# Energy performance certificate (EPC)

27, Park Grove YORK YO31 8LL

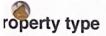
Energy rating

Valid until:

31 July 2028

Certificate number:

0844-2890-6339-9578-7565



Mid-terrace house

otal floor area

37 square metres

#### iles on letting this property

operties can be rented if they have an energy rating from A to E.

he property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords o regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-idlord-quidance).

#### nergy efficiency rating for this property

is property's current energy rating is D. It has the potential to be B.

e how to improve this property's energy performance.

nen the description says "assumed", it means that the feature could not be inspected and an assumption has been made sed on the property's age and type.

ature	Description	Rating
الد	Solid brick, as built, no insulation (assumed)	Poor
of	Pitched, 100 mm loft insulation	Average
ndow	Fully double glazed	Good
ain heating	Boiler and radiators, mains gas	Good
ain heating control	Programmer, room thermostat and TRVs	Good
t water	From main system	Good
Inting	Low energy lighting in 67% of fixed outlets	Good
nce of the contract of the con	Solid, no insulation (assumed)	N/A
or	To external air, no insulation (assumed)	N/A
condary heating	None	N/A

#### rimary energy use

e primary energy use for this property per year is 318 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

#### ivironmental impact of this property



is property's current environmental impact rating is D. It has the potential to be B.

operties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

operties with an A rating produce less CO2 than G rated properties.

n average household produces	6 tonnes of CO2	
his property produces	2.1 tonnes of CO2	
his property's potential production	0.5 tonnes of CO2	

making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 1.6 tonnes per year. This will help to tect the environment.

#### prove this property's energy performance

ırrying out these changes in order will improve the property's energy rating and score from D (66) B (90).

Do I need to follow these steps in order?

# Potential energy rating

#### tep 1: Internal or external wall insulation

ernal or external wall insulation

#### pical installation cost

£4,000 - £14,000

/pical yearly saving

£69

otential rating after completing step 1

701C

#### tep 2: Floor insulation (solid floor)

or insulation (solid floor)

#### pical installation cost

£4,000 - £6,000

#### / cal yearly saving

£20

## otential rating after completing steps and 2

721C

#### tep 3: Low energy lighting

w energy lighting

/pical	instal	lation	cost
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£10

#### pical yearly saving

£9

# otential rating after completing steps to 3



#### tep 4: Solar water heating

lar water heating

/pical installation cost	£4,000 - £6,000
/pical yearly saving	£22
otential rating after completing steps	741C

# tep 5: Solar photovoltaic panels, 2.5 kWp

lar photovoltaic panels

pical installation cost	£5,000 - £8,000
/pical yearly saving	£288
otential rating after completing steps to 5	90 I B

### awing for energy improvements

id energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

stimated energy use and potential savings

stimated yearly energy cost for this roperty	£496
otential saving	£120

e estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It i to based on how energy is used by the people living at the property.

https://find-energy-certificate.service.gov.uk/energy-certificate/0844-2890-6339-9578-7565

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e potential saving shows how much money you could save if you complete each recommended step in order.

r advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/).

#### eating use in this property

ating a property usually makes up the majority of energy costs.

#### stimated energy used to heat this property

pe of heating Estimated energy used

ace heating 6202 kWh per year

ater heating 1625 kWh per year

#### otential energy savings by installing insulation

pe of insulation Amount of energy saved

ft insulation 239 kWh per year

lid wall insulation 1601 kWh per year

#### ontacting the assessor and accreditation scheme

is EPC was created by a qualified energy assessor.

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

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

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

#### sessor contact details

ssessor's name	Helen Pirozek	
elephone	01904 761823	
mail	helen@yorkepc.com	

#### ccreditation scheme contact details

ccreditation scheme

Elmhurst Energy Systems Ltd

ssessor ID	EES/003279	
elephone	01455 883 250	
mail	enquiries@elmhurstenergy.co.uk	

#### ssessment details

ssessor's declaration	No related party	
ate of assessment	30 July 2018	
ate of certificate	1 August 2018	
/pe of assessment	► <u>RdSAP</u>	

#### ther certificates for this property

ou are aware of previous certificates for this property and they are not listed here, please contact us at <a href="mailto:hc.digital-services@levellingup.gov.uk">hc.digital-services@levellingup.gov.uk</a> or call our helpdesk on 020 3829 0748.

ertificate number	0844-2898-6339-0528-8571 (/energy-
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