

Energy performance certificate (EPC)

MARKET HOTEL
SCOTLAND STREET
ELLESMERE
SY12 0EG

Energy rating

C

Valid until 14 March 2031

Certificate number

8941-4272-0223-0791-8916

Property type

A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways

Total floor area

304 square metres

Rules on letting this property

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

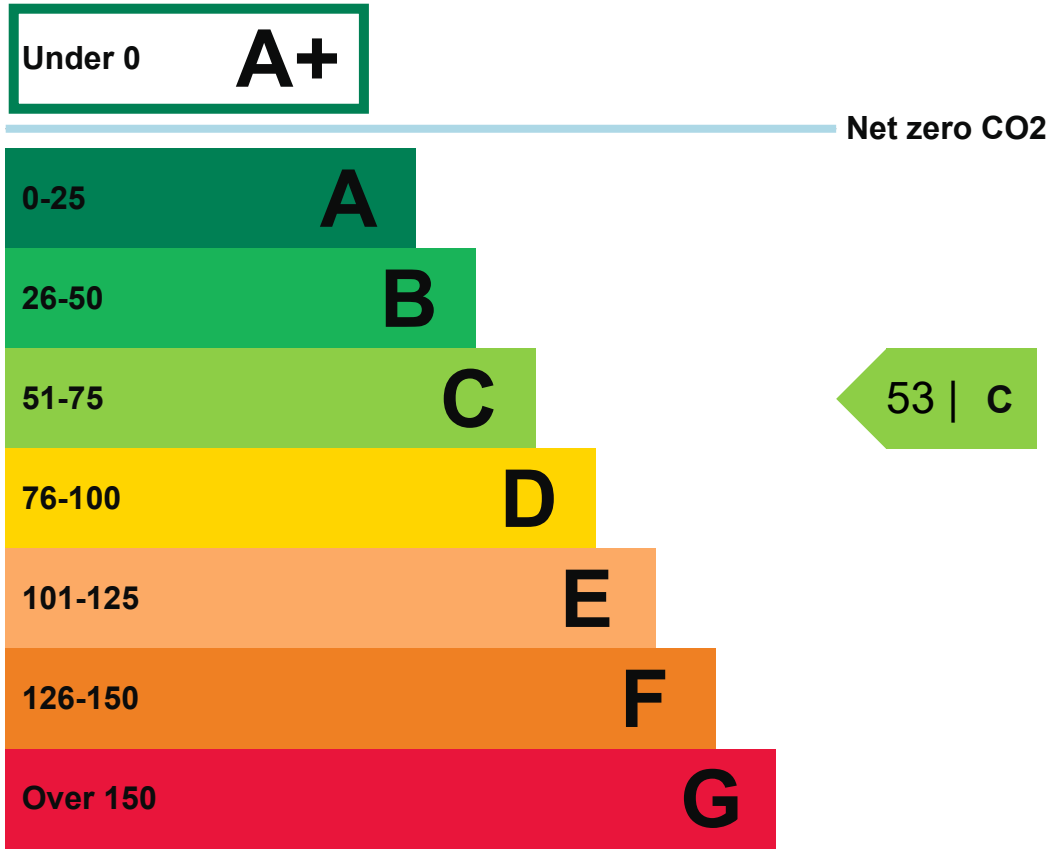
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



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)

74.2

Primary energy use (kWh/m² per year)

425.68

▶ [What is primary energy use?](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9450-8193-6401-2993-0748\)](/energy-certificate/9450-8193-6401-2993-0748).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name

Sebastian Ingham

Telephone

01743 861100

Email

nigel@idea-ingham.co.uk

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/022597

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details**Date of assessment**

10 March 2021

Date of certificate

15 March 2021

Employer

IDEA Ingham Energy Ltd (IDEA Ltd)

Employer address

Bank House, Longden, Shrewsbury, SY5 8ES

Assessor's declaration

The assessor is not related to the owner of the property.

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.

There are no related certificates for this property.

Energy performance certificate (EPC) recommendation report

MARKET HOTEL
SCOTLAND
STREET
ELLESMERE
SY12 0EG

Report number
**9450-8193-6401-
2993-0748**

Valid until
14 March 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 \(/energy-certificate/8941-4272-0223-0791-8916\)](#).

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.	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
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
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
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
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 pay for themselves in more than 7 years

Recommendation	Potential impact
Consider installing an air source heat pump.	Medium
Consider installing a ground source heat pump.	Medium

Recommendation	Potential impact
Roof is poorly insulated. Install or improve insulation of roof.	Medium
Consider installing solar water heating.	Low
Consider installing PV.	Low

Property and report details

Report issued on	15 March 2021
Total useful floor area	304 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v5.6.b, SBEM, v5.6.b.0

Assessor's details

Assessor's name	Sebastian Ingham
Telephone	01743 861100
Email	nigel@idea-ingham.co.uk
Employer's name	IDEA Ingham Energy Ltd (IDEA Ltd)
Employer's address	Bank House, Longden, Shrewsbury, SY5 8ES
Assessor ID	EES/022597

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's declaration	The assessor is not related to the owner of the property.

Other reports for this property

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