

Energy performance certificate (EPC)

House of Flowers
48 Ipswich Street
STOWMARKET
IP14 1AD

Energy rating

C

Valid until:

12 August 2030

Certificate number: **0770-0930-4552-9398-5006**

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

69 square metres

Rules on letting this property

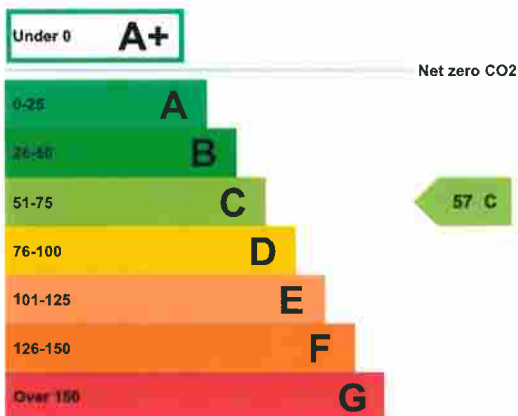
Properties can be let if they have an energy rating from A+ to E.

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

22 A

If typical of the existing stock

65 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 (kgCO ₂ /m ² per year)	72.08
Primary energy use (kWh/m ² per year)	426

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0980-7255-0450-4730-9090\)](/energy-certificate/0980-7255-0450-4730-9090).

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	Kevin Pennock
Telephone	07484685462
Email	heronproperty@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/003634
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Heron Property Services
Employer address	1, Heron Road, Kelvedon, Essex. CO5 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	13 August 2020
Date of certificate	13 August 2020

Energy performance certificate (EPC) recommendation report

House of Flowers
48 Ipswich Street
STOWMARKET
IP14 1AD

Report number
0980-7255-0450-4730-9090

Valid until
12 August 2030

Energy rating and EPC

This property's energy rating is C.

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

Recommendations

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add time control to heating system.	Low

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Add optimum start/stop to the heating system.	Medium
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Low
Add weather compensation controls to heating system.	Medium

Property and report details

Report issued on	13 August 2020
Total useful floor area	69 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v5.6.a, SBEM, v5.6.a.1

Assessor's details

Assessor's name	Kevin Pennock
Telephone	07484685462
Email	heronpropertys@gmail.com
Employer's name	Heron Property Services
Employer's address	1, Heron Road, Kelvedon, Essex. CO5 9NE
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