary energy use (kWh/m2 per year)	226

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3107-1156-6034-7110-3139\)](/energy-certificate/3107-1156-6034-7110-3139).

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	Declan Hughes
Telephone	01379 740219
Email	declan@waveneyenergy.co.uk

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/001445
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Waveney Energy Ltd
Employer address	21 St Leonards Close, Scole, IP21 4DW
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	11 July 2024
Date of certificate	18 July 2024