

Energy performance certificate (EPC)

The Cross Keys 15 Byard Lane NOTTINGHAM NG1 2GJ	Energy rating D	Valid until: 17 April 2029
		Certificate number: 0995-9743-7730-3800-5103

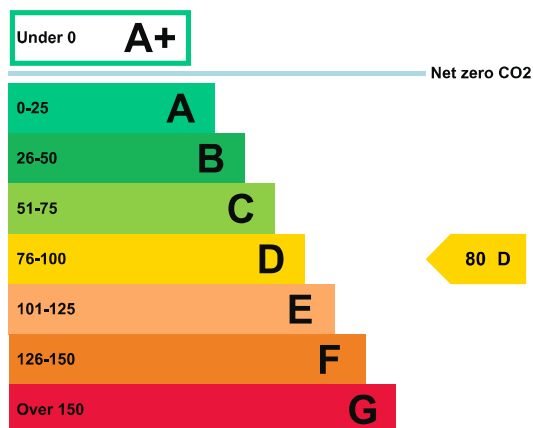
Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways
Total floor area	457 square metres

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

29 B

If typical of the existing stock

86 D

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	128.52
Primary energy use (kWh/m ² per year)	751

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0940-5989-0471-3370-7054\)](/energy-certificate/0940-5989-0471-3370-7054).

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	Robin Lewis
Telephone	07531 522660
Email	robin.lewis150@ntlworld.com

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	STRO002850
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Sherwood Energy Consultants
Employer address	37 Carrfield Avenue, Long Eaton, NOTTINGHAM, NG10 2BW
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	17 April 2019
Date of certificate	18 April 2019

Energy performance certificate (EPC) recommendation report

The Cross Keys
15 Byard Lane
NOTTINGHAM
NG1 2GJ

Report number
0940-5989-0471-3370-7054

Valid until
17 April 2029

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
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	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
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Add optimum start/stop to the heating system.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Medium
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

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
The default chiller efficiency is chosen. It is recommended that the chiller system be investigated to gain an understanding of its efficiency and possible improvements.	Low
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low

Property and report details

Report issued on	18 April 2019
Total useful floor area	457 square metres
Building environment	Air Conditioning
Calculation tool	Property Tectonics Ltd, Lifespan SBEM, v5.6.a, SBEM, v5.6.a.1

Assessor's details

Assessor's name	Robin Lewis
Telephone	07531 522660
Email	robin.lewis150@ntlworld.com
Employer's name	Sherwood Energy Consultants
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