

Energy performance certificate (EPC)

The White Swan
29 Queen Street
MARKET RASEN
LN8 3EN

Energy rating

B

Valid until:

19 February 2034

Certificate
number:

2901-1145-2137-2606-
3741

Property type

Restaurants and Cafes/Drinking
Establishments/Takeaways

Total floor area

337 square metres

Rules on letting this property

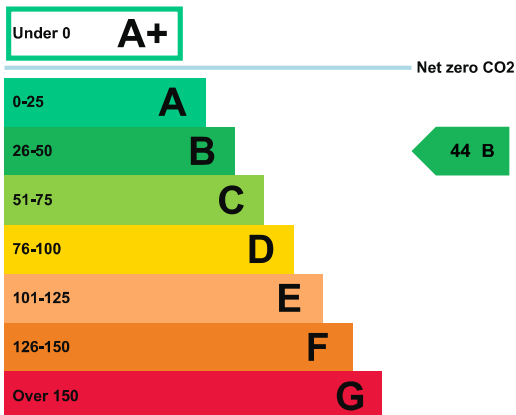
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

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

29 B

If typical of the existing stock

117 E

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 ₂ /m ² per year)	92.52
Primary energy use (kWh/m ² per year)	577

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0673-0644-5971-5987-2844\)](/energy-certificate/0673-0644-5971-5987-2844).

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	Mr Kristen Jones
Telephone	01522 524282
Email	lincenergysurveys@btinternet.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/008857
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Lincoln Energy Surveys Ltd
Employer address	62 St Augustine Road, Lincoln, LN2 4FH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	19 February 2024
Date of certificate	20 February 2024

Energy performance certificate (EPC) recommendation report

The White Swan
29 Queen Street
MARKET RASEN
LN8 3EN

Report number
0673-0644-5971-5987-2844

Valid until
19 February 2034

Energy rating and EPC

This property's energy rating is B.

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

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Improve insulation on HWS storage.	Low
Add optimum start/stop to the heating system.	Medium
Add weather compensation controls to heating system.	Medium
Add local time control to heating system.	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 within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

Additional recommendations

Recommendation	Potential impact on carbon emissions
The default chiller efficiency is chosen. It is recommended that the chiller system be investigated to gain an understanding of its efficiency and possible improvements.	High

Property and report details

Report issued on	20 February 2024
Total useful floor area	337 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Mr Kristen Jones
Telephone	01522 524282
Email	lincenergysurveys@btinternet.com
Employer's name	Lincoln Energy Surveys Ltd
Employer's address	62 St Augustine Road, Lincoln, LN2 4FH
Assessor ID	EES/008857
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd
