

Energy performance certificate (EPC)

Claro Beagle
Ripon Road
HARROGATE
HG1 2DR

Energy rating

C

Valid until: 11 September 2034

Certificate number: 4690-0859-5931-0171-5423

Property type

Restaurants and Cafes/Drinking
Establishments/Takeaways

Total floor area

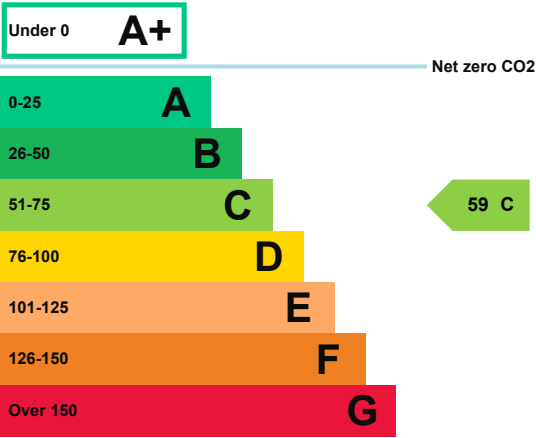
532 square metres

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

22 A

If typical of the existing stock

88 D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Mechanical Ventilation
Assessment level	4
Building emission rate (kgCO2/m2 per year)	64.46
Primary energy use (kWh/m2 per year)	525

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2695-6650-9131-8805-1362\)](#).

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	Sanjodh Toor
Telephone	07966661379
Email	stoor@fadingfootprints.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	ECMK
Assessor's ID	ECMK300840
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Employer	Fading Footprints Ltd
Employer address	Building 3 City Leeds West Business Park Leeds LS12 6LN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	6 September 2024
Date of certificate	12 September 2024

Energy performance certificate (EPC) recommendation report

Claro Beagle
Ripon Road
HARROGATE
HG1 2DR

Report number
2695-6650-9131-8805-1362

Valid until
11 September 2034

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

Additional recommendations

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.	High
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	High
Consider installing an air source heat pump.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	High
Roof is poorly insulated. Install or improve insulation of roof.	High
Consider installing PV.	High
Consider installing occupancy sensors to the lighting within the circulation and WC areas.	High
Consult a suitable expert to investigate the possibilities of improving the thermal performance of the buildings fabric by reducing its u-value to bring it more in line with current building regulations.	High

Property and report details

Report issued on	12 September 2024
Total useful floor area	532 square metres
Building environment	Heating and Mechanical Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.2.0, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Sanjodh Toor
Telephone	07966661379
Email	stoor@fadingfootprints.co.uk
Employer's name	Fading Footprints Ltd
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