Energy performance certificate (EPC)			
42 Phoenix Boulevard YORK YO26 4WU	Energy rating	Valid until: 29 June 2032 Certificate number: 2412-5101-3211-2345-0683	
Property type	Ground-floor flat		
Total floor area		75 square metres	

Rules on letting this property

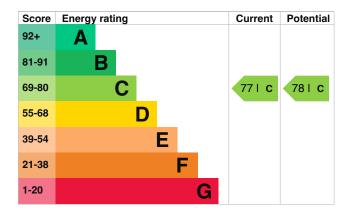
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlordguidance).

Energy efficiency rating for this property

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

<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	Cavity wall, as built, insulated (assumed)	Good
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
Roof	(another dwelling above)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 151 kilowatt hours per square metre (kWh/m2).

Environmental impa property	act of this	This property produces	2.0 tonnes of CO2
This property's current envirating is C. It has the poten	•	This property's potential production	1.8 tonnes of CO2
Properties are rated in a so based on how much carbon produce.		By making the <u>recommend</u> could reduce this property's 0.2 tonnes per year. This w environment.	s CO2 emissions by
Properties with an A rating	produce less CO2		
than G rated properties.		Environmental impact ratin assumptions about average	-
An average household produces	6 tonnes of CO2	energy use. They may not consumed by the people liv	

Improve this property's energy performance

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

Carrying out these changes in order will improve the property's energy rating and score from C (77) to C (78).

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£27

Paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/guidance/check-if-youmay-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022). This will help you buy a more efficient, low carbon heating system for this property.

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

Estimated energy use and potential savings		(https://www.gov.uk/improve-energy-efficiency).	
		Heating use in the	nis property
Estimated yearly energy cost for this property	£487	Heating a property majority of energy of	usually makes up the costs.
Potential saving	£26	Estimated ener property	gy used to heat this
The estimated cost shows how much the	he	Type of heating	Estimated energy used
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.		Space heating	4945 kWh per year
		Water heating	2063 kWh per year
The potential saving shows how much money you could save if you <u>complete each</u> <u>recommended step in order</u> . For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u>		Potential energy savings by installing insulation	
		The assessor did not find any opportunities to save energy by installing insulation in this property.	

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	Mark Sanderson
Telephone	07740866421
Email	info@marksanderson.co.uk
Accreditation scheme contact details	
Accreditation scheme	ECMK
Assessor ID	ECMK301832
Telephone	0333 123 1418
Email	info@ecmk.co.uk

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

info@ecmk.co.uk

No related party 29 June 2022 30 June 2022 RdSAP