

Energy performance certificate (EPC)

The Crystal Palace
Station Road
BERKHAMSTED
HP4 2EZ

Energy rating

C

Valid until: **13 April 2032**

Certificate number: **9042-5311-8344-9418-0213**

Property type

A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways

Total floor area

289 square metres

Rules on letting this property

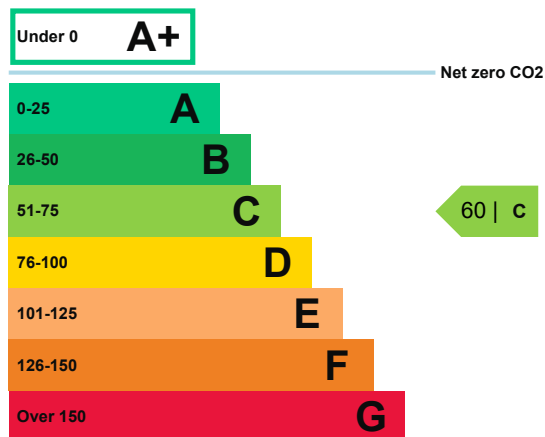
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

27 | B

If typical of the existing stock

80 | D

Properties are given a rating from A+ (most efficient) to G (least efficient).

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)	116.47
Primary energy use (kWh/m ² per year)	671

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2421-2120-0511-9262-8805\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Julian Clarke
Telephone	01924669940
Email	jclarke@compliance365.co.uk

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO037008
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Employer	Compliance 365
Employer address	6 Mariner Court
Assessor's declaration	The assessor is a relative of the property owner.
Date of assessment	18 March 2022
Date of certificate	14 April 2022

Energy performance certificate (EPC) recommendation report

The Crystal Palace
Station Road
BERKHAMSTED
HP4 2EZ

Report number
2421-2120-0511-9262-8805

Valid until
13 April 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
Install more efficient water heater.	Medium
Add time control to heating system.	Medium
Consider replacing HWS with point of use system.	Medium
Add optimum start/stop to the heating system.	Medium
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
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Low

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Add weather compensation controls to heating system.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Add local time control to heating system.	Low
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Consider installing a ground source heat pump.	High
Roof is poorly insulated. Install or improve insulation of roof.	Medium
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

Property and report details

Report issued on	14 April 2022
Total useful floor area	289 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v6.1.8, SBEM, v5.6.b.0

Assessor's details

Assessor's name	Julian Clarke
Telephone	01924669940
Email	jclarke@compliance365.co.uk
Employer's name	Compliance 365
Employer's address	6 Mariner Court
Assessor ID	STRO037008
Assessor's declaration	The assessor is a relative of the property owner.
Accreditation scheme	Stroma Certification Ltd