

Energy performance certificate (EPC) recommendation report

Friars Courtyard
30-32 Princes Street
IPSWICH
IP1 1RJ

Report number
7337-4918-7317-7217-5139

Valid until
26 June 2032

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.

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
Add time control to heating system.	Medium

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Add optimum start/stop to the heating system.	Medium
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Add local time control to heating system.	Medium
Consider switching from gas to biomass.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Improve insulation on HWS storage.	Low

Property and report details

Report issued on	27 June 2022
Total useful floor area	570 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Elmhurst Energy Systems Ltd, SBEM Online, v6.01, SBEM, v6.1.b.0

Assessor's details

Assessor's name	John Anscomb
Telephone	01473310134
Email	johnanscomb@aol.com
Employer's name	John Anscomb
Employer's address	1 Peartree Lodge, Bentley, Ipswich, Suffolk, IP9 2DF
Assessor ID	EES/019522
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd