

# Energy performance certificate (EPC)

21-22 Regent Parade  
Harrogate  
HG1 5AW

Energy rating

**E**

Valid until: 11 June 2033

Certificate number: 3250-1025-7162-4301-3093

Property type

Retail/Financial and Professional Services

Total floor area

207 square metres

## Rules on letting this property

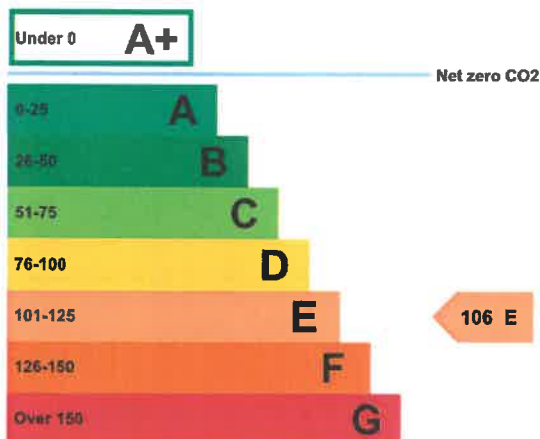
Properties can be let if they have an energy rating from A+ to E.

## Energy efficiency rating for this property

This property's current energy rating is E.

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 (CO<sub>2</sub>) your property is likely to emit.



## How this property compares to others

Properties similar to this one could have ratings:

If newly built

11 A

If typical of the existing stock

42 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 (kgCO<sub>2</sub>/m<sup>2</sup> per year)

23.06

Primary energy use (kWh/m<sup>2</sup> per year)

244

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2524-6906-8401-2059-6241\)](/energy-certificate/2524-6906-8401-2059-6241).

## 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	6 April 2023
Date of certificate	12 June 2023

---



## Energy performance certificate (EPC) recommendation report

21-22 Regent Parade  
Harrogate  
HG1 5AW

Report number  
**2524-6906-8401-2059-6241**

Valid until  
**11 June 2033**

---

### Energy rating and EPC

This property's current energy rating is E.

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.	Low
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
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium

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

Recommendation	Potential impact
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

### Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Consider installing solar water heating.	Low
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium

## Property and report details

Report issued on	12 June 2023
Total useful floor area	207 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Property Tectonics Ltd, Lifespan SBEM, v6.1.c.0, SBEM, v6.1.c.0

## 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

