

# Energy performance certificate (EPC)

ELB Workshop 2  
Meekings Road  
SUDBURY  
CO10 2XE

Energy rating

C

Valid until: 20 December 2028

Certificate number: 9872-3042-0988-0290-6801

Property type B1 Offices and Workshop businesses

Total floor area 92 square metres

## Rules on letting this property

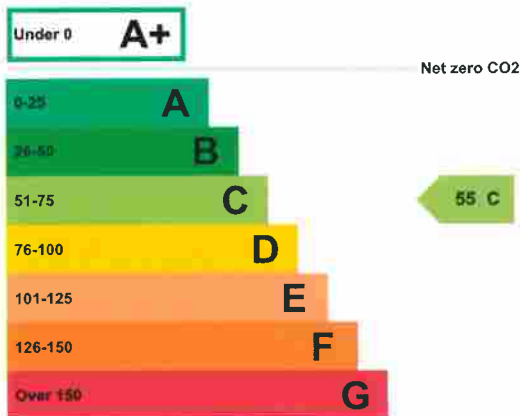
Properties can be let if they have an energy rating from A+ to E.

## 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

27 B

If typical of the existing stock

79 D

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## Breakdown of this property's energy performance

|                                                                     |                                 |
|---------------------------------------------------------------------|---------------------------------|
| Main heating fuel                                                   | Grid Supplied Electricity       |
| Building environment                                                | Heating and Natural Ventilation |
| Assessment level                                                    | 4                               |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 20.86                           |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 123                             |

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0680-0248-7989-2402-8092\)](/energy-certificate/0680-0248-7989-2402-8092).

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## 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 | Michael Robeson                                                                          |
| Telephone       | 01473 829672                                                                             |
| Email           | <a href="mailto:robesonm@energy-evaluations.co.uk">robesonm@energy-evaluations.co.uk</a> |

### 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/008329                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                                                                        |
|------------------------|------------------------------------------------------------------------|
| Employer               | Energy Evaluations & Solutions Ltd                                     |
| Employer address       | Hadleigh Business Centre, Crockatt Road,<br>Hadleigh, Ipswich, IP7 6RH |
| Assessor's declaration | The assessor is not related to the owner of the property.              |
| Date of assessment     | 6 December 2018                                                        |
| Date of certificate    | 21 December 2018                                                       |

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# Energy performance certificate (EPC) recommendation report

ELB Workshop 2  
Meekings Road  
SUDBURY  
CO10 2XE

Report number  
0680-0248-7989-2402-8092

Valid until  
20 December 2028

## 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 in over 7 years

| Recommendation                                                                                         | Potential impact on carbon emissions |
|--------------------------------------------------------------------------------------------------------|--------------------------------------|
| Some loft spaces are poorly insulated - install/improve insulation.                                    | Medium                               |
| Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation. | Medium                               |
| Consider installing an air source heat pump.                                                           | High                                 |
| Consider installing PV.                                                                                | Low                                  |

### Additional recommendations

| Recommendation                                                                                                                                                                                                                                                                                                                                                                                                  | Potential impact on carbon emissions |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| This EPC is based on 'Shell and Core' accommodation and is produced for predictive purposes only. Fit-out assumptions for likely use and occupancy have been made incorporating anticipated heat generator and LED lighting efficiencies consistent with design and current regulations. Where applicable all subsequent fit-out should be completed with approved and/or Building Control Body considerations. | High                                 |

## Property and report details

|                         |                                    |
|-------------------------|------------------------------------|
| Report issued on        | 21 December 2018                   |
| Total useful floor area | 92 square metres                   |
| Building environment    | Heating and Natural Ventilation    |
| Calculation tool        | CLG, iSBEM, v5.6.a, SBEM, v5.6.a.1 |

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## Assessor's details

|                        |                                                                                          |
|------------------------|------------------------------------------------------------------------------------------|
| Assessor's name        | Michael Robeson                                                                          |
| Telephone              | 01473 829672                                                                             |
| Email                  | <a href="mailto:robesonm@energy-evaluations.co.uk">robesonm@energy-evaluations.co.uk</a> |
| Employer's name        | Energy Evaluations & Solutions Ltd                                                       |
| Employer's address     | Hadleigh Business Centre, Crockatt Road,<br>Hadleigh, Ipswich, IP7 6RH                   |
| Assessor ID            | EES/008329                                                                               |
| Assessor's declaration | The assessor is not related to the owner of the property.                                |
| Accreditation scheme   | Elmhurst Energy Systems Ltd                                                              |

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