

Energy performance certificate (EPC) recommendation report

Milners of Leyburn
Market Place
LEYBURN
DL8 5BJ

Certificate number
0440-0141-2880-9526-4002

This certificate expired on
25 June 2019

Energy rating and EPC

This property's current energy rating is B.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/0429-3056-0818-0100-4421\)](#).

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
Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.	Low
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Replace tungsten GLS spotlights with low-voltage tungsten halogen: Payback period dependent on hours of use.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Some spaces have a significant risk of overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
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Recommendation**Potential impact**

Consider installing building mounted wind turbine(s).	Low
Install more efficient water heater.	Low
Consider installing solar water heating.	Low
Consider replacing HWS with point of use system.	Low
Add optimum start/stop to the heating system.	Low

Property and report details**Report issued on**

26 June 2009

Total useful floor area

359 square metres

Building environment

Heating and Natural Ventilation

Calculation tool

SBEM v3.4.a

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

Emma Yarrow

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Email

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Employer's name

Nationwide Commercial Energy Assessors UK Ltd

Employer's address

Micklow Hill Farm, Aldbrough-St-John, Richmond

Assessor IDSTRO000369

Accreditation schemeStroma Certification Ltd

Assessor's declaration

Other reports for this property

If you are aware of previous reports 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 reports for this property.