

Energy performance certificate (EPC)

Hubbard House
6 Civic Drive
IPSWICH
IP1 2QA

Energy rating

C

Valid until:

24 January 2035

Certificate number:

2387-8850-8124-2566-1154

Property type	Offices and Workshop Businesses
Total floor area	1,664 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 C.

The figure shows a horizontal bar chart representing the energy rating scale. The scale is divided into eight categories, each with a color-coded bar and a letter rating. The categories are: A+ (Under 0, dark green), A (0-25, green), B (26-50, light green), C (51-75, yellow-green), D (76-100, yellow), E (101-125, orange), F (126-150, red-orange), and G (Over 150, red). A green arrow points to the C category, with the text '57 C' next to it. A line labeled 'Net zero CO2' is positioned above the A+ category.

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

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.

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How this property compares to others

Properties similar to this one could have ratings:

If newly built	17 A
If typical of the existing stock	66 C

Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	19.51
Primary energy use (kWh/m2 per year)	185

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7377-3133-2602-0674-9594\)](/energy-certificate/7377-3133-2602-0674-9594).

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	John Anscomb
Telephone	01473310134
Email	johnanscomb@aol.com

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/019522
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	John Anscomb
Employer address	1 Peartree Lodge, Bentley, Ipswich, Suffolk, IP9 2DF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	21 January 2025
Date of certificate	25 January 2025