Energy performance certificate (EPC)

FLAT 1 41 QUEEN STREET REDCAR TS10 1BE	Energy rating **D**	Valid until:	**2 June 2031**
		Certificate number:	**2724-3613-4154-1816-5055**

Property type	Ground-floor flat
Total floor area	35 square metres

Rules on letting this property

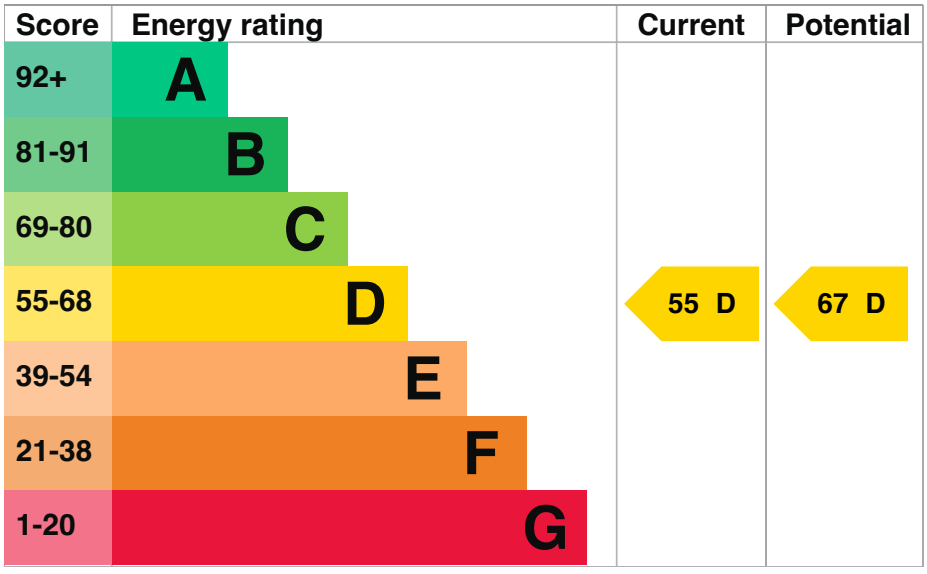
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

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

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	Solid brick, with internal insulation	Good
Wall	System built, as built, no insulation (assumed)	Poor
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric instantaneous at point of use	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 628 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£890 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 £252 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** 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:

- 6,165 kWh per year for heating
- 913 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is E. It has the potential to be E.

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 CO2
This property produces	3.8 tonnes of CO2
This property's potential production	2.7 tonnes of CO2

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

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£120
2. High heat retention storage heaters	£800 - £1,200	£133

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

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

- Free energy saving improvements: Warm Homes Local Grant (www.gov.uk/apply-warm-homes-local-grant)
- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: Energy Company Obligation (www.gov.uk/energy-company-obligation)

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	Suhel Chunara
Telephone	07792765069
Email	suhel_999@hotmail.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	ECMK
Assessor's ID	ECMK303390
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	31 May 2021
Date of certificate	3 June 2021
Type of assessment	RdSAP

Energy performance certificate (EPC)

FLAT 2 41 QUEEN STREET REDCAR TS10 1BE	Energy rating **E**	Valid until:	**30 June 2031**
		Certificate number:	**2297-1166-4390-6910-2183**

roperty type	Ground-floor flat
otal floor area	22 square metres

Rules on letting this property

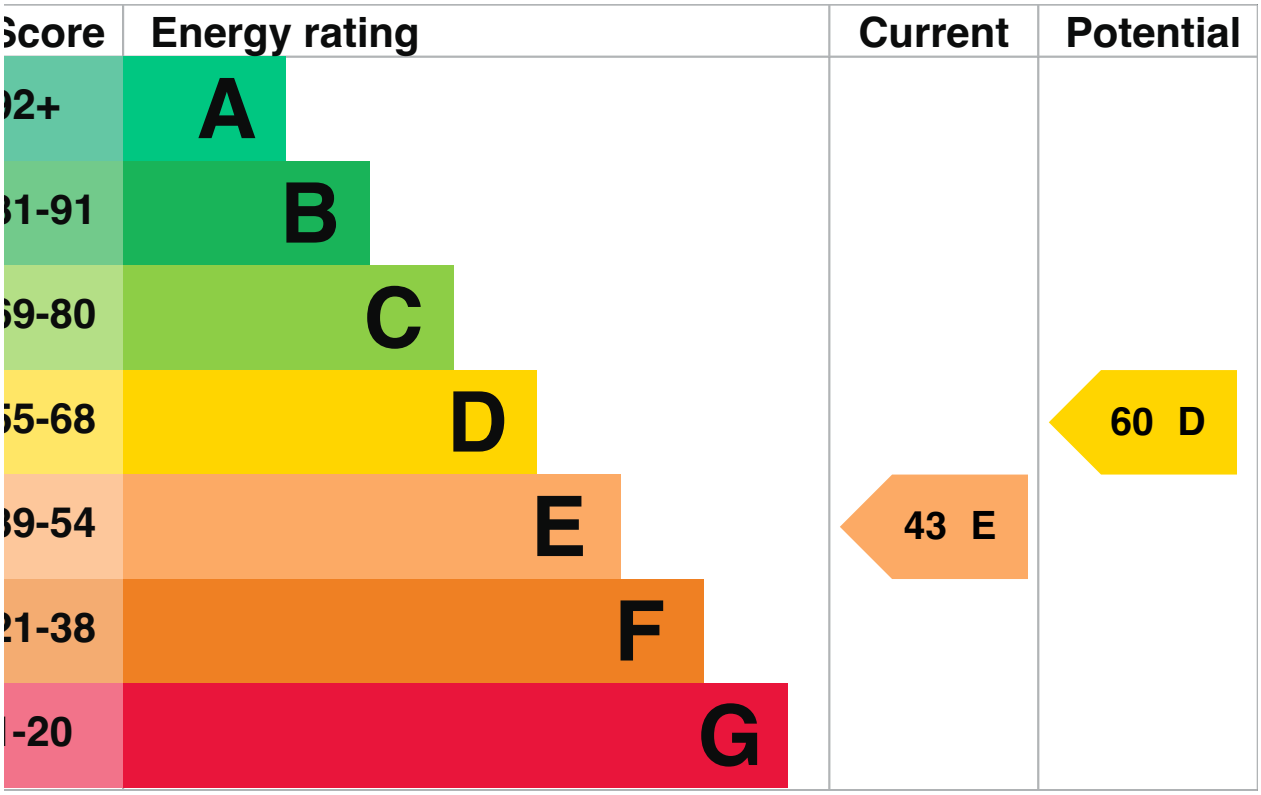
operties can be let if they have an energy rating from A to E.

u can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-proper imum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

is property's energy rating is E. It has the potential to be D.

e how to improve this property's energy efficiency.



e graph shows this property's current and potential energy rating.

operties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills a ely to be.

r properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

eatures in this property

atures get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well atures work or their condition.

sumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

ature	Description	Rating
all	Solid brick, as built, no insulation (assumed)	Poor
all	System built, as built, no insulation (assumed)	Poor
ndow	Fully double glazed	Average
ain heating	No system present: electric heaters assumed	Very poor

ain heating control	None	Very poor
t water	Electric instantaneous at point of use	Very poor
ghting	Low energy lighting in 50% of fixed outlets	Good
oof	(another dwelling above)	N/A
oor	Suspended, no insulation (assumed)	N/A
condary heating	None	N/A

rimary energy use

e primary energy use for this property per year is 675 kilowatt hours per square metre (kWh/m2).

About primary energy use

low this affects your energy bills

average household would need to spend **£908 per year on heating, hot water and lighting** in this property. These costs ually make up the majority of your energy bills.

u could **save £270 per year** if you complete the suggested steps for improving this property's energy rating.

is is **based on average costs in 2021** when this EPC was created. People living at the property may use different amounts ergy for heating, hot water and lighting.

---

eating this property

timated energy needed in this property is:

- 3,785 kWh per year for heating
- 832 kWh per year for hot water

mpact on the environment

is property's environmental impact rating is E. It has the potential to be D.

operties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

arbon emissions

n average household produces	6 tonnes of CO

his property produces	2.5 tonnes of CO
his property's potential production	1.8 tonnes of CO

u could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

ese ratings are based on assumptions about average occupancy and energy use. People living at the property may use
ferent amounts of energy.

teps you could take to save energy

Do I need to follow these steps in order?

tep 1: Internal wall insulation

ypical installation cost	£4,000 - £14,00
ypical yearly saving	£15
otential rating after completing step 1	52 E

tep 2: Floor insulation (suspended floor)

ypical installation cost	£800 - £1,20
ypical yearly saving	£12
otential rating after completing steps and 2	60 D

dvice on making energy saving improvements

t detailed recommendations and cost estimates

elp paying for energy saving improvements

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

Free energy saving improvements: Warm Homes Local Grant (WHLG)
Heat pumps and biomass boilers: Boiler Upgrade Scheme
Help from your energy supplier: Energy Company Obligation

Who to contact about this certificate

ontacting the assessor

ou're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

ssessor's name	Suhel Chunara
elephone	07792765069
mail	suhel_999@hotmail.com

ontacting the accreditation scheme

ou're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

ccreditation scheme	ECMK
ssessor's ID	ECMK303390
elephone	0333 123 1418
mail	info@ecmk.co.uk

bout this assessment

ssessor's declaration	No related party
ate of assessment	3 June 2021
ate of certificate	1 July 2021
ype of assessment	▶ RdSAP

ther certificates for this property

ou are aware of previous certificates for this property and they are not listed here, please contact us at clg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

ere are no related certificates for this property.

Energy performance certificate (EPC)

Flat 3 41 Queen Street REDCAR TS10 1BE	Energy rating **D**	Valid until:	**19 March 2032**
		Certificate number:	**9637-1006-9217-3652-7210**

roperty type	Top-floor flat
otal floor area	44 square metres

Rules on letting this property

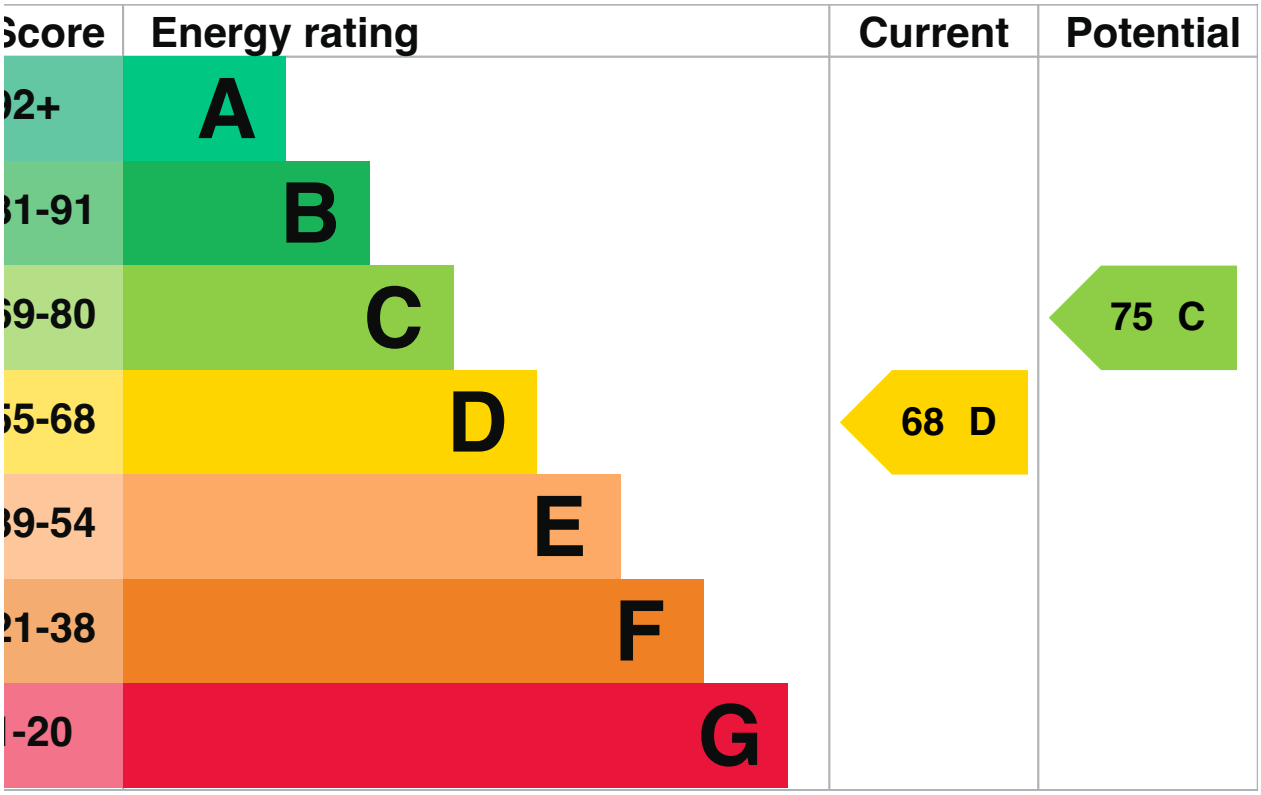
operties can be let if they have an energy rating from A to E.

u can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-proper nimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

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

e how to improve this property's energy efficiency.



e graph shows this property's current and potential energy rating.

operties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills a ely to be.

r properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

eatures in this property

atures get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well atures work or their condition.

sumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

ature	Description	Rating
all	Solid brick, as built, no insulation (assumed)	Poor
all	Solid brick, as built, partial insulation (assumed)	Average
oof	Pitched, 200 mm loft insulation	Good
ndow	Fully double glazed	Average

ain heating	Boiler and radiators, mains gas	Good
ain heating control	Programmer and room thermostat	Average
t water	From main system	Good
ghting	No low energy lighting	Very poor
oor	(another dwelling below)	N/A
condary heating	Room heaters, electric	N/A

rimary energy use

e primary energy use for this property per year is 245 kilowatt hours per square metre (kWh/m2).

About primary energy use

low this affects your energy bills

average household would need to spend **£515 per year on heating, hot water and lighting** in this property. These costs ually make up the majority of your energy bills.

u could **save £122 per year** if you complete the suggested steps for improving this property's energy rating.

is is **based on average costs in 2022** when this EPC was created. People living at the property may use different amounts ergy for heating, hot water and lighting.

---

eating this property

timated energy needed in this property is:

- 4,147 kWh per year for heating
- 1,607 kWh per year for hot water

mpact on the environment

is property's environmental impact rating is C. It has the potential to be C.

operties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

arbon emissions

n average household produces 6 tonnes of CO

his property produces	1.9 tonnes of CO
his property's potential production	1.4 tonnes of CO

u could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

ese ratings are based on assumptions about average occupancy and energy use. People living at the property may use
ferent amounts of energy.

teps you could take to save energy

Do I need to follow these steps in order?

tep 1: Internal wall insulation

ypical installation cost	£4,000 - £14,00
ypical yearly saving	£9
otential rating after completing step 1	74 C

tep 2: Low energy lighting

ypical installation cost	£2
ypical yearly saving	£2
otential rating after completing steps and 2	75 C

dvice on making energy saving improvements

t detailed recommendations and cost estimates

elp paying for energy saving improvements

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

Free energy saving improvements: Warm Homes Local Grant (WHLG)
Heat pumps and biomass boilers: Boiler Upgrade Scheme
Help from your energy supplier: Energy Company Obligation

Who to contact about this certificate

ontacting the assessor

ou're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

ssessor's name	Ian Flintoff
elephone	07943 790 040
mail	iaintoff@hotmail.co.uk

ontacting the accreditation scheme

ou're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

ccreditation scheme	Stroma Certification Ltd
ssessor's ID	STRO015318
elephone	0330 124 9660
mail	certification@stroma.com

bout this assessment

ssessor's declaration	Employed by the professional dealing with the property transaction
ate of assessment	17 March 2022
ate of certificate	20 March 2022
ype of assessment	▶ RdSAP

ther certificates for this property

ou are aware of previous certificates for this property and they are not listed here, please contact us at clg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

ertificate number	0041-2834-7940-9996-7685 (/energy-certificate/0041-2834-7940-9996-7685)

xpired on 27 April 2026

Energy performance certificate (EPC)

FLAT 4 41 QUEEN STREET REDCAR TS10 1BE	Energy rating **D**	Valid until:	**2 June 2031**
		Certificate number:	**2622-8921-7512-0028-0169**

roperty type	Top-floor flat
otal floor area	25 square metres

Rules on letting this property

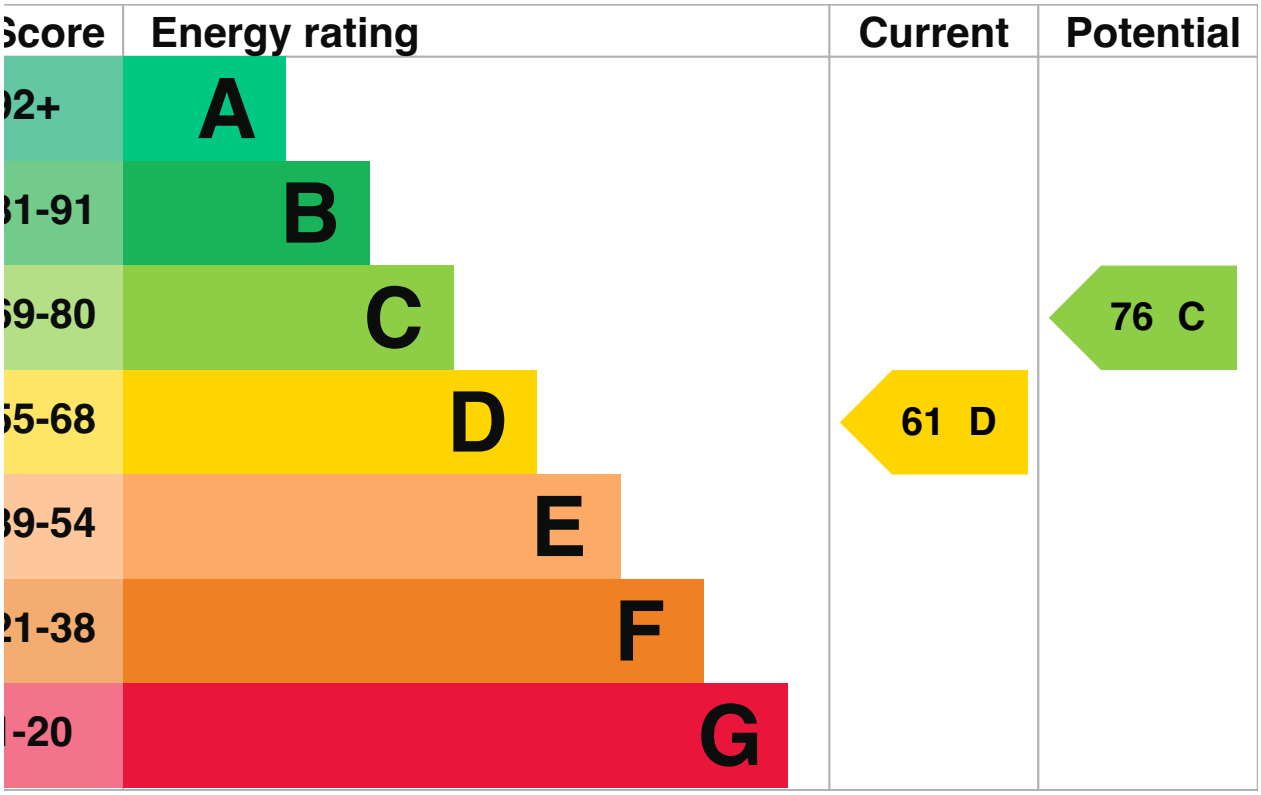
operties can be let if they have an energy rating from A to E.

u can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-proper imum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

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

e how to improve this property's energy efficiency.



e graph shows this property's current and potential energy rating.

operties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills a ely to be.

r properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

eatures in this property

atures get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well atures work or their condition.

sumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

ature	Description	Rating
all	Solid brick, with internal insulation	Good
all	System built, as built, no insulation (assumed)	Poor
oof	Pitched, 300 mm loft insulation	Very good
ndow	Single glazed	Very poor

ain heating	Room heaters, electric	Very poor
ain heating control	Appliance thermostats	Good
t water	Electric instantaneous at point of use	Very poor
ghting	Low energy lighting in 50% of fixed outlets	Good
oor	(another dwelling below)	N/A
condary heating	Portable electric heaters (assumed)	N/A

rimary energy use

e primary energy use for this property per year is 425 kilowatt hours per square metre (kWh/m2).

About primary energy use

low this affects your energy bills

average household would need to spend **£649 per year on heating, hot water and lighting** in this property. These costs ually make up the majority of your energy bills.

u could **save £270 per year** if you complete the suggested steps for improving this property's energy rating.

is is **based on average costs in 2021** when this EPC was created. People living at the property may use different amounts ergy for heating, hot water and lighting.

---

eating this property

timated energy needed in this property is:

- 2,385 kWh per year for heating
- 844 kWh per year for hot water

mpact on the environment

is property's environmental impact rating is D. It has the potential to be C.

operties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

arbon emissions

n average household produces 6 tonnes of CO

his property produces	1.8 tonnes of CO
his property's potential production	1.4 tonnes of CO

u could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

ese ratings are based on assumptions about average occupancy and energy use. People living at the property may use
ferent amounts of energy.

teps you could take to save energy

Do I need to follow these steps in order?

tep 1: Low energy lighting

pical installation cost	£1
pical yearly saving	£
otential rating after completing step 1	61 D

tep 2: High heat retention storage heaters and dual rate meter

pical installation cost	£800 - £1,20
pical yearly saving	£18
otential rating after completing steps and 2	72 C

tep 3: Double glazed windows

place single glazed windows with low-E double glazed windows

pical installation cost	£3,300 - £6,50
pical yearly saving	£8
otential rating after completing steps to 3	76 C

dvice on making energy saving improvements

t detailed recommendations and cost estimates

elp paying for energy saving improvements

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

Free energy saving improvements: Warm Homes Local Grant (WHLG)
Heat pumps and biomass boilers: Boiler Upgrade Scheme
Help from your energy supplier: Energy Company Obligation

Who to contact about this certificate

Contacting the assessor

You're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Suhel Chunara
Telephone	07792765069
Email	suhel_999@hotmail.com

Contacting the accreditation scheme

You're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	ECMK
Assessor's ID	ECMK303390
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	29 May 2021
Date of certificate	3 June 2021
Type of assessment	▶ RdSAP

)ther certificates for this property

'ou are aware of previous certificates for this property and they are not listed here, please contact us at
ıclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

ertificate number	9849-2881-7095-9306-9335 (/energy-certificate/9849-2881-7095-9306-9335)
alid until	8 November 2026