

Energy performance certificate (EPC)

68 The Highway HAWARDEN CH5 3DH	Energy rating C	Valid until: 27 July 2033
		Certificate number: 8340-5522-7561-4131-2162

Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	206 square metres

Rules on letting this property

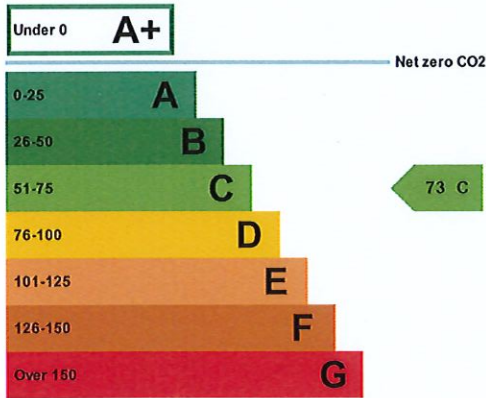
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is C.

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	32 B
If typical of the existing stock	149 F

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)	94.45
Primary energy use (kWh/m2 per year)	641

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9417-4432-1040-6073-0683\)](#).

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	Ieuan Stevens
Telephone	07828 639998
Email	info@dragon-energy.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/018839
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Dragon Energy
Employer address	13a Pencaemawr, Penegoes, Machynlleth SY20 8PF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	21 July 2023
Date of certificate	28 July 2023

Energy performance certificate (EPC) recommendation report

68 The Highway HAWARDEN CH5 3DH	Report number 9417-4432-1040-6073-0683
	Valid until 27 July 2033

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 tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Install more efficient water heater.	Low
Add optimum start/stop to the heating system.	Medium
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Add local time control to heating system.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider switching from gas to biomass.	High
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
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

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Consider installing a ground source heat pump.	High

Recommendation	Potential impact
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.	Medium

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Roof is poorly insulated. Install or improve insulation of roof.	Medium
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

Property and report details

Report issued on	28 July 2023
Total useful floor area	206 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Ieuan Stevens
Telephone	07828 639998
Email	info@dragon-energy.co.uk
Employer's name	Dragon Energy
Employer's address	13a Pencaemawr, Penegoes, Machynlleth SY20 8PF
Assessor ID	EES/018839
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd