

Energy performance certificate (EPC) recommendation report

The Welbeck Inn 18-20 Soresby Street CHESTERFIELD S40 1JN	Report number 0050-4991-0413-4730-5080
	Valid until 18 May 2027

Energy rating and EPC

This property’s energy rating is E.

For more information on the property’s energy performance, [see the EPC for this property \(/energy-certificate/0740-0533-4919-8305-1006\)](#).

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
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
Add time control to heating system.	Medium
Add optimum start/stop to the heating system.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Recommendation	Potential impact on carbon emissions
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.	Low

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
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.	Medium
Add weather compensation controls to heating system.	Medium
Add local time control to heating system.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
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
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

Property and report details

Report issued on	19 May 2017
Total useful floor area	537 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v5.0.3, SBEM, v5.3.a.0

Assessor's details

Assessor's name	MATTHEW BURGESS
Telephone	08443 270365
Email	epc@compliance365.co.uk
Employer's name	Compliance365
Employer's address	6 Mariner Court Calder Park
Assessor ID	QUID300243
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited

Other reports for this property

If you are aware of previous reports for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related reports for this property.



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