

Commercial EPC

Commercial Energy Performance Certificate

**The Priory Inn
Lower Priory
Milford Haven
Pembrokeshire
SA73 3UA**



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consulting

- Building Services Design
- Energy & Water Audits
- Renewable Energy Design & Advice
- Code for Sustainable Homes Calculations
- BREEAM Calculations

certification

- SAP
- SBEM
- Code for Sustainable Homes
- Energy Performance Certificates
- Display Energy Certificates
- Dynamic Thermal Modelling

efficiency by design

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The Priory Inn Lower Priory Milford Haven Pembrokeshire SA73 3UA

December 2023

Job Number:- **CEPC230480**

Bullock Consulting Engineers are members of the C.I.B.S.E Low Carbon Consultants register.

CIBSE registered Low Carbon Consultants have the expertise and qualification to provide services relating to Part L. This new register developed by CIBSE and supported by the Carbon Trust trains and examines professionals in the construction industry to design and operate to Part L standards and beyond.

LCCs use robust and auditable checking methods to ensure compliance under Part L and beyond and cover all five criteria in the approved documents, not just the national calculation method in isolation.

As a Building Control Officer you can accept information from a Low Carbon Consultant with confidence in its accuracy because:

They have passed a rigorous examination covering the requirements of Part L of the Building Regulations

- They use specific auditable checking procedures to establish Part L compliance
- Their work will be monitored by CIBSE
- They have signed and operate to a code of conduct that requires them to work only within their sphere of professional competence
- They are undertaking further training as a condition of remaining on the Register

Energy performance certificate (EPC)

Priory Inn
Lower Priory
MILFORD HAVEN
SA73 3UA

Energy rating

F

Valid until: 5 December 2033

Certificate number: 7809-7535-4316-1882-4964

Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways
Total floor area	267 square metres

Rules on letting this property

! You may not be able to let this property.

This property has an energy rating of F. 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.

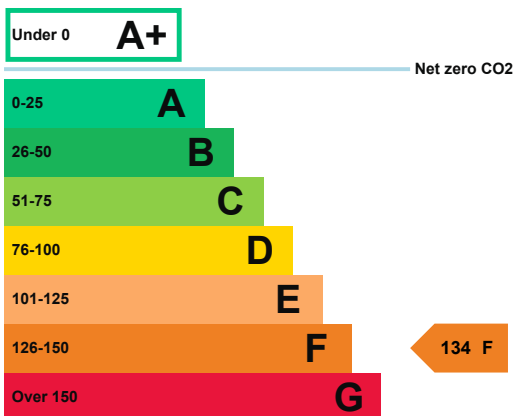
Properties can be let if they have an energy rating from A+ to E. The [recommendation report](#) sets out changes you can make to improve the property's rating.

Energy rating and score

This property's current energy rating is F.

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

98 D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	218.32
Primary energy use (kWh/m ² per year)	1384

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6705-8117-8731-2157-1310\)](#).

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	Paul Bullock
Telephone	01646 689289
Email	richard@bullockconsulting.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/028254
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Bullock Consulting LTD
Employer address	Bridge Innovation Centre, Pembrokeshire Science and Technology Park, Pembroke Dock SA72 6UN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	27 November 2023
Date of certificate	6 December 2023
