

Energy performance certificate (EPC)

Royal Oak
24 Walkern Road
STEVENAGE
SG1 3RA

Energy rating

C

Valid until: 1 June 2033

Certificate number: 6116-7406-0903-4368-9574

Property type

Restaurants and Cafes/Drinking
Establishments/Takeaways

Total floor area

490 square metres

Rules on letting this property

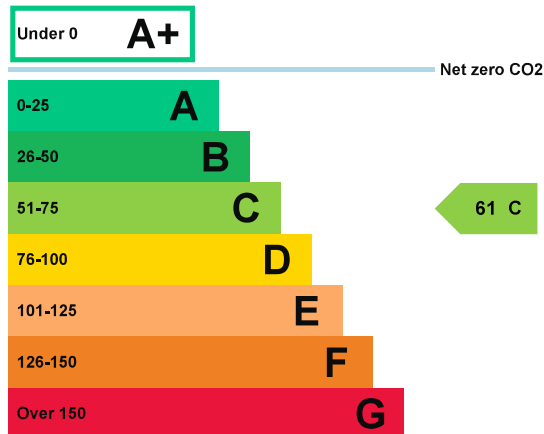
Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is C.

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

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

30 B

If typical of the existing stock

120 E

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)

62.43

Primary energy use (kWh/m² per year)

429

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1071-5057-3315-1422-0985\)](/energy-certificate/1071-5057-3315-1422-0985).

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	Louis Tsakistras BSc (Hons), DipNDEA L3 L4, DipDEC.
Telephone	0780 8292 535
Email	terry@tagepc.co.uk

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/028268
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Trinity Alexander Group
Employer address	15 Whitehall, Westminster, London SW1A 2DD
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	23 May 2023
Date of certificate	2 June 2023

Energy performance certificate (EPC) recommendation report

Royal Oak
24 Walkern Road
STEVENAGE
SG1 3RA

Report number
1071-5057-3315-1422-0985

Valid until
1 June 2033

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
Improve insulation on HWS storage.	Low
Add time control to heating system.	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

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Some windows have high U-values - consider installing secondary glazing.	Medium

Recommendation	Potential impact
Add local temperature control to the heating system.	Medium
Add local time control to heating system.	Low
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 pay for themselves in more than 7 years

Recommendation	Potential impact
Roof is poorly insulated. Install or improve insulation of roof.	Medium
Consider installing solar water heating.	Low
Consider installing PV.	Low

Property and report details

Report issued on	2 June 2023
Total useful floor area	490 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISBEM Ltd, G-ISBEM, v25.2, SBEM, v6.1.d.0

Assessor's details

Assessor's name Louis Tsakistras BSc (Hons), DipNDEA L3 L4, DipDEC.

Telephone 0780 8292 535

Email terry@tagepc.co.uk

Employer's name Trinity Alexander Group

Employer's address 15 Whitehall, Westminster, London SW1A 2DD

Assessor ID EES/028268

Assessor's declaration The assessor is not related to the owner of the property.

Accreditation scheme Elmhurst Energy Systems Ltd
