

Energy performance certificate (EPC)

The Brook Inn The Street Washbrook IPSWICH IP8 3HR	Energy rating	Valid until: 29 May 2036
	C	Certificate number: 8818-5620-8644-3904-3397

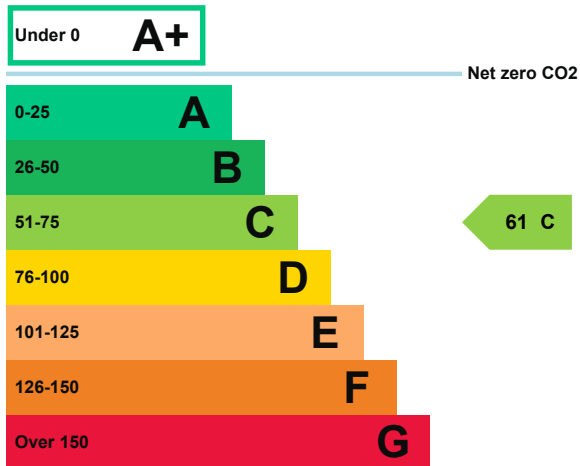
Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	315 square metres

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.



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

27 B

If typical of the existing stock

110 E

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)	91.21
Primary energy use (kWh/m ² per year)	538

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1048-2323-3368-2832-7920\)](/energy-certificate/1048-2323-3368-2832-7920).

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	Mike Redmon
Telephone	07540880343
Email	mr@oysterenergy.co.uk

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/028183
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Oyster Energy (NDEA) Ltd
Employer address	Hill House, Red Hill Road, Hadleigh, IP7 6BU
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	29 May 2026
Date of certificate	30 May 2026