

Energy performance certificate (EPC)

The Owl Lippitts Hill LOUGHTON IG10 4AL	Energy rating D	Valid until: 4 August 2026
		Certificate number: 0920-0936-1309-6408-2006

Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways
Total floor area	630 square metres

Rules on letting this property

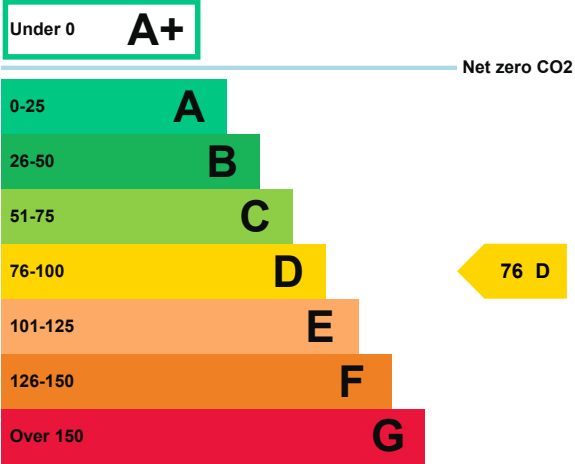
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

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

34 B

If typical of the existing stock

99 D

Breakdown of this property's energy performance

Main heating fuel	Oil
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	101.38

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0080-2932-0406-1940-9060\)](/energy-certificate/0080-2932-0406-1940-9060).

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
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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	1 August 2016
Date of certificate	5 August 2016

Energy performance certificate (EPC) recommendation report

The Owl
Lippitts Hill
LOUGHTON
IG10 4AL

Report number
0080-2932-0406-1940-9060

Valid until
4 August 2026

Energy rating and EPC

This property's energy rating is D.

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
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
In some spaces, the solar gain limit in criterion 3 of ADL2A 2010 is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.	Low
Some windows have high U-values - consider installing secondary glazing.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Add local time control to heating system.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
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
Consider installing building mounted wind turbine(s).	Low
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
Consider installing solar water heating.	Low

Property and report details

Report issued on	5 August 2016
Total useful floor area	630 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
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