Energy performance certificate (EPC)

Horse & Trumpet 4 Barrow Road Sileby LOUGHBOROUGH LE12 7LP	Energy rating **C**	Valid until: **18 January 2034** Certificate number: **5709-7344-1650-9943-4521**

Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	402 square metres

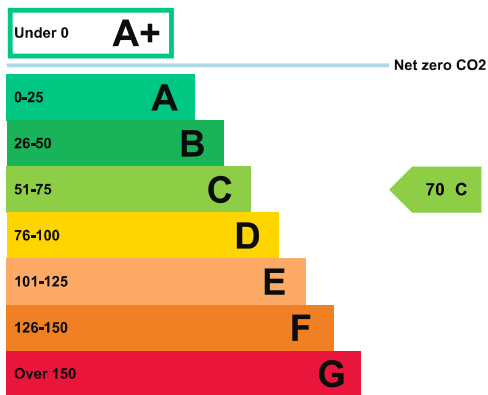## Rules on letting this property

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

| 33 | B |

If typical of the existing stock

| 131 | F |

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)	80.52
Primary energy use (kWh/m2 per year)	469

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/1782-0517-3290-4449-4434).

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	Robin Mapleston
Telephone	01455883250
Email	info@epcforproperty.net

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/010213
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EPC for Property
Employer address	Co. 4 Western Avenue Saxilby Lincoln LN1 2NT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	17 January 2024
Date of certificate	19 January 2024

Energy performance certificate (EPC) recommendation report

Horse & Trumpet
4 Barrow Road
Sileby
LOUGHBOROUGH
LE12 7LP

Report number
1782-0517-3290-4449-4434

Valid until
18 January 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
Add optimum start/stop to the heating system.	Medium
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium

Changes that may pay for themselves within 3 to 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
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Some floors are poorly insulated - introduce and/or improve insulation. Add insulation to the exposed surfaces of floors adjacent to underground, unheated spaces or exterior.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
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

Recommendation	Potential impact on carbon emissions
Consider installing PV.	Low

Property and report details

Report issued on	19 January 2024
Total useful floor area	402 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.2.0, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Robin Mapleston
Telephone	01455883250
Email	info@epcforproperty.net
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