

# Energy performance certificate (EPC)

2 Howe End  
KIRKBYMOORSIDE  
YO62 6BD

Energy rating

**D**

Valid until:

25 March 2034

Certificate  
number:

8774-1408-1800-9174-  
4031

Property type

Retail/Financial and Professional Services

Total floor area

39 square metres

## Rules on letting this property

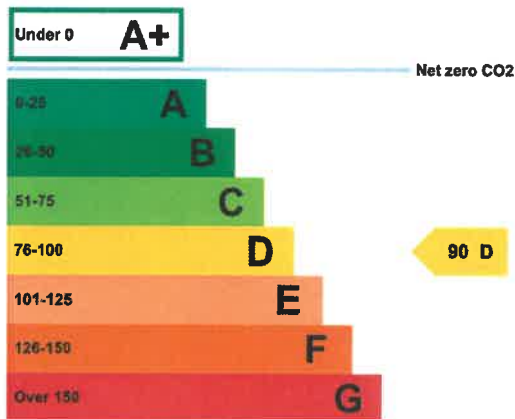
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is D.

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

14 A

If typical of the existing stock

56 C

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## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	33.73
Primary energy use (kWh/m <sup>2</sup> per year)	351

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3823-7795-0342-3015-5431\)](#).

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## 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	Nicholas Procter 01759 301114
Telephone	01759301114
Email	<a href="mailto:njp@procters.net">njp@procters.net</a>

### Contacting the accreditation scheme

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

Accreditation scheme	Sterling Accreditation Ltd
Assessor's ID	STER500127
Telephone	0161 727 4303
Email	<a href="mailto:info@sterlingaccreditation.com">info@sterlingaccreditation.com</a>

### About this assessment

Employer	Procters Property Ltd
Employer address	Prospect House, 4a George Street, Pocklington, York, YO42 2DF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	22 March 2024
Date of certificate	26 March 2024

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# Energy performance certificate (EPC) recommendation report

2 Howe End  
KIRKBYMOORSIDE  
YO62 6BD

Report number  
**3823-7795-0342-3015-5431**

Valid until  
**25 March 2034**

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## Energy rating and EPC

This property's energy rating is D.

For more information on the property's energy performance, see the EPC for this property.

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## Recommendations

### Changes that may pay for themselves within 3 years

<b>Recommendation</b>	<b>Potential impact on carbon emissions</b>
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium
Add time control to heating system.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

### Changes that may pay for themselves within 3 to 7 years

<b>Recommendation</b>	<b>Potential impact on carbon emissions</b>
Add optimum start/stop to the heating system.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium

### Changes that may pay for themselves in over 7 years

<b>Recommendation</b>	<b>Potential impact on carbon emissions</b>
Add local time control to heating system.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High



## Property and report details

Report issued on	26 March 2024
Total useful floor area	39 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Property Tectonics Ltd, Lifespan SBEM, v6.1.e.0, SBEM, v6.1.e.0

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## Assessor's details

Assessor's name	Nicholas Procter 01759 301114
Telephone	01759301114
Email	<a href="mailto:njp@procters.net">njp@procters.net</a>
Employer's name	Procters Property Ltd
Employer's address	Prospect House, 4a George Street, Pocklington, York, YO42 2DF
Assessor ID	STER500127
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Sterling Accreditation Ltd

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