Energy performance certificate (EPC) recommendation report

George Stephenson House
Toft Green
YORK
YO1 6JT

Report number
1902-6073-7337-0932-6001

Valid until
10 March 2036

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
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

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Consider installing solar water heating.	Low
Consider switching from gas to biomass.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Consider installing PV.	Low
Ductwork leakage is high. Inspect and seal ductwork.	Medium

Property and report details

Report issued on	11 March 2026
Total useful floor area	9,083 square metres
Building environment	Air Conditioning
Calculation tool	G-ISBEM Ltd, G-ISBEM, v25.3, SBEM, v6.1.e.0

Assessor’s details

Assessor’s name	Louis Tsakistras BSc (Hons), DipNDEA L3 L4, DipDEC.
Telephone	0780 8292 535
Email	terry@tagepc.co.uk
Employer’s name	Trinity Alexander Group
Employer’s address	15 Whitehall, Westminster, London SW1A 2DD
Assessor ID	EES/028268
Assessor’s declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd