

8 THE IRWIN CENTRE  
SCOTLAND ROAD  
DRY DRAYTON  
CB23 8AR

Energy rating

C

Valid until

**4 May 2031**

Certificate number

**7098-0764-9162-4838-1349**

### **Property type**

A1/A2 Retail and Financial/Professional services

### **Total floor area**

367 square metres

### **Rules on letting this property**

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

You can read [guidance for landlords on the regulations and exemptions](#).

### **Energy rating and score**

This property's energy rating is C.

Net zero CO<sub>2</sub>A+ A B C D E F G Under 0 0-25 26-50 51-75 76-100 101-125 126-150 Over 150 54 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**

30 B

**If typical of the existing stock**

87 D

## 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)

58.11

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

344

About primary energy use

Primary energy use is a measure of the energy required for lighting, heating and hot water in a property. The calculation includes:

- the efficiency of the property's heating system
- power station efficiency for electricity
- the energy used to produce the fuel and deliver it to the property

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report](#).

## 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**

John Anscomb

### **Telephone**

01473310134

### **Email**

[johnanscomb@aol.com](mailto:johnanscomb@aol.com)

## **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/019522

### **Telephone**

01455 883 250

### **Email**

[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

## **About this assessment**

### **Employer**

John Anscomb

### **Employer address**

1 Peartree Lodge, Bentley, Ipswich, Suffolk, IP9 2DF

### **Assessor's declaration**

The assessor is not related to the owner of the property.

### **Date of assessment**

27 April 2021

### **Date of certificate**

5 May 2021

## **Other certificates for this property**

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.