

# Energy performance certificate (EPC)

Grey Horse Inn  
The Cross  
Carlton-in-Lindrick  
WORKSOP  
S81 9EW

Energy rating

C

Valid until: 23 June 2034

Certificate number: 2642-1694-9921-3756-3567

Property type Restaurants and Cafes/Drinking Establishments/Takeaways

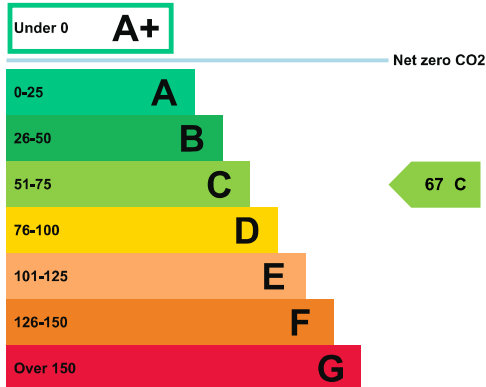
Total floor area 335 square metres

## 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

24 A

If typical of the existing stock

96 D

## 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 <sub>2</sub> /m <sup>2</sup> per year)	73.61
Primary energy use (kWh/m <sup>2</sup> per year)	585

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8327-5825-7381-3447-1978\)](#).

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## 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	Deborah Gardner
Telephone	01777 702 468
Email	<a href="mailto:deborahharrison357@btinternet.com">deborahharrison357@btinternet.com</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/016946
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	RETFORD PROPERTY SERVICES TD
Employer address	10 WELHAM ROAD, RETFORD
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	22 June 2024
Date of certificate	24 June 2024

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# Energy performance certificate (EPC) recommendation report

Grey Horse Inn  
The Cross  
Carlton-in-Lindrick  
WORKSOP  
S81 9EW

Report number  
**8327-5825-7381-3447-1978**

Valid until  
**23 June 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>
Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.	Medium
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium

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

<b>Recommendation</b>	<b>Potential impact on carbon emissions</b>
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.	Medium
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
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium

### Changes that may pay for themselves in over 7 years

<b>Recommendation</b>	<b>Potential impact on carbon emissions</b>
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	24 June 2024
Total useful floor area	335 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.0

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## Assessor's details

Assessor's name	Deborah Gardner
Telephone	01777 702 468
Email	<a href="mailto:deborahharrison357@btinternet.com">deborahharrison357@btinternet.com</a>
Employer's name	RETFORD PROPERTY SERVICES TD
Employer's address	10 WELHAM ROAD, RETFORD
Assessor ID	EES/016946
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

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