

Energy performance certificate (EPC)

The Fox Gladeside BAR HILL CB23 8DY	Energy rating C	Valid until: 15 August 2034
		Certificate number: 0989-0200-8304-8214-3810

Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	500 square metres

Rules on letting this property

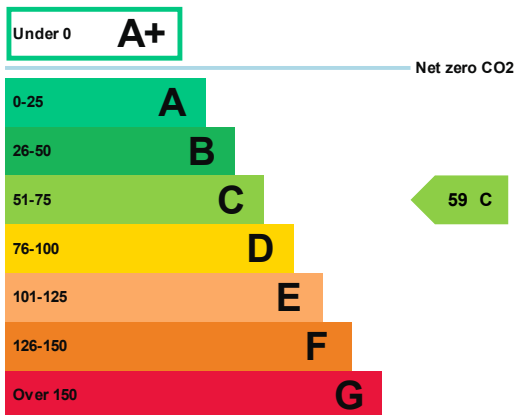
Properties can be let if they have an energy rating from A+ to E.

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	22 A
If typical of the existing stock	88 D

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	77.9
Primary energy use (kWh/m ² per year)	713

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2081-4918-8040-8304-2091\)](/energy-certificate/2081-4918-8040-8304-2091).

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	Malcolm Ward
Telephone	07769 972 331
Email	malcolm.ward@macward.plus.com

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	QUID201084
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	MacKenzie Land Ltd
Employer address	18 Sywell, Northampton, NN6 0BQ TEL; 07769 972331
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	12 August 2024
Date of certificate	16 August 2024

Energy performance certificate (EPC) recommendation report

The Fox
Gladeside
BAR HILL
CB23 8DY

Report number
2081-4918-8040-8304-2091

Valid until
15 August 2034

Energy rating and EPC

This property's energy rating is C.

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
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
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
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Add optimum start/stop to the heating system.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.	Low
Add weather compensation controls to heating system.	Medium
Add local time control to heating system.	Low

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Consider switching from gas to biomass.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

Additional recommendations

Recommendation	Potential impact on carbon emissions
Consider installing solar water heating.	Low
Consider installing PV.	Low

Property and report details

Report issued on	16 August 2024
Total useful floor area	500 square metres
Building environment	Air Conditioning
Calculation tool	G-ISBEM Ltd, G-ISBEM, v25.3, SBEM, v6.1.e.0

Assessor's details

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Email	malcolm.ward@macward.plus.com
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