

## Energy performance certificate (EPC)

Former Mill House Newbourn Road Bucklesham IPSWICH IP10 0BY	Energy rating <b>G</b>	Valid until: <b>30 May 2027</b>
		Certificate number: <b>0250-4951-0393-7430-5074</b>

Property type B1 Offices and Workshop businesses

Total floor area 157 square metres

### Rules on letting this property

**! You may not be able to let this property.**

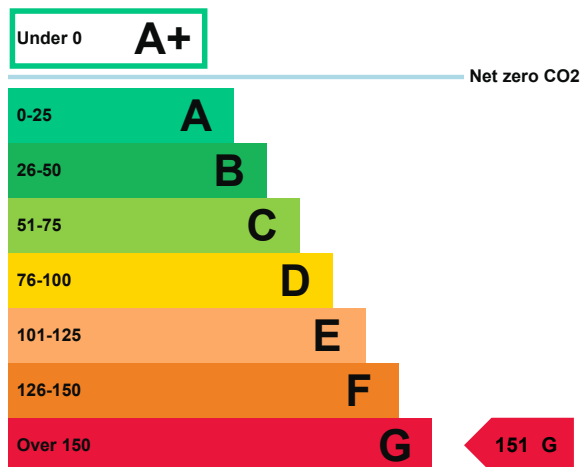
This property has an energy rating of G. The landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

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.

Properties can be let if they have an energy rating from A+ to E. The [recommendation report](#) sets out changes you can make to improve the property's rating.

### Energy rating and score

This property's energy rating is G.



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



If typical of the existing stock



## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Mechanical Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	122.27
Primary energy use (kWh/m2 per year)	723

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9477-4035-0539-0500-4125\)](#).

## 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	Ray
Telephone	0789 2681 495
Email	<a href="mailto:ray.epc@gmail.com">ray.epc@gmail.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/019803
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Benchmark Surveys
Employer address	Croft, Tenpennt Hill, Thorrington, Colchester. CO7 8JG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 May 2017
Date of certificate	31 May 2017