Energy performance certificate (EPC)			
11 Prospect Terrace Fulford YORK YO10 4PT	Energy rating	Valid until: <b>13 March 2032</b> Certificate number: <b>7632-0327-2100-0984-4296</b>	
Property type	Mid-terrace house		
Total floor area	80 square metres		

# Rules on letting this property

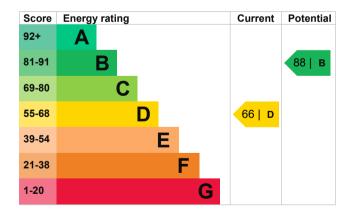
Properties can be rented if they have an energy rating from A to E.

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

# Energy efficiency rating for this property

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

<u>See how to improve this property's energy</u> performance.



The graph shows this property's current and potential energy efficiency.

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

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60

# Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

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

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 250 mm loft insulation	Good
Roof	Flat, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 256 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property		This property produces	3.6 tonnes of CO2	
This property's current environmental impact rating is D. It has the potential to be B.		This property's potential production	1.2 tonnes of CO2	
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 2.4 tonnes per year. This will help to protect the environment.		
Properties with an A rating produce less CO2				
than G rated properties. An average household produces	6 tonnes of CO2	assumptions about average energy use. They may not r	ns about average occupancy and e. They may not reflect how energy is	
An average household	6 tonnes of CO2	Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energ consumed by the people living at the proper		

# How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (66) to B (88).

Recommendation	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£24
2. Internal or external wall insulation	£4,000 - £14,000	£177
3. Floor insulation (solid floor)	£4,000 - £6,000	£30
4. Solar water heating	£4,000 - £6,000	£24
5. Solar photovoltaic panels	£3,500 - £5,500	£338

#### Paying for energy improvements

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

Estimated energy use and potential savings		<u>(https://www.simpleener</u>	<u>gyadvice.org.uk/)</u> .
p • • • • • • • • • • • • • • • • • • •		Heating use in this	property
Estimated yearly energy cost for this property	£757	Heating a property us majority of energy cos	
Potential saving	£254	Estimated energy used to heat this property	
		Space heating	12225 kWh per year
The estimated cost shows how much the			
average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.		Water heating	1828 kWh per year
The estimated saving is based on making all of the recommendations in <u>how to improve this</u> property's energy performance.		Potential energy savings by installing insulation	
<u>proporty o onergy performance</u> .		Type of insulation	Amount of energy saved
For advice on how to reduce your energy visit Simple Energy Advice	/ bills	Solid wall insulation	4325 kWh per year

### 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	Neil Radford
Telephone	07710 492886
Email	neil.radford@epcservices.co.uk

#### Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

#### Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

Elmhurst Energy Systems Ltd EES/006261 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 14 March 2022 14 March 2022 **RdSAP**