

Energy performance certificate (EPC)

48a, High Street
Hadleigh
IPSWICH
IP7 5AL

Energy rating

D

Valid until:

21 January 2028

Certificate number:

0390-0538-6459-8199-0002

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	43 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.

The figure shows a horizontal bar chart representing the energy rating scale. The ratings are A+, A, B, C, D, E, F, and G, arranged from left to right. Each rating has a corresponding carbon emission range in kg CO2e/m². A yellow arrow points to the '82 D' mark on the scale.

Rating	Carbon Emission Range (kg CO2e/m²)
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

Net zero CO2 is indicated at the top of the scale.

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	80 D

<https://find-energy-certificate.service.gov.uk/energy-certificate/0390-0538-6459-8199-0002?print=true>

1/2

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)	122.22
Primary energy use (kWh/m ² per year)	723

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0098-9596-5140-3400-9803\)](/energy-certificate/0098-9596-5140-3400-9803).

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	17 January 2018
Date of certificate	22 January 2018