

Energy performance certificate (EPC)

3 High Street
LEYBURN
DL8 5AQ

Energy rating

C

Valid until: 11 February 2033

Certificate number: 2761-8689-0496-8937-1719

Property type

Retail/Financial and Professional Services

Total floor area

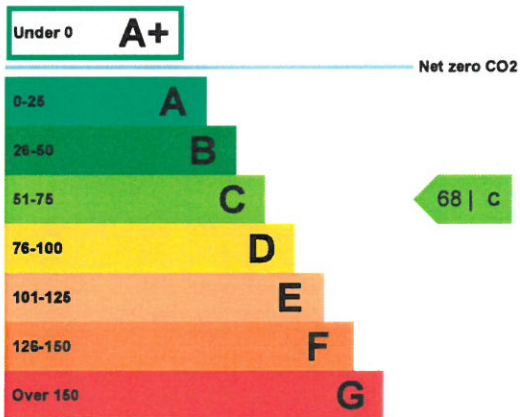
60 square metres

Rules on letting this property

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

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

8 | A

If typical of the existing stock

34 | B

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 (kgCO₂/m² per year)

45.95

Primary energy use (kWh/m² per year)

478

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9716-1907-5681-8170-7953\)](#).

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	Ian Bonham
Telephone	07946547367
Email	ian@bonhamepcs.co.uk

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO001796
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Employer	Greenleaf Commercial Ltd
Employer address	Brook House, Middleton Tyas, Richmond. DL10 6RP
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	10 February 2023
Date of certificate	12 February 2023

Energy performance certificate (EPC) recommendation report

3 High Street
LEYBURN
DL8 5AQ

Report number
9716-1907-5681-8170-7953

Valid until
11 February 2033

Energy rating and EPC

This property's current energy rating is C.

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

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 3 years

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

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High
Install more efficient water heater.	Low
Consider installing PV.	Low
Consider replacing HWS with point of use system.	Low

Additional recommendations

Recommendation	Potential impact
Consider replacing non LED lighting with LED fittings.	Low

Property and report details

Report issued on 12 February 2023

Total useful floor area 60 square metres

Building environment Heating and Natural Ventilation

Calculation tool CLG, iSBEM, v6.1.e, SBEM, v6.1.e.0

Assessor's details

Assessor's name Ian Bonham

Telephone 07946547367

Email ian@bonhamepcs.co.uk

Employer's name Greenleaf Commercial Ltd

Employer's address Brook House, Middleton Tyas, Richmond. DL10 6RP

Assessor ID STRO001796

Assessor's declaration The assessor is not related to the owner of the property.

Accreditation scheme Stroma Certification Ltd
