

# Energy performance certificate (EPC)

The Kingfisher  
301 Hawthorn Drive  
IPSWICH  
IP2 0QG

Energy rating

C

Valid until:

4 August 2026

---

Certificate number:

9247-3093-0766-0700-5525

Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways
Total floor area	551 square metres

Rules on letting this property

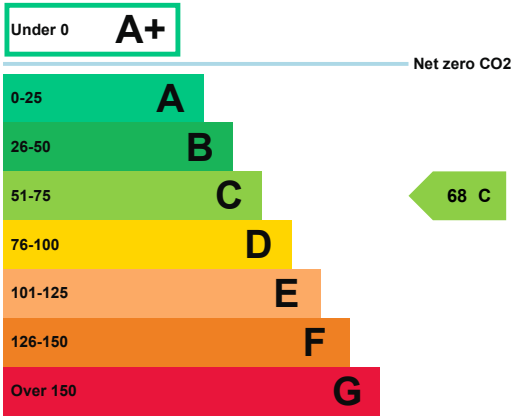
Properties can be let if they have an energy rating from A+ to E.

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	31 B
If typical of the existing stock	90 D

Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	124.77

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0520-0746-4769-7923-5006\)](#).

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	Ashton Kaziboni
Telephone	(0)8443 270 365
Email	<a href="mailto:epc@compliance365.co.uk">epc@compliance365.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	Quidos Limited
Assessor's ID	QUID300703
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

About this assessment

Employer	Compliance365
Employer address	6 Mariner Court Calder Park
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 July 2016
Date of certificate	5 August 2016