

Energy performance certificate (EPC)

Crossways
Nelson Place
NEWCASTLE
ST5 1EB

Energy rating

D

Valid until: **3 March 2029**

Certificate number: **9290-7918-0358-6050-9074**

Property type

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

Total floor area

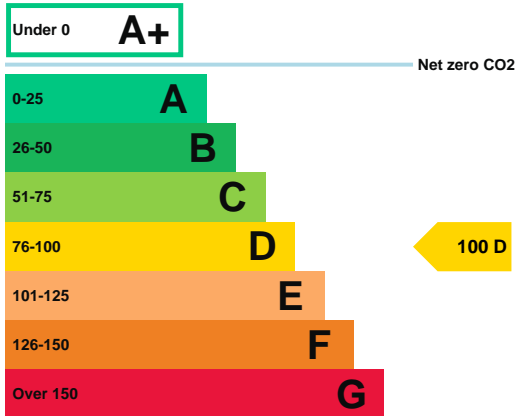
293 square metres

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 current energy rating is D.



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



If typical of the existing stock



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)	108.1
Primary energy use (kWh/m ² per year)	639

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report](https://find-energy-certificate.service.gov.uk/energy-certificate/9767-4059-0185-0990-0825) (<https://find-energy-certificate.service.gov.uk/energy-certificate/9767-4059-0185-0990-0825>).

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	Timothy Havard
Telephone	07580978368
Email	oakbrookconsultants@gmail.com

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/010360
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	The Oakbrook Consultancy
Employer address	20 Richard Moon Street, Crewe, Cheshire, CW1 3AX
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	20 November 2018
Date of certificate	4 March 2019

Energy performance certificate (EPC) recommendation report

Crossways
Nelson Place
NEWCASTLE
ST5 1EB

Report number
9767-4059-0185-0990-0825

Valid until
3 March 2029

Energy rating and EPC

This property's current energy rating is D.

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
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Add optimum start/stop to the heating system.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
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.	High
Consider installing a ground source heat pump.	High
Consider installing building mounted wind turbine(s).	Low

Property and report details

Report issued on	4 March 2019
Total useful floor area	293 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Elmhurst Energy Systems Ltd, SBEM Online, v3.01, SBEM, v5.4.b.0

Assessor's details

Assessor's name	Timothy Havard
Telephone	07580978368
Email	oakbrookconsultants@gmail.com
Employer's name	The Oakbrook Consultancy
Employer's address	20 Richard Moon Street, Crewe, Cheshire, CW1 3AX
Assessor ID	EES/010360
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Accreditation scheme	Elmhurst Energy Systems Ltd
