

# Energy performance certificate (EPC)

Royal Oak Inn  
Station Road  
South Brent  
TQ10 9BE

Energy rating

**D**

Valid until:

**3 March 2029**

Certificate  
number:

**0860-0531-0819-3522-  
9006**

Property type

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

Total floor area

558 square metres

## Rules on letting this property

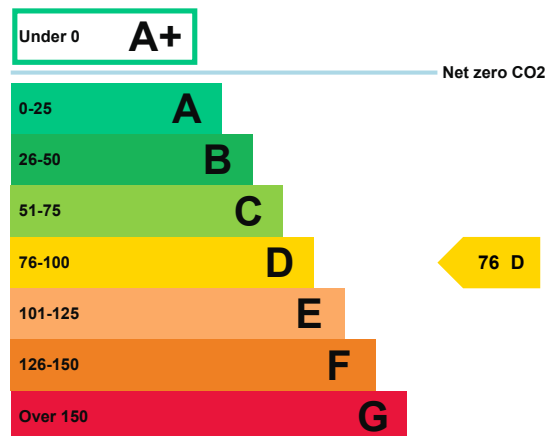
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is 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

31 B

If typical of the existing stock

91 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 (kgCO<sub>2</sub>/m<sup>2</sup> per year)

149.75

Primary energy use (kWh/m<sup>2</sup> per year)

866

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0220-6989-0411-0850-5030\)](#).

## 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	Matthew Morris
Telephone	<u>07738739216</u> ☎
Email	<a href="mailto:epc@eastrose.co.uk">epc@eastrose.co.uk</a>

### 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/009021
Telephone	<u>01455 883 250</u> ☎
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	EAST ROSE ENERGY ASSESSMENTS LTD
Employer address	East Rose PL30 4NL
	Email: <a href="mailto:epc@eastrose.co.uk">epc@eastrose.co.uk</a> Tel: <u>07738739216</u> ☎
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	28 February 2019
Date of certificate	4 March 2019

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