

Energy performance certificate (EPC) recommendation report

2 West End
KIRKBYMOORSIDE
YO62 6AF

Report number
0204-4150-8389-5030-7747

Valid until
8 October 2034

Energy rating and EPC

This property's energy rating is C.

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

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	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

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add optimum start/stop to the heating system.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Add local time control to heating system.	Low
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium

Property and report details

Report issued on	9 October 2024
Total useful floor area	118 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Property Tectonics Ltd, Lifespan SBEM, v6.1.e.0, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Nicholas Procter
Telephone	01759301114
Email	njp@procters.net
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
