Energy performance certificate (EPC)

27, Park Grove YORK YO31 8LL	Energy rating **D**	Valid until:	**31 July 2028**
		Certificate number:	**0844-2890-6339-9578-7565**

roperty type	Mid-terrace house
otal floor area	37 square metres

ules 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 e regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-ndlord-guidance).

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.

ıen 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
ıll	Solid brick, as built, no insulation (assumed)	Poor
ıof	Pitched, 100 mm loft insulation	Average
ndow	Fully double glazed	Good
ıin heating	Boiler and radiators, mains gas	Good
ıin heating control	Programmer, room thermostat and TRVs	Good
ıt water	From main system	Good
ghting	Low energy lighting in 67% of fixed outlets	Good
or	Solid, no insulation (assumed)	N/A
ıor	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?

ıvironmental impact of this property

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

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

ıperties 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 recommended changes, you could reduce this property's CO2 emissions by 1.6 tonnes per year. This will help tc ıtect the environment.

vironmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how ergy is consumed by the people living at the property.

prove this property's energy performance

following our step by step recommendations you could reduce this property's energy use and tentially save money.

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

Potential energy rating

B

Do I need to follow these steps in order?

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	70 I C

tep 2: Floor insulation (solid floor)

or insulation (solid floor)

/pical installation cost	£4,000 - £6,000
/pical yearly saving	£20
otential rating after completing steps and 2	72 I C

tep 3: Low energy lighting

w energy lighting

/pical installation cost	£10
/pical yearly saving	£9

otential rating after completing steps to 3	72 I C

tep 4: Solar water heating

lar water heating

/pical installation cost	£4,000 - £6,000
/pical yearly saving	£22
otential rating after completing steps to 4	74 I C

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

aving for energy improvements

d 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 t based on how energy is used by the people living at the property.

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/).

leating 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.

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

ou 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.

ssessor 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	▶ RdSAP

:her certificates for this property

'ou are aware of previous certificates for this property and they are not listed here, please contact us at ihc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748.

ertificate number	0844-2898-6339-0528-8571 (/energy-certificate/0844-2898-6339-0528-8571)
ered on	30 July 2018