

Energy performance certificate (EPC)

South Building
Factory
R/O Haughley Park
Haughley
Stowmarket
IP14 3JZ

Energy rating

D

Valid until

11 May 2031

Certificate number

1733-8724-2739-8427-3968

Property type

B8 Storage or
Distribution

Total floor area

10933 square metres

Rules on letting this property

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

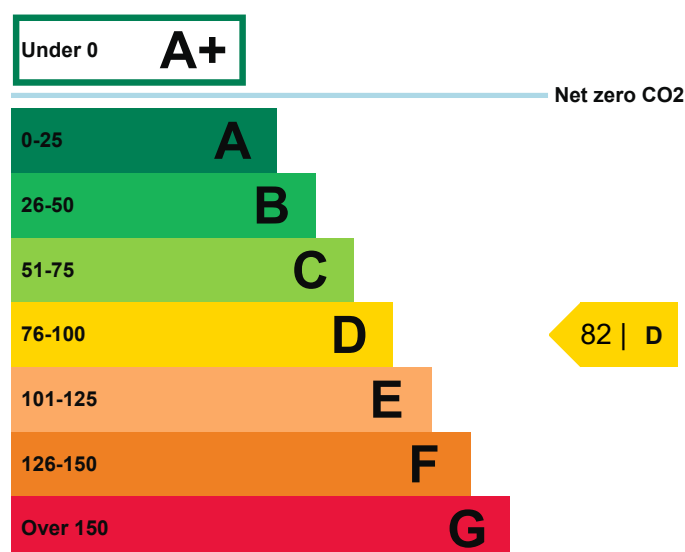
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/616269/Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf) ([https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachr](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/616269/Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf)
[Dom Private Rented Property Minimum Standard - Landlord Guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/616269/Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf)).

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built



**If typical of the
existing stock**



59 | C

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 (kgCO₂/m² per year)	46.59
Primary energy use (kWh/m² per year)	276

► [What is primary energy use?](#)

Primary energy use is a measure of the energy required for lighting, heating and hot water in a property. The calculation includes:

- the efficiency of the property's heating system
- power station efficiency for electricity
- the energy used to produce the fuel and deliver it to the property

Recommendation report

Guidance on improving the energy performance of this property can be found in the

[recommendation report \(/energy-certificate/0932-4924-3165-9292-9089\)](/energy-certificate/0932-4924-3165-9292-9089).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Leigh Sewell
Telephone	0781 8070445
Email	ths-consulting@hotmail.com

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/022230
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Employer	THS Consulting Tel: 0781 8070445
Employer address	190 The Avenue, Lowestoft NR33 7LW Email: ths- consulting@hotmail.c om
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	27 April 2021
Date of certificate	12 May 2021

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.