

Energy performance certificate (EPC) recommendation report

Priory Paddocks Nursing Home
Darsham
SAXMUNDHAM
IP17 3QD

Report number
0759-2200-3405-5960-4604

Valid until
31 May 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
Some windows have high U-values - consider installing secondary glazing.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High
Consider installing a ground source heat pump.	High

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some floors are poorly insulated - introduce and/or improve insulation. Add insulation to the exposed surfaces of floors adjacent to underground, unheated spaces or exterior.	Medium
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	1 June 2025
Total useful floor area	937 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Mike Simpson
Telephone	(0)7770 580 902
Email	mike@epcmarketing.co.uk
Employer's name	EPC Marketing Ltd
Employer's address	36b Bredfield St., Woodbridge IP12 4NH
Assessor ID	QUID201186
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited
