

Energy performance certificate (EPC)

Certificate contents

- Rules on letting this property
- Energy rating and score
- Breakdown of property's energy performance
- Smart meters
- How this affects your energy bills
- Impact on the environment
- Steps you could take to save energy
- Who to contact about this certificate
- Other certificates for this property

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Horn End Cottage East Horn End Low Mill YORK YO62 7XA		Energy rating
Valid until 28 March 2036	Certificate number 0310-2847-1670-2696-2071	

Property type Semi-detached house

Total floor area 96 square metres

Rules on letting this property

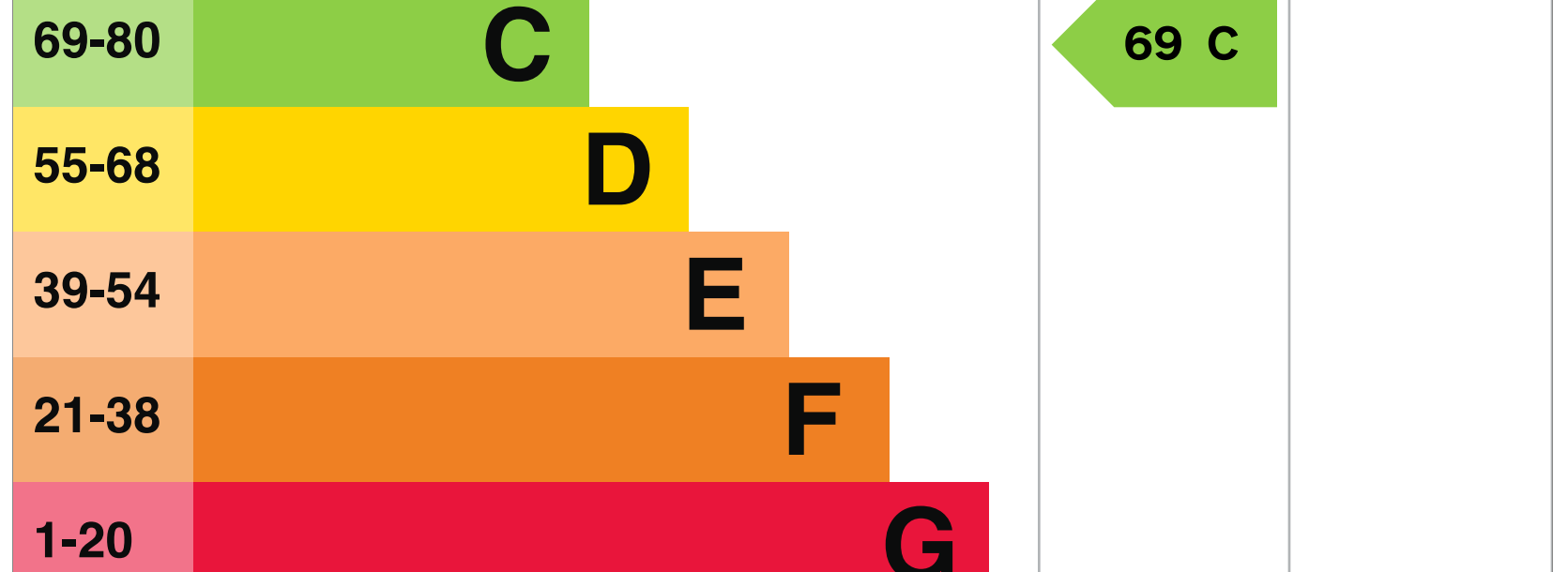
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

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

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



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, with internal insulation	Good
Wall	Cavity wall, as built, insulated (assumed)	Very good
Roof	Pitched, insulated at rafters	Average
Roof	Pitched, insulated	Very good
Roof	Roof room(s), insulated	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Average
Lighting	Excellent lighting efficiency	Very good
Floor	Solid, insulated	N/A
Floor	Solid, insulated (assumed)	N/A
Air tightness	(not tested)	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 179 kilowatt hours per square metre (kWh/m²).

[About primary energy use](#)

Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter](#)

How this affects your energy bills

An average household would need to spend **£1,247 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 £77 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** 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:

- 8,794 kWh per year for heating
- 3,123 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is D. 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.

Carbon emissions

An average household produces	6 tonnes of CO ₂
This property produces	4.0 tonnes of CO ₂
This property's potential production	3.2 tonnes of CO ₂

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.

Steps you could take to save energy

[Do I need to follow these steps in order?](#)

Step 1: Heating controls (thermostatic radiator valves)

Heating controls (TRVs)

Typical installation cost £220 - £250

Typical yearly saving £40

Potential rating after completing step 1 **70 C**

Step 2: Solar water heating

Typical installation cost £4,000 - £7,000

Typical yearly saving £37

Potential rating after completing steps 1 and 2 **71 C**

Step 3: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £8,000 - £10,000

Typical yearly saving £223

Potential rating after completing steps 1 to 3 **75 C**

Step 4: Wind turbine

Typical installation cost £5,000 - £20,000

Typical yearly saving £712

Potential rating after completing steps 1 to 4 **89 B**

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)

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	Graeme Asquith
Telephone	01751 430466
Email	info@ryedaledea.com

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/002015
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	13 March 2026
Date of certificate	29 March 2026
Type of assessment	RdSAP

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 (Monday to Friday, 9am to 5pm).

Certificate number	7298-7933-6250-9819-8900
Expired on	30 October 2021