

# Energy performance certificate (EPC)

York House Retirement Home  
8-10  
Cauldon Avenue  
SWANAGE  
BH19 1PQ

Energy rating

**B**

Valid until:

**20 August 2035**

Certificate  
number:

**8027-5098-8058-9050-0809**

Property type

Residential Institutions: Hospitals and Care  
Homes

Total floor area

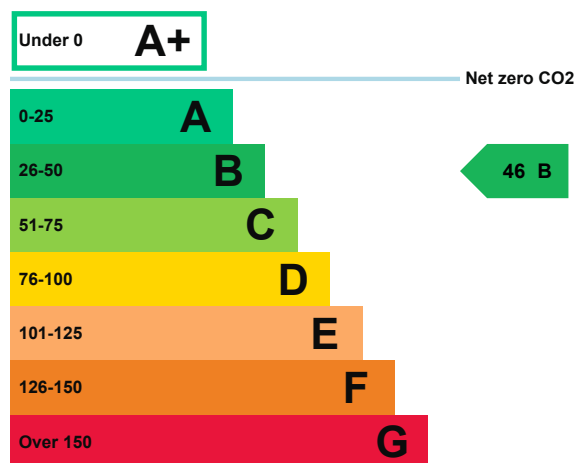
1,013 square metres

## Rules on letting this property

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

## Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

**31 B**

If typical of the existing stock

**124 E**

# Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	67.39
Primary energy use (kWh/m <sup>2</sup> per year)	395

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3341-6161-6153-0589-7749\)](/energy-certificate/3341-6161-6153-0589-7749).

## 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	Hyman Mark Glazer
Telephone	01202 759 780
Email	<a href="mailto:mark_glazer@yahoo.co.uk">mark_glazer@yahoo.co.uk</a>

### Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/015316
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Mark Glazer Chartered Surveyor
Employer address	38 Alyth Road Bournemouth BH3 7DG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	21 August 2025
Date of certificate	21 August 2025