

Energy performance certificate (EPC)

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|--|---------------|---|
| The Steamer 22 London Road WELWYN AL6 9DP | Energy rating | Valid until: 7 August 2026 |
| | C | Certificate number: 9958-3008-0261-0500-7505 |

| | |
|------------------|--|
| Property type | A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways |
| Total floor area | 235 square metres |

Rules on letting this property

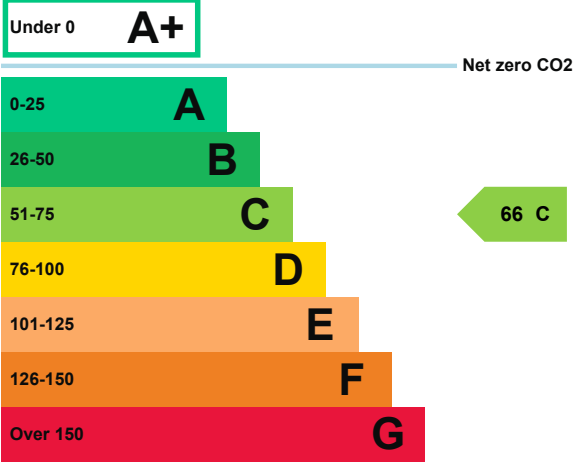
Properties can be let if they have an energy rating from A+ to E.

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



If typical of the existing stock



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) | 117.81 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0790-0546-5219-8008-5006\)](/energy-certificate/0790-0546-5219-8008-5006).

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 | Steven Marlow |
|-----------------|---------------|

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

| | |
|----------------------|--|
| Accreditation scheme | Stroma Certification Ltd |
| Assessor's ID | STRO003409 |
| Telephone | 0330 124 9660 |
| Email | certification@stroma.com |

About this assessment

| | |
|------------------------|---|
| Employer | Home & Commercial Energy Surveys |
| Employer address | 3rd Floor, 207 Regent Street, London, W1B 3HH |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 3 August 2016 |
| Date of certificate | 8 August 2016 |

Energy performance certificate (EPC) recommendation report

The Steamer
22 London Road
WELWYN
AL6 9DP

Report number
0790-0546-5219-8008-5006

Valid until
7 August 2026

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 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

| Recommendation | Potential impact on carbon emissions |
|--|--------------------------------------|
| Some loft spaces are poorly insulated - install/improve insulation. | Medium |
| Add local time control to heating system. | Medium |
| 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 |
|---|--------------------------------------|
| Consider installing building mounted wind turbine(s). | Low |
| Consider installing solar water heating. | Low |
| Consider installing PV. | Low |

Property and report details

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|-------------------------|---|
| Report issued on | 8 August 2016 |
| Total useful floor area | 235 square metres |
| Building environment | Heating and Natural Ventilation |
| Calculation tool | Property Tectonics Ltd, Lifespan SBEM, v5.2.d, SBEM, v5.2.d.2 |

Assessor's details

| | |
|------------------------|---|
| Assessor's name | Steven Marlow |
| Employer's name | Home & Commercial Energy Surveys |
| Employer's address | 3rd Floor, 207 Regent Street, London, W1B 3HH |
| Assessor ID | STRO003409 |
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