

## Energy performance certificate (EPC)

61 Lord Street  
REDCAR  
TS10 3HR

Energy rating

**D**

Valid until:

**8 January 2034**

Certificate number:

**3538-8670-1588-2868-3916**

Property type

Retail/Financial and Professional Services

Total floor area

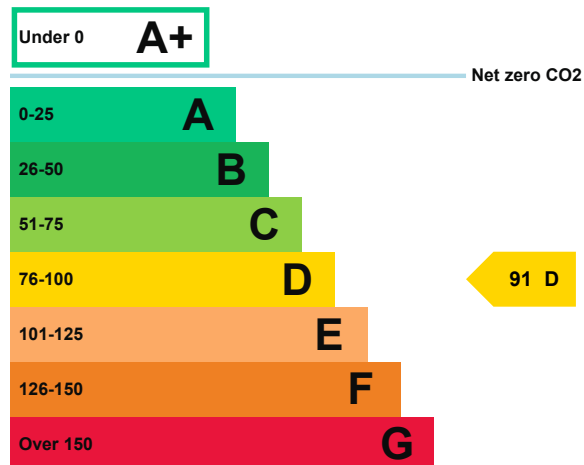
29 square metres

### 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 D.



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

**9 A**

If typical of the existing stock

**38 B**

## 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 (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 63.46                           |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 677                             |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5384-8319-9920-7992-9960\)](#).

## 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 | John Ward                                                        |
| Telephone       | 07875263672                                                      |
| Email           | <a href="mailto:ward62@btinternet.com">ward62@btinternet.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 | Elmhurst Energy Systems Ltd                                                        |
| Assessor's ID        | EES/007259                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                                                           |
|------------------------|-----------------------------------------------------------|
| Employer               |                                                           |
| Employer address       |                                                           |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 8 January 2024                                            |
| Date of certificate    | 9 January 2024                                            |