

# Energy performance certificate (EPC)

5 Grange View, Mead Drive  
Kesgrave  
IPSWICH  
IP5 2HU

Energy rating

**A**

Valid until:

**27 February 2033**

Certificate  
number:

**8668-7163-8128-3531-  
3383**

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

55 square metres

## Rules on letting this property

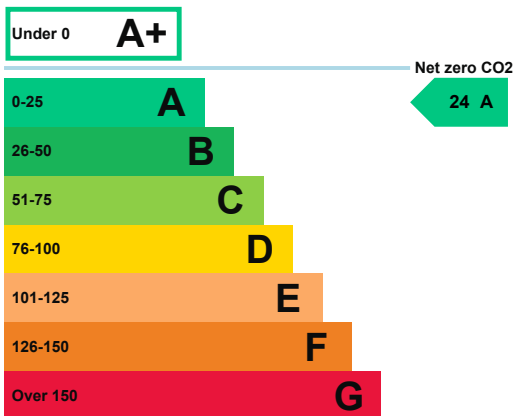
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is A.

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

28 B

If typical of the existing stock

83 D

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Mixed-mode with Natural Ventilation
Assessment level	4
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	32.78
Primary energy use (kWh/m <sup>2</sup> per year)	194

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9154-4061-7944-0802-1442\)](/energy-certificate/9154-4061-7944-0802-1442).

## 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	James Steward
Telephone	01394 389309
Email	<a href="mailto:j.steward736@btinternet.com">j.steward736@btinternet.com</a>

### 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/015542
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	James Steward
Employer address	3 Scott Lane, Melton Park, Woodbridge, Suffolk, IP12 1TJ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 February 2023
Date of certificate	28 February 2023

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