

Energy performance certificate (EPC)

The Globe 115 High Street Codicote HITCHIN SG4 8UA	Energy rating C	Valid until: 9 September 2035
		Certificate number: 2938-9148-2013-2131-9664

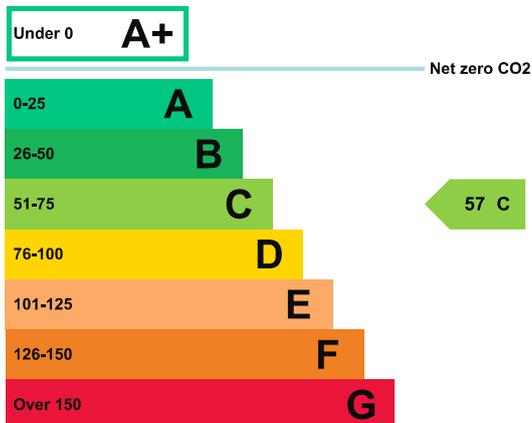
Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	263 square metres

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

31 B

If typical of the existing stock

126 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 (kgCO ₂ /m ² per year)	52.7
Primary energy use (kWh/m ² per year)	318

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7291-6654-7464-0358-7013\)](/energy-certificate/7291-6654-7464-0358-7013).

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	4 September 2025
Date of certificate	10 September 2025

Energy performance certificate (EPC) recommendation report

The Globe
115 High Street
Codicote
HITCHIN
SG4 8UA

Report number
7291-6654-7464-0358-7013

Valid until
9 September 2035

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
Improve insulation on HWS storage.	Low
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Some loft spaces are poorly insulated - install/improve insulation.	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

Recommendation	Potential impact on carbon emissions
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 solar water heating.	Low
Consider installing PV.	Low

Property and report details

Report issued on	10 September 2025
Total useful floor area	263 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISBEM Ltd, G-ISBEM, v25.3, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Louis Tsakistras BSc (Hons), DipNDEA L3 L4, DipDEC.
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Employer's name	Trinity Alexander Group
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Accreditation scheme	Elmhurst Energy Systems Ltd
