

Energy performance certificate (EPC)

Unit 12 Byford Court
Crockatt Road
Hadleigh
IP7 6RD

Energy rating

D

Valid until:

6 February 2032

Certificate number: **5375-8277-2341-7106-8708**

Property type

B8 Storage or Distribution

Total floor area

74 square metres

Rules on letting this property

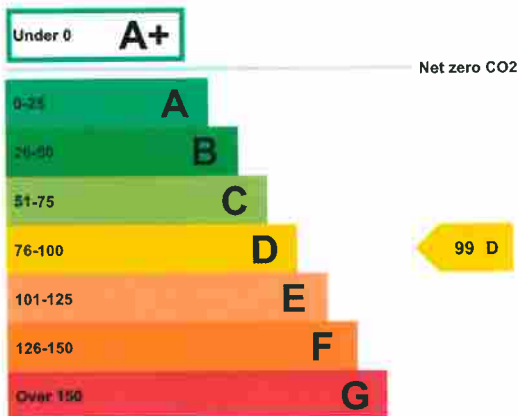
Properties can be let if they have an energy rating from A+ to E.

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

30 B

If typical of the existing stock

87 D

Breakdown of this property's energy performance

Main heating fuel	Other
Building environment	Unconditioned
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	48.37
Primary energy use (kWh/m ² per year)	286

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8199-1981-8117-9266-5622\)](#).

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	Jacob Redmon
Telephone	07719032790
Email	jacobredmon.ndea@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	Stroma Certification Ltd
Assessor's ID	STRO027974
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Oyster Energy
Employer address	Hill House, Red Hill Road, Hadleigh, IP7 6BU
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	7 February 2022
Date of certificate	7 February 2022

Energy performance certificate (EPC) recommendation report

Unit 12 Byford Court
Crockatt Road
Hadleigh
IP7 6RD

Report number
8199-1981-8117-9266-5622

Valid until
6 February 2032

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.

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
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
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

Property and report details

Report issued on	7 February 2022
Total useful floor area	74 square metres
Building environment	Unconditioned
Calculation tool	CLG, iSBEM, v5.6.b, SBEM, v5.6.b.0

Assessor's details

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Employer's name	Oyster Energy
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