

# Energy performance certificate (EPC)

CARLEY'S YARD  
25 FORE STREET  
FRAMLINGHAM  
WOODBIDGE  
IP13 9DY

Energy rating

E

Valid until:

1 August 2031

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Certificate number:

7277-0139-3142-1908-1406

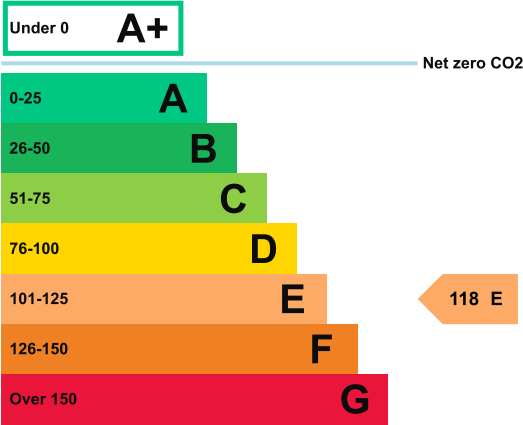
Property type	B1 Offices and Workshop businesses
Total floor area	71 square metres

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	37 B
If typical of the existing stock	107 E

## 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 <sub>2</sub> /m <sup>2</sup> per year)	83.13
Primary energy use (kWh/m <sup>2</sup> per year)	492

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0087-7211-0449-3297-1410\)](/energy-certificate/0087-7211-0449-3297-1410).

## 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	<a href="mailto:mike@epcmarketing.co.uk">mike@epcmarketing.co.uk</a>

### 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	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### About this assessment

Employer	EPC Marketing Ltd
Employer address	36b Bredfield Street, Woodbridge, IP12 4NH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	2 August 2021
Date of certificate	2 August 2021