

# Energy performance certificate (EPC)

Unit 2 The Rowley Arts Centre Huntingdon Street ST. NEOTS PE19 1BY	Energy rating <b>B</b>	Valid until: <b>23 June 2024</b> Certificate number: <b>0799-9162-1330-1200-9403</b>
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## Property type

A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways

## Total floor area

346 square metres

## Rules on letting this property

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

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

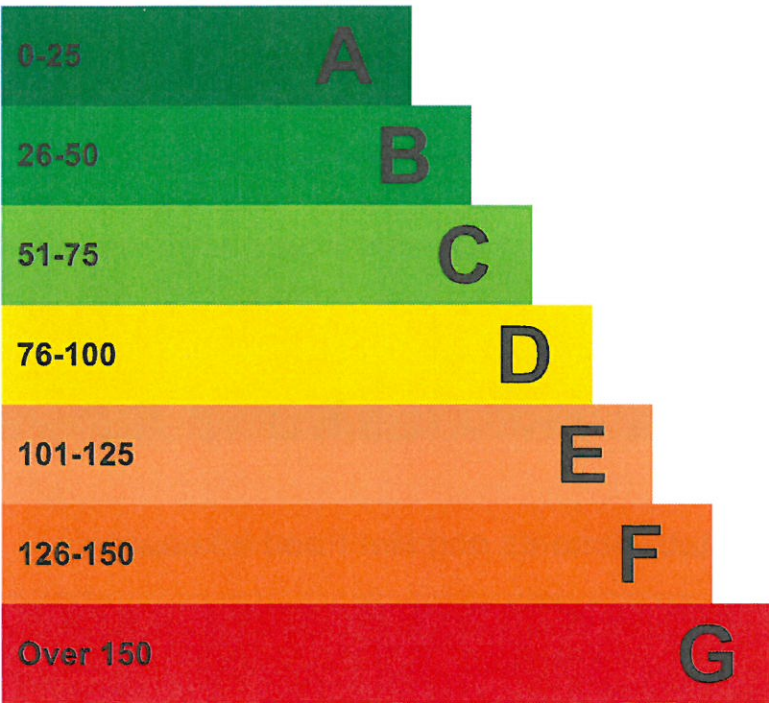
You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf) ([https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/824018/Non-Dom\\_Private\\_Rented\\_Property\\_Minimum\\_Standard\\_-\\_Landlord\\_Guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf)).

## Energy efficiency rating for this property

This property's current energy rating is B.

**Under 0** **A+**

Net zero CO2



46 | B

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

37 | B

#### If typical of the existing stock

109 | E

### Breakdown of this property's energy performance

#### Main heating fuel

Natural Gas

#### Building environment

Air Conditioning

#### Assessment level

4

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**Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)**218.52

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**Recommendation report**

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0960-9927-0414-2130-1094\)](/energy-certificate/0960-9927-0414-2130-1094).

**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**Brendan vinter

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**Accreditation scheme contact details****Accreditation scheme**Stroma Certification Ltd

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**Assessor ID**STRO003076

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**Telephone**0330 124 9660

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**Email**[certification@stroma.com](mailto:certification@stroma.com)

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**Assessment details****Employer**Coldplan Ltd

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**Employer address**

Grimshaw st, Great Harwood, Hyndburn, Lancashire, BB6 7AP

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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**

19 June 2014

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**Date of certificate**

24 June 2014

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**Other certificates for this property**

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.



# Energy performance certificate (EPC) recommendation report

Unit 2  
The Rowley Arts Centre  
Huntingdon Street  
ST. NEOTS  
PE19 1BY

Report number  
**0960-9927-0414-2130-1094**

Valid until  
**23 June 2024**

## Energy rating and EPC

This property's current energy rating is B.

For more information on the property's energy performance, [see the EPC for this property \(\(energy-certificate/0799-9162-1330-1200-9403\)\).](#)

## 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
In some spaces, the solar gain limit in criterion 3 of ADL2A 2010 is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	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

## Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Ductwork leakage is high. Inspect and seal ductwork.	High
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Add weather compensation controls to heating system.	Low

**Recommendation****Potential  
impact**

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Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.

Low

**Property and report details****Report issued on**

24 June 2014

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**Total useful floor area**

346 square metres

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**Building environment**

Air Conditioning

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**Calculation tool**

Property Tectonics Ltd, Lifespan SBEM, v5.2.b, SBEM, v5.2.b.1

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**Assessor's details****Assessor's name**

Brendan vinter

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**Employer's name**

Coldplan Ltd

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**Employer's address**

Grimshaw st, Great Harwood, Hyndburn, Lancashire, BB6 7AP

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**Assessor ID**

STRO003076

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**Assessor's declaration**

The assessor is not related to the owner of the property.

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**Accreditation scheme**

Stroma Certification Ltd

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**Other reports for this property**

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