

Energy performance certificate (EPC)

FIRST FLOOR OFFICES
OSBORNE HOUSE
20 VICTORIA AVENUE
HARROGATE
HG1 5QY

Energy rating

E

Valid until

17 May 2031

Certificate number

1656-3062-5147-0943-9544

Property type

B1 Offices and Workshop businesses

Total floor area

102 square metres

Rules on letting this property

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

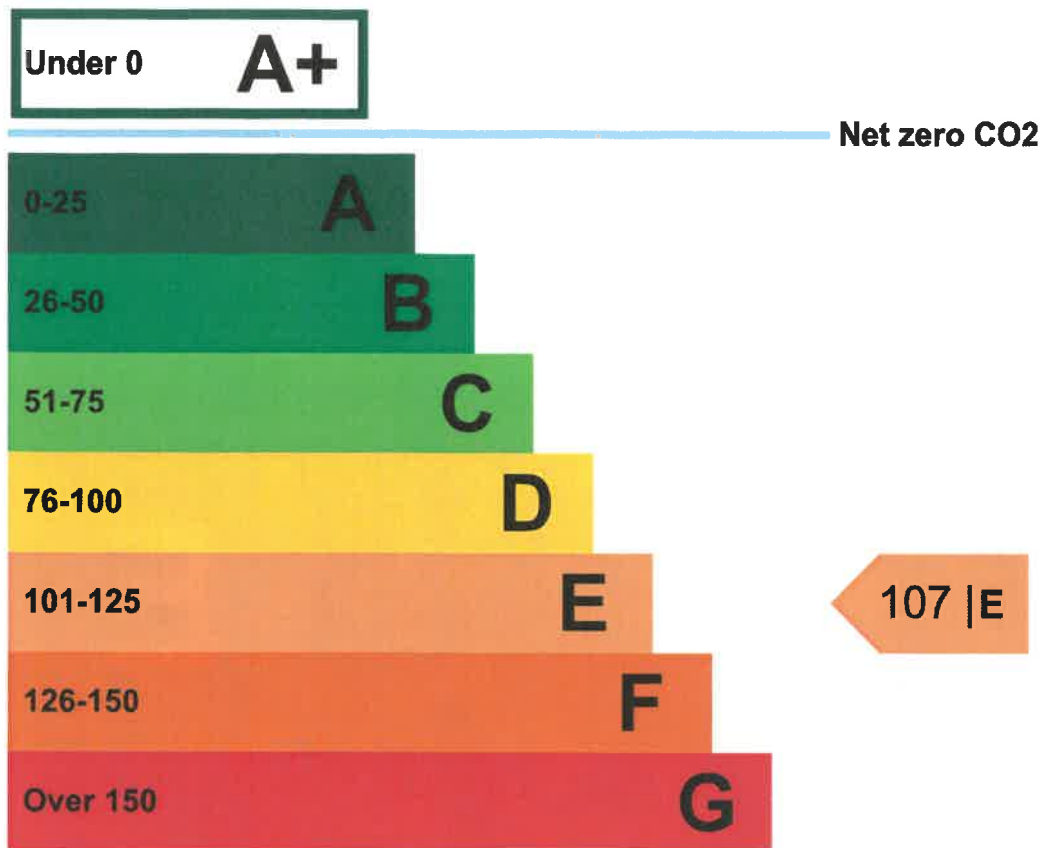
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

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.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf).

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 (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

27 | B

If typical of the existing stock

80 | D

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 (kgCO₂/m² per year)

76.45

Primary energy use (kWh/m² per year)

452

► [What is primary energy use?](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4556-8275-4880-4805-2707\)](#).

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

6 May 2021

Date of certificate

18 May 2021

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.

Energy performance certificate (EPC) recommendation report

FIRST FLOOR OFFICES
OSBORNE HOUSE
20 VICTORIA AVENUE
HARROGATE
HG1 5QY

Report number
4556-8275-4880-4805-2707

Valid until
17 May 2031

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 \(/energy-certificate/1656-3062-5147-0943-9544\)](#).

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
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Add time control to heating system.	Low
Add optimum start/stop to the heating system.	Medium

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Some windows have high U-values - consider installing secondary glazing.	Medium

Recommendation**Potential
impact**

Add weather compensation controls to heating system.

Medium

Add local time control to heating system.

Low

Install more efficient water heater.

Medium

Some solid walls are poorly insulated - introduce or improve internal wall insulation.

Medium

Property and report details**Report issued on**

18 May 2021

Total useful floor area

102 square metres

Building environment

Heating and Natural Ventilation

Calculation tool

Property Tectonics Ltd, Lifespan SBEM, v5.6.a, SBEM, v5.6.b.0

Assessor's details**Assessor's name**

Nicholas Procter 01759 301114

Telephone

Emailnjp@procters.net

Employer's name

Procters Property Ltd

Employer's address

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