

Energy Performance Certificate

Non-Domestic Building



HM Government

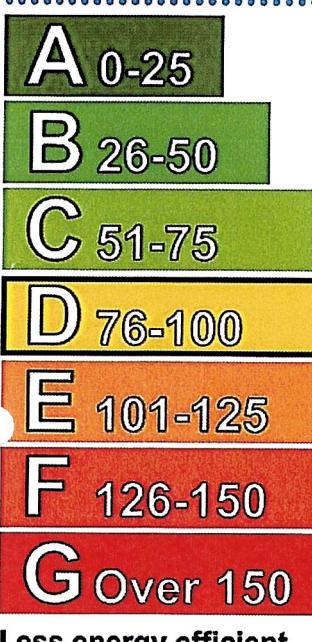
93 High Street
Gorleston
GREAT YARMOUTH
NR31 6RF

Certificate Reference Number:
0990-3974-0371-7340-3010

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	144
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	146.68
Primary energy use (kWh/m ² per year):	858.6

Benchmarks

Buildings similar to this one could have ratings as follows:

28

If newly built

81

If typical of the existing stock

Administrative Information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

Assessment Software:	iSBEM v5.6.a using calculation engine SBEM v5.6.a.1
Property Reference:	317743470000
Assessor Name:	Leigh Sewell
Assessor Number:	EES/022230
Accreditation Scheme:	Elmhurst Energy Systems
Employer/Trading Name:	THS-Consulting Tel: 0781 8070445
Employer/Trading Address:	190 The Avenue, Lowestoft NR33 7LW email: ths-consulting@hotmail.com
Issue Date:	22 Jan 2019
Valid Until:	21 Jan 2029 (unless superseded by a later certificate)
Related Party Disclosure:	Not related to the owner.

Recommendations for improving the energy performance of the building are contained in the associated Recommendation Report - 9371-4049-0717-0300-3491.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Elmhurst Energy Systems. You can obtain contact details of the Accreditation Scheme at www.elmhurstenergy.co.uk.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.ndepcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at www.opendatacommunities.org.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit www.ndepcregister.com. To opt out of having information about your building made publicly available, please visit www.ndepcregister.com/optout.

There is more information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government website at: www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.

Recommendation Report



This report is associated with an Energy Performance Certificate.

Report Reference Number: 9371-4049-0717-0300-3491

93 High Street
Gorleston
GREAT YARMOUTH
NR31 6RF

Building Type(s): A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways

ADMINISTRATIVE INFORMATION	
Issue Date:	22 Jan 2019
Valid Until:	21 Jan 2029 (*)
Total Useful Floor Area (m ²):	144
Building Environment:	Heating and Natural Ventilation
Calculation Tool Used:	CLG, iSBEM, v5.6.a, SBEM, v5.6.a.1
Property Reference:	317743470000
Energy Performance Certificate for the property is contained in Report Reference Number: 0990-3974-0371-7340-3010	

ENERGY ASSESSOR DETAILS	
Assessor Name:	Leigh Sewell
Employer/Trading Name:	THS-Consulting Tel: 0781 8070445
Employer/Trading Address:	190 The Avenue, Lowestoft NR33 7LW email: ths-consulting@hotmail.com
Assessor Number:	EES/022230
Accreditation Scheme:	Elmhurst Energy Systems
Related Party Disclosure:	Not related to the owner.

2. Recommendations

The following sections list recommendations selected by the energy assessor for the improvement of the energy performance of the building. The recommendations are listed under four headings: short payback, medium payback, long payback, and other measures.

a) *Recommendations with a short payback*

This section lists recommendations with a payback of less than 3 years:

Recommendation	Potential impact
Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.	LOW
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	LOW
Consider replacing T8 lamps with retrofit T5 conversion kit.	LOW
In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	MEDIUM
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	LOW
Add optimum start/stop to the heating system.	MEDIUM

b) Recommendations with a medium payback

This section lists recommendations with a payback of between 3 and 7 years:

Recommendation	Potential impact
Some walls have uninsulated cavities - introduce cavity wall insulation.	MEDIUM
Some windows have high U-values - consider installing secondary glazing.	MEDIUM
Add local temperature control to the heating system.	LOW
Add weather compensation controls to heating system.	LOW
Add local time control to heating system.	LOW
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	MEDIUM
Consider replacing heating boiler plant with a condensing type.	HIGH
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	MEDIUM

c) Recommendations with a long payback

This section lists recommendations with a payback of more than 7 years:

Recommendation	Potential impact
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	MEDIUM
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
Consider installing building mounted wind turbine(s).	LOW
Consider installing solar water heating.	LOW
Consider installing PV.	LOW

d) About this document and the data in it

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4. Glossary

a) Payback

The payback periods are based on data collated through Carbon Trust energy survey reports. They provide a range of typical payback periods for different types of measures. They are likely payback periods, and may differ from the actual payback period for the building being assessed. Therefore, it is recommended that each suggested measure be further investigated before reaching any decision on how to improve the energy efficiency of the building.

b) Carbon impact

The High / Medium / Low carbon impact indicators against each recommendation are provided to distinguish, between the suggested recommendations, those that would most effectively reduce carbon emissions from the building. For automatically generated recommendations, the carbon impact indicators are determined by software, but may have been adjusted by the Energy Assessor based on the energy assessment of the building.

c) Valid report

A valid report is a report that has been:

- Produced within the past 10 years
- Produced by an Energy Assessor who is accredited to produce Recommendation Reports through a Government Approved Accreditation Scheme.
- Lodged on the Register operated by or on behalf of the Secretary of State.

5. Green Deal Information

The Green Deal may enable you to improve the property to make it more energy efficient and cheaper to run.