commercial energy assessors

Energy Performance Certificate
and
Recommendations Report

Rose & Crown
Calverleigh
Tiverton
EX16 8BA

www.upenergy.co.uk

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Up Energy – 168 Pinhoe Road – Exeter – EX4 7HJ

EPC • DEC • SBEM • BREEAM • SAP

Energy Performance Certificate

Non-Domestic Building

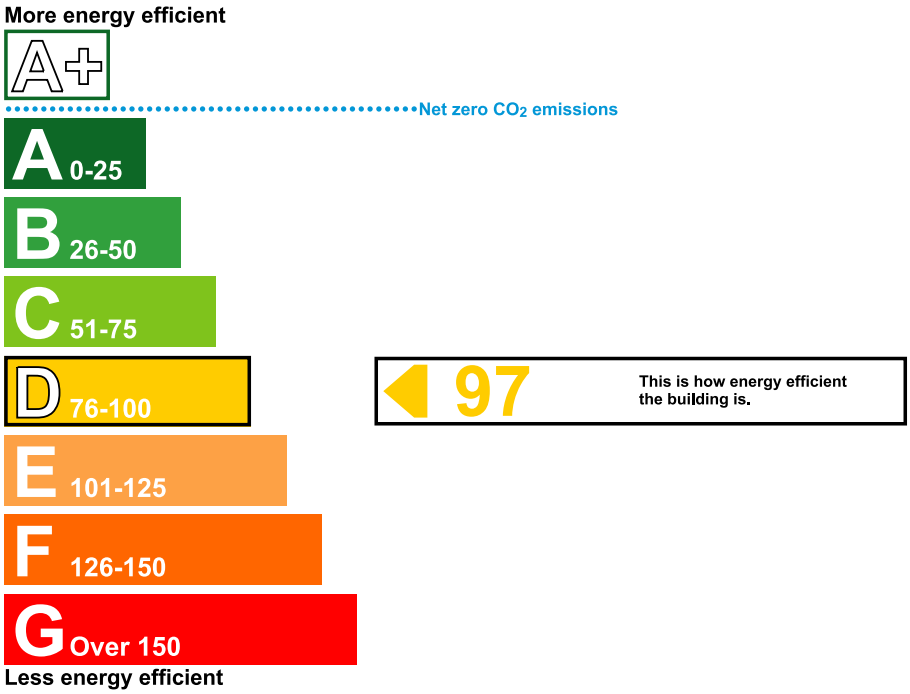
HM Government

Rose & Crown
Calverleigh
TIVERTON
EX16 8BA

Certificate Reference Number:
0190-0032-9259-4626-0002

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 on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating



Technical Information

Main heating fuel:	LPG
Building environment:	Heating and Natural Ventilation
Total useful floor area (m^2):	390
Building complexity (NOS level):	3
Building emission rate ($kgCO_2/m^2$):	148.39

Benchmarks

Buildings similar to this one could have rating as follows:

34 If newly built

92 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

Assessment Software:	DesignBuilder Software Ltd, DesignBuilder SBEM, v3.0.0, SBEM, v4.1.d.0
Property Reference:	945200690000
Assessor Name:	Simon Uden
Assessor Number:	STRO000286
Accreditation Scheme:	Stroma Accreditation Ltd
Employer/Trading Name:	Up Energy
Employer/Trading Address:	168 Pinhoe Road Exeter Devon EX4 7HJ
Issue Date:	2012-09-19
Valid Until:	2022-09-18
Related Party Disclosure:	Not related to the occupier.

Recommendations for improving the property are contained in Report Reference Number: 0094-2069-5640-1200-9203

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Department's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making 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

HM Government

Report Reference Number: 0094-2069-5640-1200-9203

Rose & Crown
Calverleigh
TIVERTON
EX16 8BA

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

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ADMINISTRATIVE INFORMATION	
Issue Date:	19 Sep 2012
Valid Until:	18 Sep 2022 (*)
Total Useful Floor Area (m²):	390
Calculation Tool Used:	DesignBuilder Software Ltd, DesignBuilder SBEM, v3.0.0, SBEM, v4.1.d.0
Property Reference:	945200690000
Energy Performance Certificate for the property is contained in Report Reference Number: 0190-0032-9259-4626-0002	

ENERGY ASSESSOR DETAILS	
Assessor Name:	Simon Uden
Employer/Trading Name:	Up Energy
Employer/Trading Address:	168 Pinhoe Road Exeter Devon EX4 7HJ
Assessor Number:	STRO000286
Accreditation Scheme:	Stroma Accreditation Ltd
Related party disclosure:	

(*) Unless superseded by a later recommendation report

Table of Contents

1. Background

Statutory Instrument 2007 No. 991, *The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007,* as amended, transposes the requirements of Articles 7.2 and 7.3 of the Energy Performance of Buildings Directive 2002/91/EC. This report is a Recommendation Report as required under regulations 16(2)(a) and 19 of the Statutory Instrument SI 2007:991.

This section provides general information regarding the building:

Total Useful Floor Area (m²):	390
Building Environment:	Heating and Natural Ventilation

2. Introduction

This Recommendation Report was produced in line with the Government's approved methodology and is based on calculation tool DesignBuilder Software Ltd, DesignBuilder SBEM, v3.0.0, SBEM, v4.1.d.0.

In accordance with Government's current guidance, the Energy Assessor did undertake a walk around survey of the building prior to producing this Recommendation Report.

3. 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
Consider replacing T8 lamps with retrofit T5 conversion kit.	LOW
Add time control to heating system.	LOW
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.	MEDIUM
Some loft spaces are poorly insulated - install/improve insulation.	MEDIUM
Add local time control to heating system.	LOW
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
Consider installing an air source heat pump.	HIGH
Consider installing a ground source heat pump.	HIGH
Consider installing building mounted wind turbine(s).	LOW
Consider installing solar water heating.	LOW

d) Other Recommendations

This section lists other recommendations selected by the energy assessor, based on an understanding of the building, and / or based on a valid existing energy report.

Recommendation	**Potential impact**
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	LOW
Consider replacing halogen spotlights with LED lights	LOW
Replace electric heaters with wet radiator system.	MEDIUM
Consider improving insulation within loft spaces to 300mm	LOW

4. Next Steps

a) Your Recommendation Report

As the building occupier, regulation 10(1) of SI 2007:991 requires that an Energy Performance Certificate *"must be accompanied by a recommendation report".*

You must be able to produce a copy of this Recommendation Report within seven days if requested by an Enforcement Authority under regulation 39 of SI 2007:991.

This Recommendation Report has also been lodged on the Government's central register. Access to the report, to the data used to compile the report, and to previous similar documents relating to the same building can be obtained by request through the Non-Dwellings Register (www.epcregister.com) using the report reference number of this document.

b) Implementing recommendations

The recommendations are provided as an indication of opportunities that appear to exist to improve the building's energy efficiency.

The calculation tool has automatically produced a set of recommendations, which the Energy Assessor has reviewed in the light of his / her knowledge of the building and its use. The Energy Assessor may have comments on the recommendations base on his / her knowledge of the building and its use. The Energy Assessor may have inserted additional recommendations in section 3d (Other Recommendations). He / she may have removed some automatically generated recommendations or added additional recommendations.

These recommendations do not include matters relating to operation and maintenance which cannot be identified from the calculation procedure.

c) Legal disclaimer

The advice provided in this Recommendation Report is intended to be for information only. Recipients of this Recommendation Report are advised to seek further detailed professional advice before reaching any decision on how to improve the energy performance of the building.

d) Complaints

Details of the assessor and the relevant accreditation scheme are on this report and the energy performance certificate. You can get contact details of the accreditation scheme from our website at www.communities.gov.uk/epbd, together with details of their procedures for confirming authenticity of a certificate and for making a complaint.

5. Glossary

a) Payback

The payback periods are based on data provided by Good Practice Guides and Carbon Trust energy survey reports and are average figures calculated using a simple payback method. It is assumed that the source data is correct and accurate using up to date information.

The figures have been calculated as an average across a range of buildings 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 his / her knowledge of the building. The impact of other recommendations are determined by the assessor.

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.

6. Green Deal Information

When the Green Deal launches, it may enable you to improve the property to make it more energy efficient and cheaper to run, without having to pay for the work upfront.

SBEM Main Calculation Output Document

Wed Sep 19 20:53:05 2012 v4.1.d.0

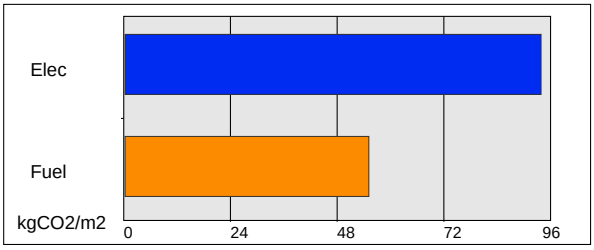
Building name

Rose and Crown

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

SBEM is an energy calculation tool for the purpose of assessing and demonstrating compliance with Building Regulations (Part L for England and Wales, Section 6 for Scotland, Part F for Northern Ireland, Part L for Republic of Ireland and Building Bye-laws Jersey Part 11) and to produce Energy Performance Certificates and Building Energy Ratings. Although the data produced by the tool may be of use in the design process, **SBEM is not intended as a building design tool.**

Building Energy Performance and CO2 emissions

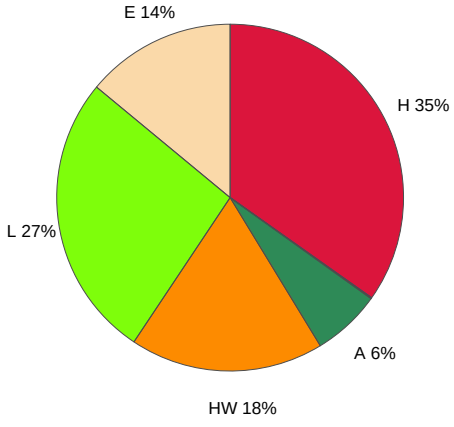


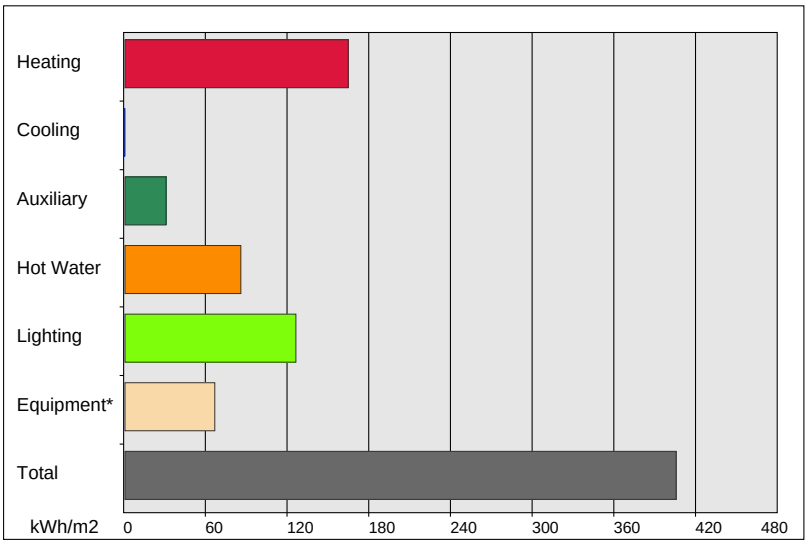
0 kgCO2/m2 displaced by the use of renewable sources.

Building area is 390.4 m2

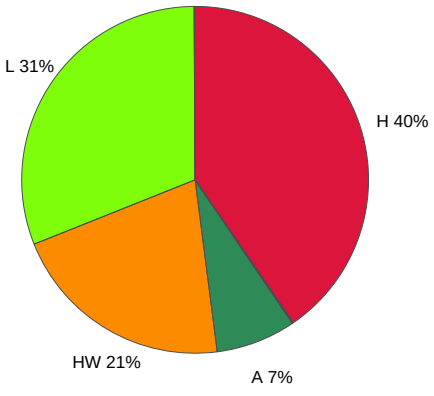
Annual Energy Consumption

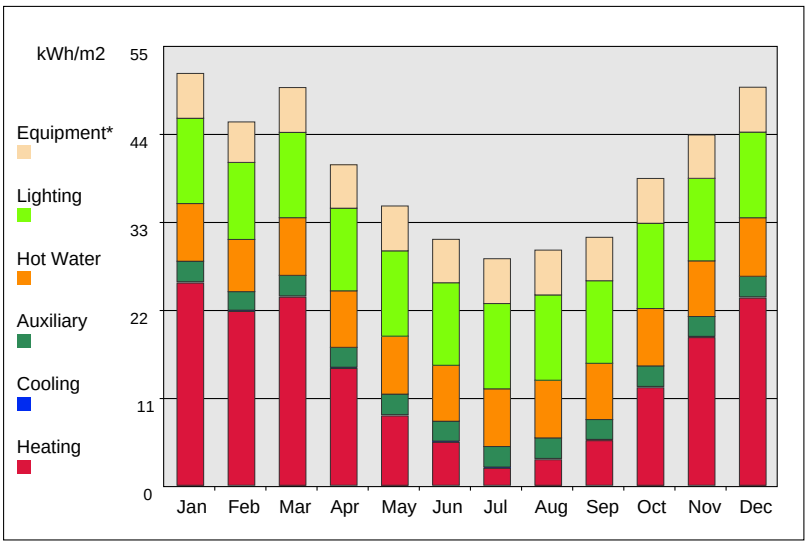
(Pie chart including Equipment end-use)





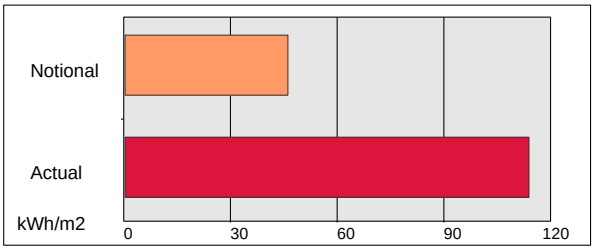
(Pie chart excluding Equipment end-use)

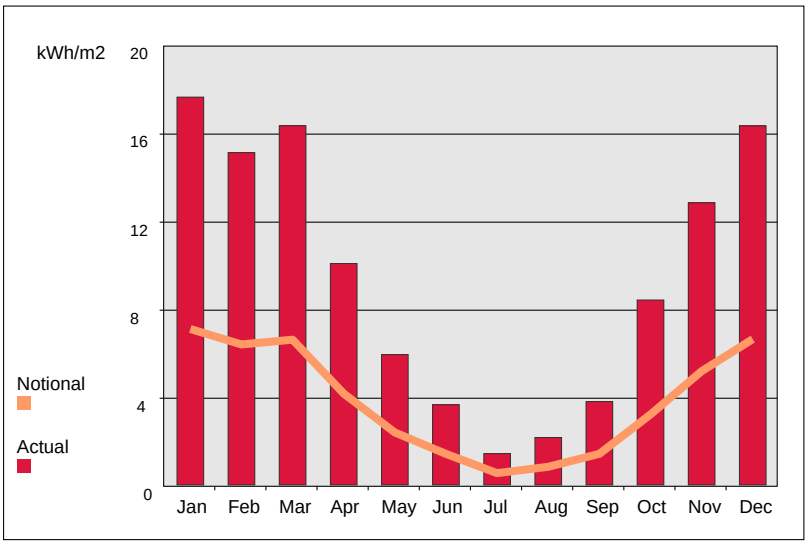




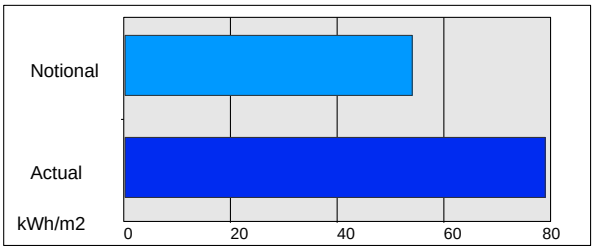
(*) Although energy consumption by equipment is shown in the graphs, the CO2 emissions associated with this end-use have not been taken into account when producing the rating.

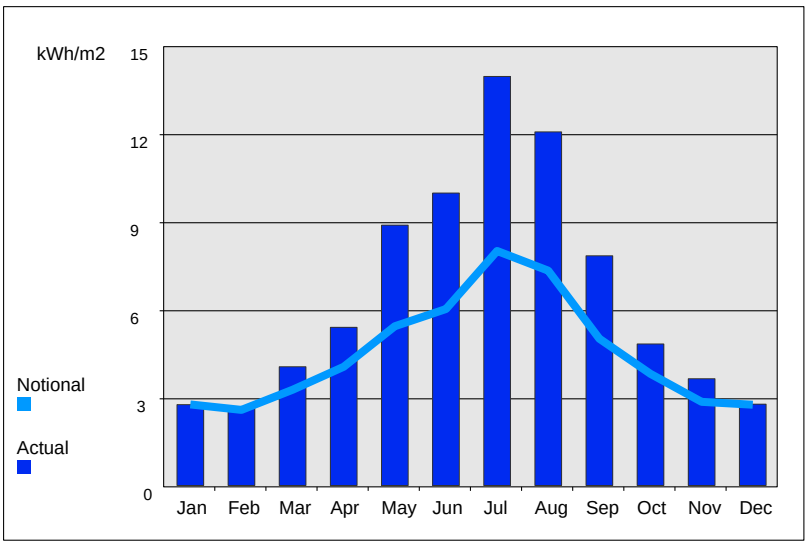
Annual Heating Demand





Annual Cooling Demand





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