

Energy performance certificate (EPC)

South View
Kilburn
YORK
YO61 4AH

Energy rating

F

Valid until: **19 June 2033**

Certificate number: **9046-3027-2206-6667-6204**

Property type

Detached house

Total floor area

209 square metres

Rules on letting this property



You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

Energy rating and score

This property's current energy rating is F. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 75 mm loft insulation	Average
Roof	Pitched, 50 mm loft insulation	Poor
Roof	Roof room(s), limited insulation (assumed)	Poor
Window	Single glazed	Very poor
Main heating	Boiler and radiators, oil	Average
Main heating control	No time or thermostatic control of room temperature	Very poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 40% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 346 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Cavity fill is recommended
 - Stone walls present, not insulated
-

How this affects your energy bills

An average household would need to spend **£6,185 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £3,501 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 41,466 kWh per year for heating
- 3,512 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

- 1,842 kWh per year from loft insulation
- 3,901 kWh per year from cavity wall insulation
- 6,460 kWh per year from solid wall insulation

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Environmental impact of this property

This property's current environmental impact rating is F. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year. CO₂ harms the environment.

Carbon emissions

An average household produces **6 tonnes of CO₂**

This property produces **19.0 tonnes of CO₂**

This property's potential production **5.0 tonnes of CO₂**

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£236
2. Room-in-roof insulation	£1,500 - £2,700	£134
3. Cavity wall insulation	£500 - £1,500	£508
4. Internal or external wall insulation	£4,000 - £14,000	£841
5. Floor insulation (solid floor)	£4,000 - £6,000	£271
6. Draught proofing	£80 - £120	£168
7. Low energy lighting	£60	£112
8. Heating controls (programmer, thermostat, TRVs)	£350 - £450	£417
9. Condensing boiler	£2,200 - £3,000	£351
10. Solar water heating	£4,000 - £6,000	£90
11. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£372
12. Solar photovoltaic panels	£3,500 - £5,500	£633
13. Wind turbine	£15,000 - £25,000	£1,318

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

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	Ryan Dinner
Telephone	07855667902
Email	ryan@zenithcreations.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/023863
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	14 June 2023
Date of certificate	20 June 2023
Type of assessment	RdSAP
