Energy performance certificate (EPC) Park House Balk THIRSK YO7 2AJ Property type Semi-detached house Total floor area Energy rating F Certificate number: 2949-1216-7118-6665-6913 Zerificate number: 2949-1216-7118-6665-6913

Rules on letting this property

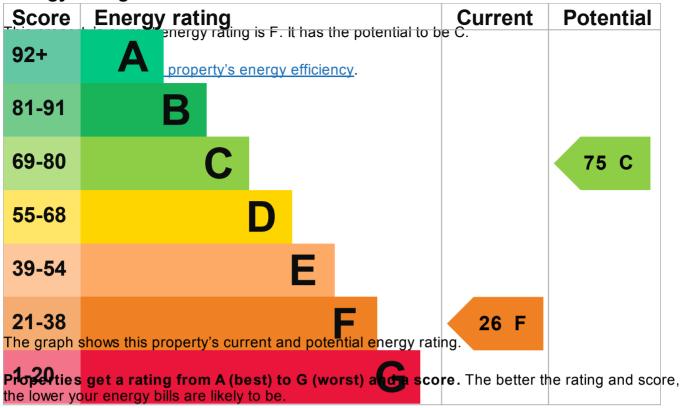


You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. The <u>recommendations section</u> sets out changes you can make to improve the property's rating.

Energy rating and score



For properties in England and Wales:

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

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Roof	Pitched, 200 mm loft insulation	Good
Window	Single glazed	Very poor
Main heating	Boiler and radiators, oil	Poor
Main heating	Electric storage heaters	Average
Main heating control	Programmer, TRVs and bypass	Average
Main heating control	Manual charge control	Poor
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	Low energy lighting in 56% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

· Biomass secondary heating

Primary energy use

The primary energy use for this property per year is 405 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £8,730 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy bills.

You could **save £5,441 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 50,357 kWh per year for heating
- 3,716 kWh per year for hot water

Impact on the environment

This property's current environmental impact rating is F. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	24.0 tonnes of CO2
This property's potential production	7.4 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£1,498
2. Internal or external wall insulation	£4,000 - £14,000	£1,631
3. Floor insulation (solid floor)	£4,000 - £6,000	£269
4. Draught proofing	£80 - £120	£284
5. Low energy lighting	£55	£104
6. Condensing boiler	£2,200 - £3,000	£975
7. Solar water heating	£4,000 - £6,000	£95
8. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£587
9. Solar photovoltaic panels	£3,500 - £5,500	£671

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name Malcolm Turner Telephone 07710790887

Email malcolmt5186@gmail.com

Contacting the accreditation scheme

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

Accreditation scheme ECMK

 Assessor's ID
 ECMK300831

 Telephone
 0333 123 1418

 Email
 info@ecmk.co.uk

About this assessment

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
26 June 2023
28 June 2023

RdSAP