

Energy performance certificate (EPC)

13-14 Byford Court
Crockatt Road
Lady Lane Industrial Estate
Hadleigh
Ipswich
IP7 6RD

Energy rating

B

Valid until: **29 January 2033**

Certificate number: **8608-6711-8287-9932-1531**

Property type

Offices and Workshop Businesses

Total floor area

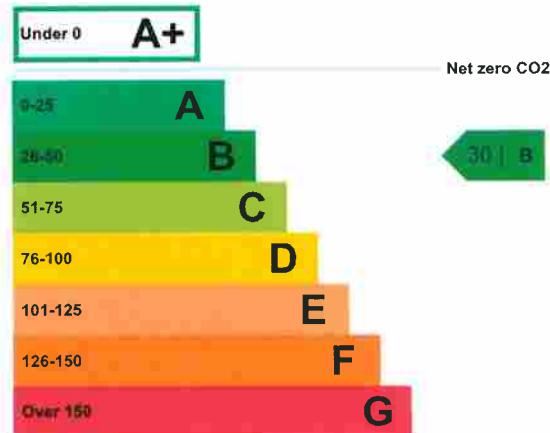
175 square metres

Rules on letting this property

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

Energy efficiency rating for this property

This property's current energy rating is B.



Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

12 | A

If typical of the existing stock

48 | B

Properties are given a rating from A+ (most efficient) to G (least efficient).

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
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Building environment	Air Conditioning
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Assessment level	3
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Building emission rate (kgCO ₂ /m ² per year)	8.31
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Primary energy use (kWh/m ² per year)	89
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Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7671-1564-0372-1851-9741\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Michael Robeson
Telephone	01473 829672
Email	robesonm@energy-evaluations.co.uk

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/008329
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Employer	Energy Evaluations & Solutions Ltd
Employer address	Hadleigh Business Centre, Crockatt Road, Hadleigh, Ipswich, IP7 6RH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	27 January 2023
Date of certificate	30 January 2023

Energy performance certificate (EPC) recommendation report

13-14 Byford Court
Crockatt Road
Lady Lane Industrial Estate
Hadleigh
Ipswich
IP7 6RD

Report number
7671-1564-0372-1851-9741

Valid until
29 January 2033

Energy rating and EPC

This property's current energy rating is B.

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

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
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 pay for themselves within 3 to 7 years

Recommendation	Potential impact
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
Add optimum start/stop to the heating system.	Low
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Consider installing an air source heat pump.	Medium
Consider installing PV.	Low

Additional recommendations

Recommendation	Potential impact
As an alternative to HF fluorescent lamps consider LED replacements for further savings.	High

Property and report details

Report issued on	30 January 2023
Total useful floor area	175 square metres
Building environment	Air Conditioning
Calculation tool	CLG, iSBEM, v6.1.d, SBEM, v6.1.d.0

Assessor's details

Assessor's name	Michael Robeson
Telephone	01473 829672
Email	robesonm@energy-evaluations.co.uk
Employer's name	Energy Evaluations & Solutions Ltd
Employer's address	Hadleigh Business Centre, Crockatt Road, Hadleigh, Ipswich, IP7 6RH
Assessor ID	EES/008329
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Accreditation scheme	Elmhurst Energy Systems Ltd

