

Energy performance certificate (EPC)

UNIT 15 BYFORD COURT CROCKATT ROAD LADY LANE INDUSTRIAL ESTATE HADLEIGH IP7 6RD	Energy rating	Valid until: 17 March 2031
	E	Certificate number: 0141-2834-2241-9832-7256

Property type	B1 Offices and Workshop businesses
Total floor area	66 square metres

Rules on letting this property

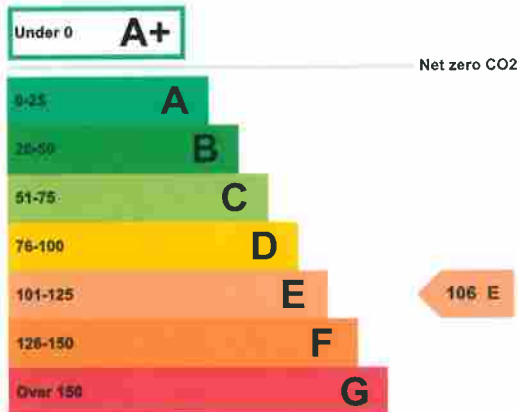
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.

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	88 D

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)	43.48
Primary energy use (kWh/m ² per year)	257

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1026-9528-6083-5049-0683\)](#).

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	Gary Romaine
Telephone	0800 170 1201
Email	admin@easyepc.org

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/023158
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EASY EPC
Employer address	12 Albion Street Brighton BN2 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	18 March 2021
Date of certificate	18 March 2021

Energy performance certificate (EPC) recommendation report

UNIT 15
BYFORD COURT
CROCKATT ROAD
LADY LANE INDUSTRIAL ESTATE
HADLEIGH
IP7 6RD

Report number
1026-9528-6083-5049-0683

Valid until
17 March 2031

Energy rating and EPC

This property's energy rating is E.

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
Consider replacing T8 lamps with retrofit T5 conversion kit.	High

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
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 a ground source heat pump.	High

Property and report details

Report issued on	18 March 2021
Total useful floor area	66 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v6.1.7, SBEM, v5.6.b.0

Assessor's details

Assessor's name	Gary Romaine
Telephone	0800 170 1201
Email	admin@easypepc.org
Employer's name	EASY EPC
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