

# Energy performance certificate (EPC)

Mayflower Hall Hall Street LONG MELFORD CO10 9JT	Energy rating <b>D</b>	Valid until: <b>16 February 2035</b>
		Certificate number: <b>5050-5988-1909-8342-5003</b>

Property type	Offices and Workshop Businesses
Total floor area	216 square metres

## Rules on letting this property

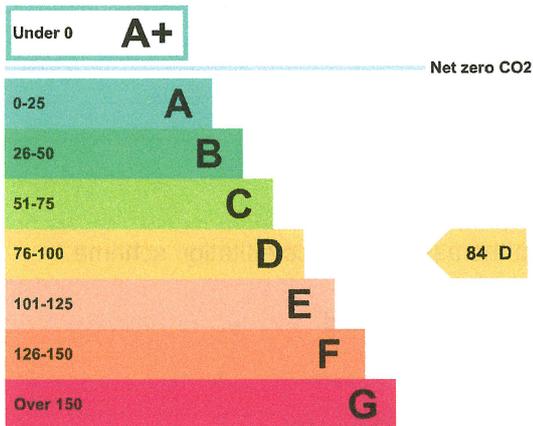
Properties can be let if they have an energy rating from A+ to E.

## 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	<b>12 A</b>
If typical of the existing stock	<b>50 B</b>

## 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 <sub>2</sub> /m <sup>2</sup> per year)	31.38
Primary energy use (kWh/m <sup>2</sup> per year)	196

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5673-0733-7394-7344-6307\)](/energy-certificate/5673-0733-7394-7344-6307).

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## 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	Michael Robeson
Telephone	01473 829672
Email	<a href="mailto:robesonm@energy-evaluations.co.uk">robesonm@energy-evaluations.co.uk</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/008329
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Energy Evaluations & Solutions Ltd
Employer address	Hadleigh Business Centre, Crockatt Road, Hadleigh, Ipswich, IP7 6RH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	10 February 2025
Date of certificate	17 February 2025

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## Energy performance certificate (EPC) recommendation report

Mayflower Hall  
Hall Street  
LONG MELFORD  
CO10 9JT

Report number  
**5673-0733-7394-7344-6307**

Valid until  
**16 February 2035**

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### Energy rating and EPC

This property's energy rating is D.

For more information on the property's energy performance, see the EPC for this property.

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## Recommendations

### Changes that may pay for themselves within 3 years

<b>Recommendation</b>	<b>Potential impact on carbon emissions</b>
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Medium
In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium
Add optimum start/stop to the heating system.	Medium

### Changes that may pay for themselves within 3 to 7 years

<b>Recommendation</b>	<b>Potential impact on carbon emissions</b>
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider switching from gas to biomass.	High

### Changes that may pay for themselves in over 7 years

<b>Recommendation</b>	<b>Potential impact on carbon emissions</b>
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Consider installing PV.	Low

### Additional recommendations

<b>Recommendation</b>	<b>Potential impact on carbon emissions</b>
Consider installing an air source heat pump.	High
Continue to upgrade the older lighting systems with modern LED alternatives.	Medium

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## Property and report details

Report issued on	17 February 2025
Total useful floor area	216 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.1

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## Assessor's details

Assessor's name	Michael Robeson
Telephone	01473 829672
Email	<a href="mailto:robessonm@energy-evaluations.co.uk">robessonm@energy-evaluations.co.uk</a>
Employer's name	Energy Evaluations & Solutions Ltd
Employer's address	Hadleigh Business Centre, Crockatt Road, Hadleigh, Ipswich, IP7 6RH
Assessor ID	EES/008329
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

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