

## Energy performance certificate (EPC)

|                                                    |                           |                                                     |
|----------------------------------------------------|---------------------------|-----------------------------------------------------|
| York House<br>31-36 York Place<br>LEEDS<br>LS1 2ED | Energy rating<br><b>C</b> | Valid until: <b>9 August 2026</b>                   |
|                                                    |                           | Certificate number: <b>0792-0180-4530-1000-6603</b> |

Property type B1 Offices and Workshop businesses

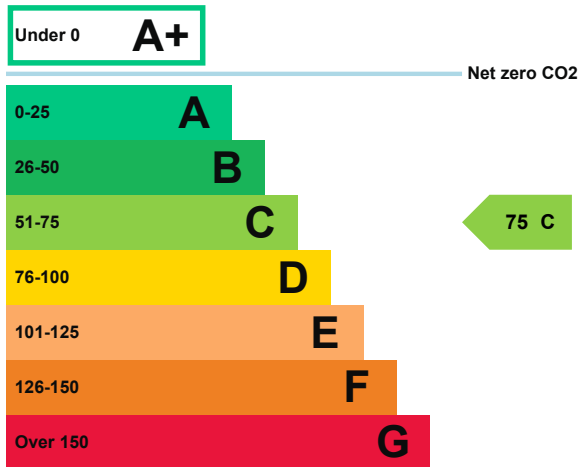
Total floor area 2,918 square metres

### Rules on letting this property

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

### Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

### How this property compares to others

Properties similar to this one could have ratings:

If newly built

22 A

If typical of the existing stock

65 C

## Breakdown of this property's energy performance

|                                                                     |                                 |
|---------------------------------------------------------------------|---------------------------------|
| Main heating fuel                                                   | Natural Gas                     |
| Building environment                                                | Heating and Natural Ventilation |
| Assessment level                                                    | 3                               |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 51.76                           |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0080-6907-0446-0150-1024\)](/energy-certificate/0080-6907-0446-0150-1024).

## 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 | Michael Burrows                                        |
| Telephone       | 01212122263                                            |
| Email           | <a href="mailto:info@fhpress.com">info@fhpress.com</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        | STER000215                                                                         |
| Telephone            | 0161 727 4303                                                                      |
| Email                | <a href="mailto:info@sterlingaccreditation.com">info@sterlingaccreditation.com</a> |

### About this assessment

|                        |                                                                          |
|------------------------|--------------------------------------------------------------------------|
| Employer               | FHP Engineering Services                                                 |
| Employer address       | 18th Floor McLaren Building 46 The Priory Queensway<br>Birmingham B4 7LR |
| Assessor's declaration | The assessor is not related to the owner of the property.                |
| Date of assessment     | 9 August 2016                                                            |
| Date of certificate    | 10 August 2016                                                           |