

Energy performance certificate (EPC)

The Old Crow Crow Lane Henbury Bristol BS10 7DW	Energy rating C	Valid until: 23 July 2035
		Certificate number: 9223-2115-4024-4669-4714

Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	577 square metres

Rules on letting this property

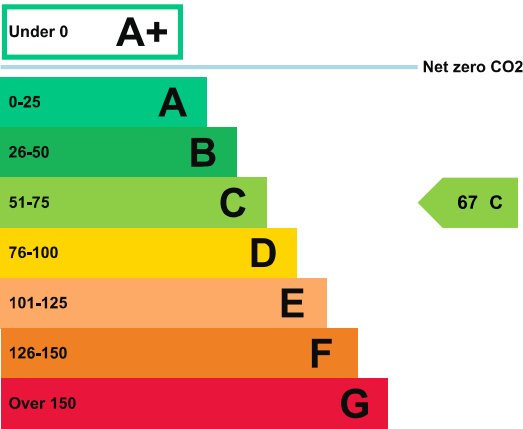
Properties can be let if they have an energy rating from A+ to E.

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	29 B
If typical of the existing stock	115 E

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)	100.18
Primary energy use (kWh/m2 per year)	612

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8483-8601-9138-4458-5100\)](#).

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	Richard Millard
Telephone	01172510101
Email	info@buildingenergyexperts.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/025661
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Building Energy Experts Limited
Employer address	72-74 Gloucester Road Bishopston
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	17 July 2025
Date of certificate	24 July 2025

Energy performance certificate (EPC) recommendation report

The Old Crow
Crow Lane
Henbury
Bristol
BS10 7DW

Report number
8483-8601-9138-4458-5100

Valid until
23 July 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
Add time control to heating system.	Low
Add optimum start/stop to the heating system.	Medium
Consider replacing T8 lamps with retrofit T5 conversion kit.	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
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Low
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
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
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
Consider installing an air source heat pump.	Medium
Consider installing a ground source heat pump.	Medium

Changes that may pay for themselves in over 7 years

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

Property and report details

Report issued on	24 July 2025
Total useful floor area	577 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.3.1, SBEM, v6.1.e.2

Assessor's details

Assessor's name	Richard Millard
Telephone	01172510101
Email	info@buildingenergyexperts.co.uk
Employer's name	Building Energy Experts Limited
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Assessor ID	EES/025661
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Accreditation scheme	Elmhurst Energy Systems Ltd