Energy performance certificate (EPC)

Abercorn Arms 76-78 Church Road TEDDINGTON TW11 8EY	Energy rating **C**	Valid until: **21 December 2032** Certificate number: **6095-0879-7558-5508-1048**

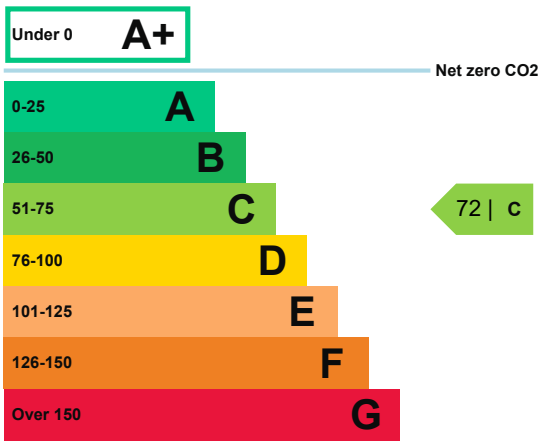
Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	405 square metres

Rules on letting this property

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

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	19 | A
If typical of the existing stock	77 | 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 (kgCO2/m2 per year)	78.32
Primary energy use (kWh/m2 per year)	570

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/0287-0876-8230-8879-2592).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Kertis Beswick
Telephone	01924669940
Email	kbeswick@compliance365.co.uk

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO037259
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Employer	Compliance 365
Employer address	6 Mariner Court
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	12 December 2022
Date of certificate	22 December 2022

Energy performance certificate (EPC) recommendation report

Abercorn Arms
76-78 Church Road
TEDDINGTON
TW11 8EY

Report number
0287-0876-8230-8879-2592

Valid until
21 December 2032

Energy rating and EPC

This property's current energy rating is C.

For more information on the property's energy performance, see the EPC for this property.

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 3 years

Recommendation	Potential impact
Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.	Low
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low
Consider replacing heating boiler plant with high efficiency type.	High
Add optimum start/stop to the heating system.	Medium
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.	High
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Some windows have high U-values - consider installing secondary glazing.	High

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Add weather compensation controls to heating system.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	High
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	High
Consider replacing heating boiler plant with a condensing type.	High
Consider switching from gas to biomass.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	High
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	High
Consider installing an air source heat pump.	High

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Consider installing a ground source heat pump.	High
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
Consider installing building mounted wind turbine(s).	Low
Roof is poorly insulated. Install or improve insulation of roof.	High
Consider installing solar water heating.	Low

Property and report details

Report issued on	22 December 2022
Total useful floor area	405 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.1.0, SBEM, v6.1.b.0

Assessor’s details

Assessor’s name	Kertis Beswick
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Email	kbeswick@compliance365.co.uk
Employer’s name	Compliance 365
Employer’s address	6 Mariner Court
Assessor ID	STRO037259
Assessor’s declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification Ltd