

Energy performance certificate (EPC)

Bull 5 Tonbridge Road Barming Maidstone ME16 9HB	Energy rating D	Valid until: 27 April 2031
		Certificate number: 3053-6946-9399-9286-6398

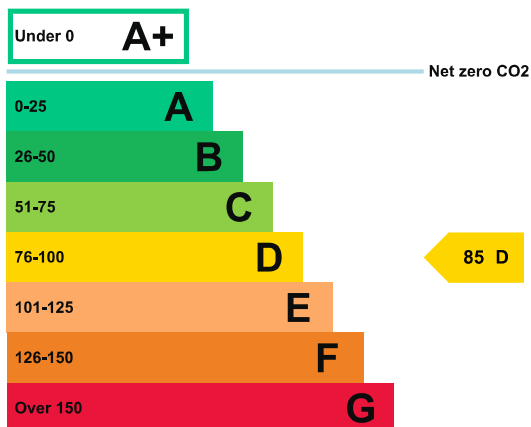
Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways
Total floor area	441 square metres

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

26 B

If typical of the existing stock

76 D

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)	138.46
Primary energy use (kWh/m ² per year)	810

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4599-2045-3083-8258-3419\)](/energy-certificate/4599-2045-3083-8258-3419).

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	Mahammed Ahmed
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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
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Assessor's ID	STRO035198
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Telephone	0330 124 9660
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Email	certification@stroma.com
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About this assessment

Employer	ecoCarbon
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Employer address	1200 Century Way Thorpe Park Business Park Leeds LS15 8ZA
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Assessor's declaration	The assessor is not related to the owner of the property.
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Date of assessment	23 April 2021
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Date of certificate	28 April 2021
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Energy performance certificate (EPC) recommendation report

Bull
5 Tonbridge Road
Barming
Maidstone
ME16 9HB

Report number
4599-2045-3083-8258-3419

Valid until
27 April 2031

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.	High
Add optimum start/stop to the heating system.	Low
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 walls have uninsulated cavities - introduce cavity wall insulation.	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 weather compensation controls to heating system.	Low
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	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 an air source heat pump.	High
Consider installing a ground source heat pump.	High
Consider installing building mounted wind turbine(s).	Low
Roof is poorly insulated. Install or improve insulation of roof.	Medium
Consider installing solar water heating.	Low

Property and report details

Report issued on	28 April 2021
Total useful floor area	441 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v6.1.7, SBEM, v5.6.b.0

Assessor's details

Assessor's name	Mahammed Ahmed
Employer's name	ecoCarbon
Employer's address	1200 Century Way Thorpe Park Business Park Leeds LS15 8ZA
Assessor ID	STRO035198
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification Ltd
