Energy performance certificate (EPC)

97 Chester Road East SHOTTON CH5 1QB	Energy rating **D**	Valid until:	**3 April 2034**
		Certificate number:	**3528-9388-0779-6721-7244**

Property type	Non-residential Institutions: Primary Health Care Building
Total floor area	197 square metres

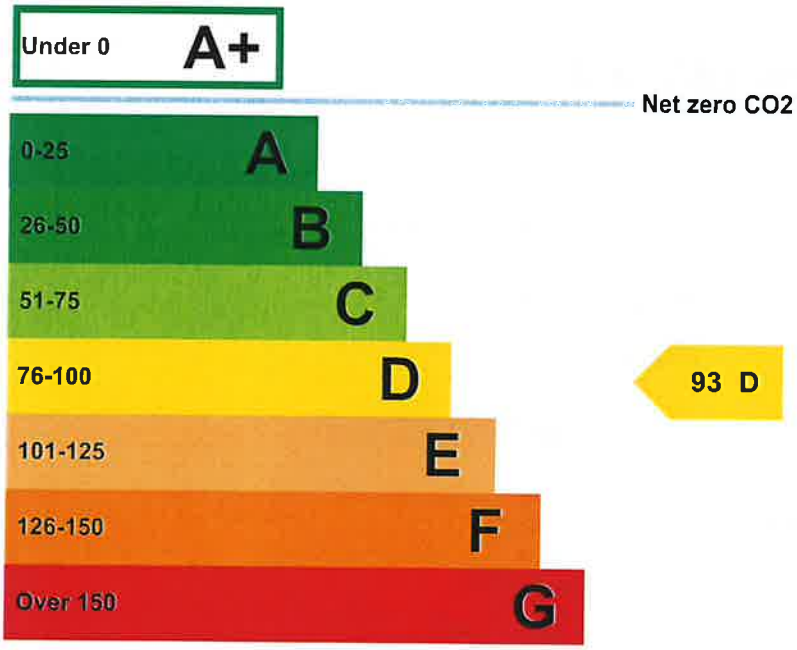
Rules on letting this property

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

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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	22 A
If typical of the existing stock	102 E

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	38.76
Primary energy use (kWh/m2 per year)	237

▶ About primary energy use

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/7575-5162-6402-4316-4121).

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	Sebastian Ingham
Telephone	07817728156
Email	sebastian@idea-ingham.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/022597
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	IDEA Ingham Energy Ltd.
Employer address	Bank House, Longden, Shrewsbury, SY5 8ES
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	2 April 2024
Date of certificate	4 April 2024

Other certificates for this property

If you are aware of previous certificates 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 certificates for this property.

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Give feedback (https://forms.office.com/e/KX25htGMX5) Service performance (/service-performance)

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Energy performance certificate (EPC) recommendation report

97 Chester Road East SHOTTON CH5 1QB	Report number **7575-5162-6402-4316-4121**
	Valid until **3 April 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 (/energy-certificate/3528-9388-0779-6721-7244).

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Add optimum start/stop to the heating system.	Medium
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add local temperature control to the heating system.	Medium
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.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider switching from gas to biomass.	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

Changes that may pay for themselves in over 7 years

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

Property and report details

Report issued on	4 April 2024
Total useful floor area	197 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	Sebastian Ingham
Telephone	07817728156
Email	sebastian@idea-ingham.co.uk
Employer's name	IDEA Ingham Energy Ltd.
Employer's address	Bank House, Longden, Shrewsbury, SY5 8ES
Assessor ID	EES/022597
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

Other reports for this property

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