

Energy performance certificate (EPC)

32, Larchcroft Road IPSWICH IP1 6AR	Energy rating <div>D</div>	Valid until: 16 December 2035
		Certificate number: 8780-2428-7239-3339-1097

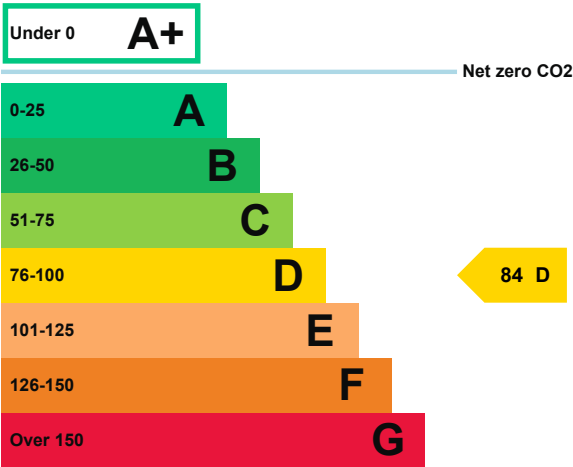
Property type	Non-residential Institutions: Education
Total floor area	621 square metres

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 D.



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	32 B
If typical of the existing stock	130 F

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	28.37
Primary energy use (kWh/m ² per year)	179

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4709-3927-3314-1562-0931\)](/energy-certificate/4709-3927-3314-1562-0931).

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	15 December 2025
Date of certificate	17 December 2025