

Energy performance certificate (EPC) recommendation report

The Bookshop
Unit B, 22 Market Square
KIRKBY STEPHEN
CA17 4QT

Report number
9931-9893-9811-0070-1409

Valid until
30 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
Install more efficient water heater.	High

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High
Consider installing PV.	Low

Additional recommendations

Recommendation	Potential impact on carbon emissions
Roof is poorly insulated. Install or improve insulation of roof.	Medium

Property and report details

Report issued on	31 October 2024
Total useful floor area	162 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.1

Assessor's details

Assessor's name	Ian Bonham
Telephone	07946 547 367
Email	ian@bonhamepcs.co.uk
Employer's name	Greenleaf Commercial Ltd
Employer's address	Brook House, Middleton Tyas, Richmond. DL10 6RP
Assessor ID	EES/018836
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd
