

Energy performance certificate (EPC) recommendation report

37 EASTGATE STREET
CHESTER
CH1 1LG

Report number
9801-2052-3705-6545-0374

Valid until
26 May 2031

Energy rating and EPC

This property's current energy rating is C.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/0195-9525-7157-1735-5420\)](#).

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 3 years

Recommendation	Potential impact
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Consider installing building mounted wind turbine(s).	Low
Install more efficient water heater.	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Low

Property and report details**Report issued on**27 May 2021

Total useful floor area3019 square metres

Building environmentAir Conditioning

Calculation toolDesignBuilder Software Ltd, DesignBuilder SBEM, v6.1.8, SBEM, v5.6.b.0

Assessor's details**Assessor's name**Oliver Craven

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Emailcraven@cpaa.co

Employer's nameBraithwaite Energy

Employer's addressBraithwaite Energy Kemp House 152 City Road London EC1V 2NX

Assessor IDEES/012159

Assessor's declarationThe assessor is not related to the owner of the property.

Accreditation schemeElmhurst Energy Systems Ltd

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.

There are no related reports for this property.