

# Energy performance certificate (EPC)

The White Bear Coventry Road Hinckley Leicester LE10 0JT	Energy rating <b>C</b>	Valid until: <b>14 January 2034</b> <hr/> Certificate number: <b>2900-3175-5564-8648-6566</b>
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Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	435 square metres

## Rules on letting this property

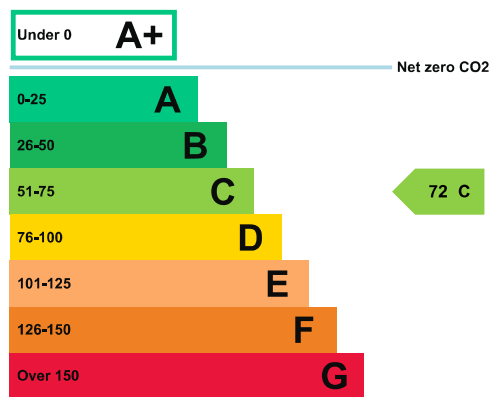
Properties can be let if they have an energy rating from A+ to E.

## 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

32 B

If typical of the existing stock

128 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)	68.48
Primary energy use (kWh/m2 per year)	402

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1751-4347-8751-4895-7961\)](/energy-certificate/1751-4347-8751-4895-7961).

## 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	<a href="mailto:info@epcforproperty.net">info@epcforproperty.net</a>

### 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	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### 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	10 January 2024
Date of certificate	15 January 2024

# Energy performance certificate (EPC) recommendation report

The White Bear  
Coventry Road  
Hinckley  
Leicester  
LE10 0JT

Report number  
**1751-4347-8751-4895-7961**

Valid until  
**14 January 2034**

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## 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.

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## Recommendations

### Changes that may pay for themselves within 3 years

<b>Recommendation</b>	<b>Potential impact on carbon emissions</b>
Add optimum start/stop to the heating system.	Medium
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Add weather compensation controls to heating system.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium

### Changes that may pay for themselves within 3 to 7 years

<b>Recommendation</b>	<b>Potential impact on carbon emissions</b>
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider switching from gas to biomass.	High
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

<b>Recommendation</b>	<b>Potential impact on carbon emissions</b>
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
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

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## Property and report details

Report issued on	15 January 2024
Total useful floor area	435 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.2.0, SBEM, v6.1.e.0

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## Assessor's details

Assessor's name	Robin Mapleston
Telephone	01455883250
Email	<a href="mailto:info@epcforproperty.net">info@epcforproperty.net</a>
Employer's name	EPC for Property
Employer's address	Co. 4 Western Avenue Saxilby Lincoln LN1 2NT
Assessor ID	EES/010213
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

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