

Energy performance certificate (EPC)

53 High Street
Hadleigh
IPSWICH
IP7 5AB

Energy rating

B

Valid until:

30 March 2035

Certificate number:

8525-3341-4914-8477-2515

Property type

Retail/Financial and Professional Services

Total floor area

258 square metres

Rules on letting this property

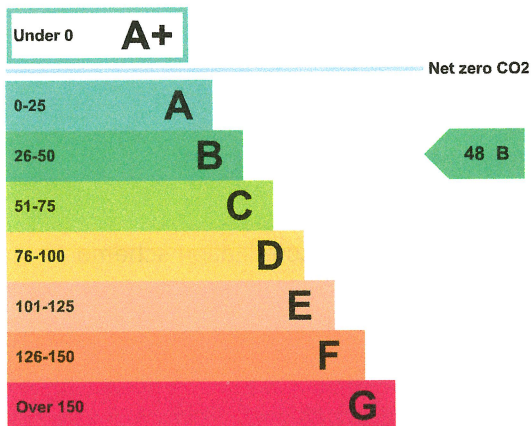
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

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

0 A

If typical of the existing stock

45 B

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)	17.11
Primary energy use (kWh/m ² per year)	179

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4998-9130-5088-2934-3453\)](/energy-certificate/4998-9130-5088-2934-3453).

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	robesonm@energy-evaluations.co.uk

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	enquiries@elmhurstenergy.co.uk

About this assessment

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	24 March 2025
Date of certificate	31 March 2025

Energy performance certificate (EPC) recommendation report

53 High Street
Hadleigh
IPSWICH
IP7 5AB

Report number
4998-9130-5088-2934-3453

Valid until
30 March 2035

Energy rating and EPC

This property's energy rating is B.

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
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 may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall 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

Additional recommendations

Recommendation	Potential impact on carbon emissions
Continue to upgrade the older lighting systems to modern LED alternatives.	Medium

Property and report details

Report issued on	31 March 2025
Total useful floor area	258 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.1

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
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Accreditation scheme	Elmhurst Energy Systems Ltd
