

Energy performance certificate (EPC)

6 Concept Court
Kettlestring Lane
YORK
YO30 4XF

Energy rating

C

Valid until: 10 July 2032

Certificate number: 8717-6757-8298-8956-5573

Property type

Offices and Workshop Businesses

Total floor area

166 square metres

Rules on letting this property

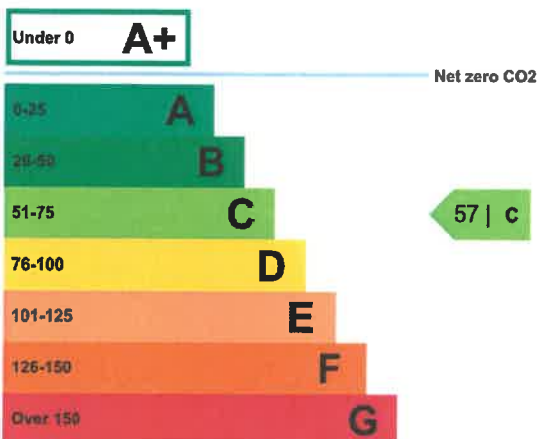
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is C.



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

21 | A

If typical of the existing stock

85 | D

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

Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO₂/m² per year)

21.35

Primary energy use (kWh/m² per year)

155

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9415-2862-8101-8310-6907\)](/energy-certificate/9415-2862-8101-8310-6907).

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 | Nicholas Procter 01759 301114 |
| Telephone | |
| Email | njp@procters.net |

Accreditation scheme contact details

| | |
|----------------------|--|
| Accreditation scheme | Sterling Accreditation Ltd |
| Assessor ID | STER500127 |
| Telephone | 0161 727 4303 |
| Email | info@sterlingaccreditation.com |

Assessment details

| | |
|------------------------|--|
| 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 | 29 June 2022 |
| Date of certificate | 11 July 2022 |

Energy performance certificate (EPC) recommendation report

6 Concept Court
Kettlestring Lane
YORK
YO30 4XF

Report number
9415-2862-8101-8310-6907

Valid until
10 July 2032

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 |
|--|------------------|
| 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 optimum start/stop to the heating system. | Medium |

Changes that pay for themselves within 3 to 7 years

| Recommendation | Potential impact |
|--|------------------|
| Consider replacing T8 lamps with retrofit T5 conversion kit. | High |
| Add weather compensation controls to heating system. | Medium |
| Add local time control to heating system. | Medium |
| Consider switching from gas to biomass. | High |
| Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation. | Medium |

Changes that pay for themselves in more than 7 years

| Recommendation | Potential impact |
|--|------------------|
| Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required. | Low |
| Consider installing solar water heating. | Low |
| Consider installing PV. | Low |

Property and report details

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|-------------------------|---|
| Report issued on | 11 July 2022 |
| Total useful floor area | 166 square metres |
| Building environment | Heating and Natural Ventilation |
| Calculation tool | Property Tectonics Ltd, Lifespan SBEM, v6.1.b.1, SBEM, v6.1.b.0 |

Assessor's details

| | |
|------------------------|---|
| Assessor's name | Nicholas Procter 01759 301114 |
| Telephone | |
| Email | njp@procters.net |
| Employer's name | Procters Property Ltd |
| Employer's address | Prospect House, 4a George Street, Pocklington, York, YO42 2DF |
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