

Energy performance certificate (EPC) recommendation report

Coach And Horses
The Green
ADDERBURY
OX17 3ND

Report number
2190-4971-9120-0008-4225

Valid until
25 September 2032

Energy rating and EPC

This property's current energy rating is E.

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
Improve insulation on HWS storage.	Low
Add optimum start/stop to the heating system.	Medium
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
Add weather compensation controls to heating system.	Medium

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Consider replacing heating boiler plant with a condensing type.	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

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 solar water heating.	Low
Consider installing PV.	Low

Additional recommendations

Recommendation	Potential impact
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Recommendation	Potential impact
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	High
Some windows have high U-values - consider installing secondary glazing.	Medium
Consider installing an air source heat pump.	High
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

Property and report details

Report issued on	26 September 2022
Total useful floor area	405 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.b, SBEM, v6.1.b.0

Assessor's details

Assessor's name	Mark Morris
Telephone	(0)7877 795 573
Email	mark.morris@peenergysolutions.co.uk
Employer's name	Viridianuk
Employer's address	115 Bradley Road, Trowbridge, Wiltshire
Assessor ID	QUID200532
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited

Energy performance certificate (EPC)

Coach And Horses The Green ADDERBURY OX17 3ND	Energy rating E	Valid until: 25 September 2032
		Certificate number: 0219-1212-9302-9478-0004

Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	405 square metres

Rules on letting this property

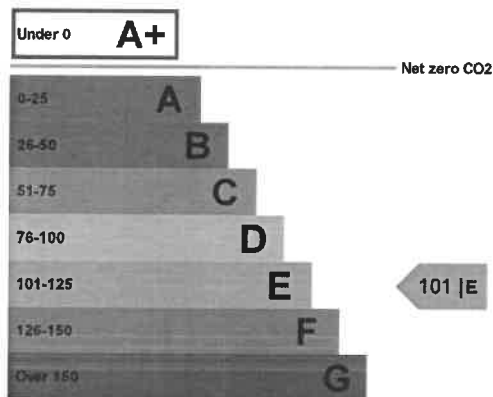
Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is E.

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	32 B
If typical of the existing stock	128 F

Properties are given a rating from A+ (most

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 ₂ /m ² per year)	91.87
Primary energy use (kWh/m ² per year)	558

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2190-4971-9120-0008-4225\)](/energy-certificate/2190-4971-9120-0008-4225).

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	Mark Morris
Telephone	(0)7877 795 573
Email	mark.morris@peenergysolutions.co.uk

Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID200532
Telephone	01225 667 570
Email	info@quidos.co.uk

Assessment details

Employer	Viridianuk
Employer address	115 Bradley Road, Trowbridge, Wiltshire
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 September 2022
Date of certificate	26 September 2022