

Energy performance certificate (EPC)

Priory Paddocks Nursing Home
Darsham
SAXMUNDHAM
IP17 3QD

Energy rating

B

Valid until:

31 May 2035

Certificate number:

9020-7455-0636-9003-2503

Property type	Residential Institutions: Hospitals and Care Homes
Total floor area	937 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.

The figure shows a horizontal bar chart representing the energy rating scale. The scale ranges from A+ (Under 0) to G (Over 150). A green arrow points to the B rating, which corresponds to a score of 44. A line indicates the Net zero CO2 target at 0.

Rating	Score Range
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

How this property compares to others

Properties similar to this one could have ratings:

If newly built	26 B
If typical of the existing stock	103 E

<https://find-energy-certificate.service.gov.uk/energy-certificate/9020-7455-0636-9003-2503?print=true>

1/2

Breakdown of this property's energy performance

Main heating fuel	LPG
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	88.65
Primary energy use (kWh/m ² per year)	654

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0759-2200-3405-5960-4604\)](/energy-certificate/0759-2200-3405-5960-4604).

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	Mike Simpson
Telephone	(0)7770 580 902
Email	mike@epcmarketing.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	Quidos Limited
Assessor's ID	QUID201186
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	EPC Marketing Ltd
Employer address	36b Bredfield St., Woodbridge IP12 4NH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	31 May 2025
Date of certificate	1 June 2025