

Energy performance certificate (EPC)

Lambton Arms
Front Street
CHESTER LE STREET
DH3 3BJ

Energy rating

C

Valid until:

28 January 2034

Certificate
number:

8030-8668-9321-4567-
8365

Property type

Hotels

Total floor area

1,855 square metres

Rules on letting this property

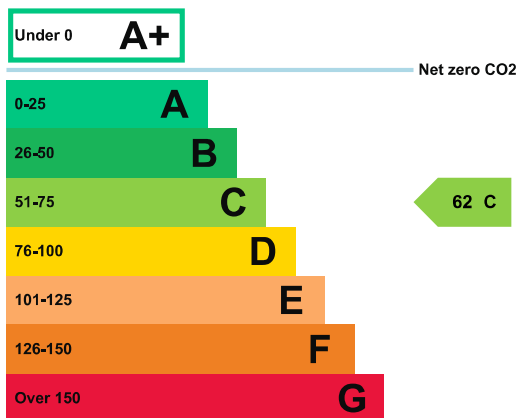
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

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	125 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)	85.49
Primary energy use (kWh/m2 per year)	522

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7397-6629-1169-6138-4306\)](#).

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	Stephen Goj
Telephone	0845 123 5483
Email	info@energymattersuk.com

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/024303
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	www.energymattersuk.com
Employer address	0845 123 5483
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	26 January 2024
Date of certificate	29 January 2024

Energy performance certificate (EPC) recommendation report

Lambton Arms
Front Street
CHESTER LE STREET
DH3 3BJ

Report number
7397-6629-1169-6138-4306

Valid until
28 January 2034

Energy rating and EPC

This property's energy rating is C.

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
Consider replacing T8 lamps with retrofit T5 conversion kit.	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
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
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
Roof is poorly insulated. Install or improve insulation of roof.	Medium
Consider installing PV.	Low

Additional recommendations

Recommendation	Potential impact on carbon emissions
Consider installing PIR sensors in all suitable areas.	Low
Consider installing highly efficient LED lamps in all areas.	Medium
Consider installing a ground source heat pump.	Medium

Property and report details

Report issued on	29 January 2024
Total useful floor area	1,855 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.2.0, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Stephen Goj
Telephone	0845 123 5483
Email	info@energymattersuk.com
Employer's name	www.energymattersuk.com
Employer's address	0845 123 5483
Assessor ID	EES/024303
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd