

## Energy performance certificate (EPC) recommendation report

STRADBROKE MEDICAL CENTRE  
WILBY ROAD  
STRADBROKE  
IP21 5JN

Report number  
**0025-1209-4409-9649-1904**

Valid until  
**5 February 2031**

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### Energy rating and EPC

This property's current energy rating is C.

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

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## Recommendations

Make these changes to improve the property’s energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property’s carbon emissions.

### Changes that pay for themselves within 3 years

Recommendation	Potential impact
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
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

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

Recommendation	Potential impact
Add optimum start/stop to the heating system.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Low

### Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing a ground source heat pump.	High
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

## Property and report details

Report issued on	6 February 2021
Total useful floor area	180 square metres
Building environment	Air Conditioning
Calculation tool	CLG, iSBEM, v5.6.b, SBEM, v5.6.b.0

## Assessor's details

Assessor's name	Mike Simpson
Telephone	(0)7770 580 902
Email	<a href="mailto:mike@epcmarketing.co.uk">mike@epcmarketing.co.uk</a>
Employer's name	EPC Marketing Ltd
Employer's address	36b Bredfield Street, Woodbridge, IP12 4NH
Assessor ID	QUID201186
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited



# Energy performance certificate (EPC)

STRADBROKE MEDICAL CENTRE  
WILBY ROAD  
STRADBROKE  
IP21 5JN

Energy rating

**C**

Valid until: **5 February 2031**

Certificate number: **5920-0129-0439-6004-1993**

Property type

D1 Non-residential Institutions - Primary Health Care Building

Total floor area

180 square metres

## Rules on letting this property

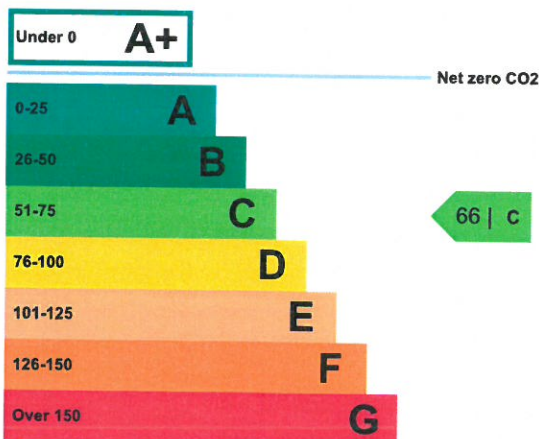
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or 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.

## Energy efficiency rating for this property

This property's current energy rating is C.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

30 | B

If typical of the existing stock

88 | D

Properties are given a rating from A+ (most efficient) to G (least efficient).

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	69.22
Primary energy use (kWh/m <sup>2</sup> per year)	409

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0025-1209-4409-9649-1904\)](#).

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Mike Simpson
Telephone	(0)7770 580 902
Email	<a href="mailto:mike@epcmarketing.co.uk">mike@epcmarketing.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID201186
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### Assessment details

Employer	EPC Marketing Ltd
Employer address	36b Bredfield Street, Woodbridge, IP12 4NH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	6 February 2021
Date of certificate	6 February 2021

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