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ENERGY PERFORMANCE CERTIFICATE

**The Dolphin Inn
134 Main Road
Middleton Cheney
OX17 2PW**

22 August 2024

UK-wide services

- **Energy Performance Certificates**
- **EPC Plus Upgrade reports**
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- **Asbestos Surveys**
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- **Heat Network regulations & ESOS**
- **FRA & GRA Assessments**
- **Air-conditioning Inspections**



Energy performance certificate (EPC)

The Dolphin Inn 134 Main Road MIDDLETON CHENEY OX17 2PW	Energy rating D	Valid until: 21 August 2034
		Certificate number: 5936-7634-5242-5428-8302

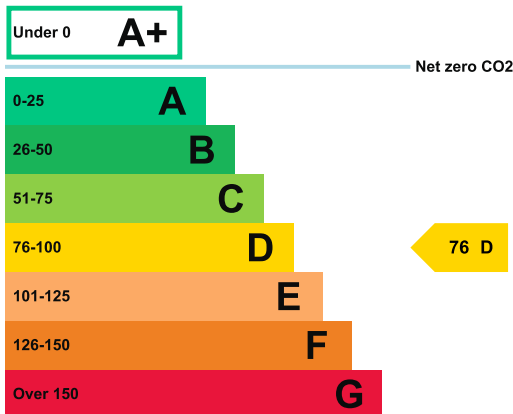
Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	437 square metres

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	126 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 (kgCO ₂ /m ² per year)	62.62
Primary energy use (kWh/m ² per year)	385

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5825-2685-4443-9207-3463\)](/energy-certificate/5825-2685-4443-9207-3463).

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	Robert Sims
Telephone	07966 468840
Email	robert.sims@hotmail.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	Quidos Limited
Assessor's ID	QUID207470
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	
Employer address	
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	21 August 2024
Date of certificate	22 August 2024

Energy performance certificate (EPC) recommendation report

The Dolphin Inn
134 Main Road
MIDDLETON CHENEY
OX17 2PW

Report number
5825-2685-4443-9207-3463

Valid until
21 August 2034

Energy rating and EPC

This property's energy rating is D.

For more information on the property's energy performance, see the EPC for this property.

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Improve insulation on HWS storage.	Low
Add optimum start/stop to the heating system.	Medium
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
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low
The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.	High

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
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 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
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
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 solar water heating.	Low
Consider installing PV.	Low

Property and report details

Report issued on	22 August 2024
Total useful floor area	437 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	Robert Sims
Telephone	07966 468840
Email	robert.sims@hotmail.co.uk
Employer's name	
Employer's address	
Assessor ID	QUID207470
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited
