Energy performance certificate (EPC)

43 Sowerby Crescent Stokesley MIDDLESBROUGH TS9 5EQ	Energy rating **C**	Valid until:	**19 November 2036**
		Certificate number:	**2701-3968-5209-9606-6204**

roperty type	End-terrace house
otal floor area	82 square metres

Rules on letting this property

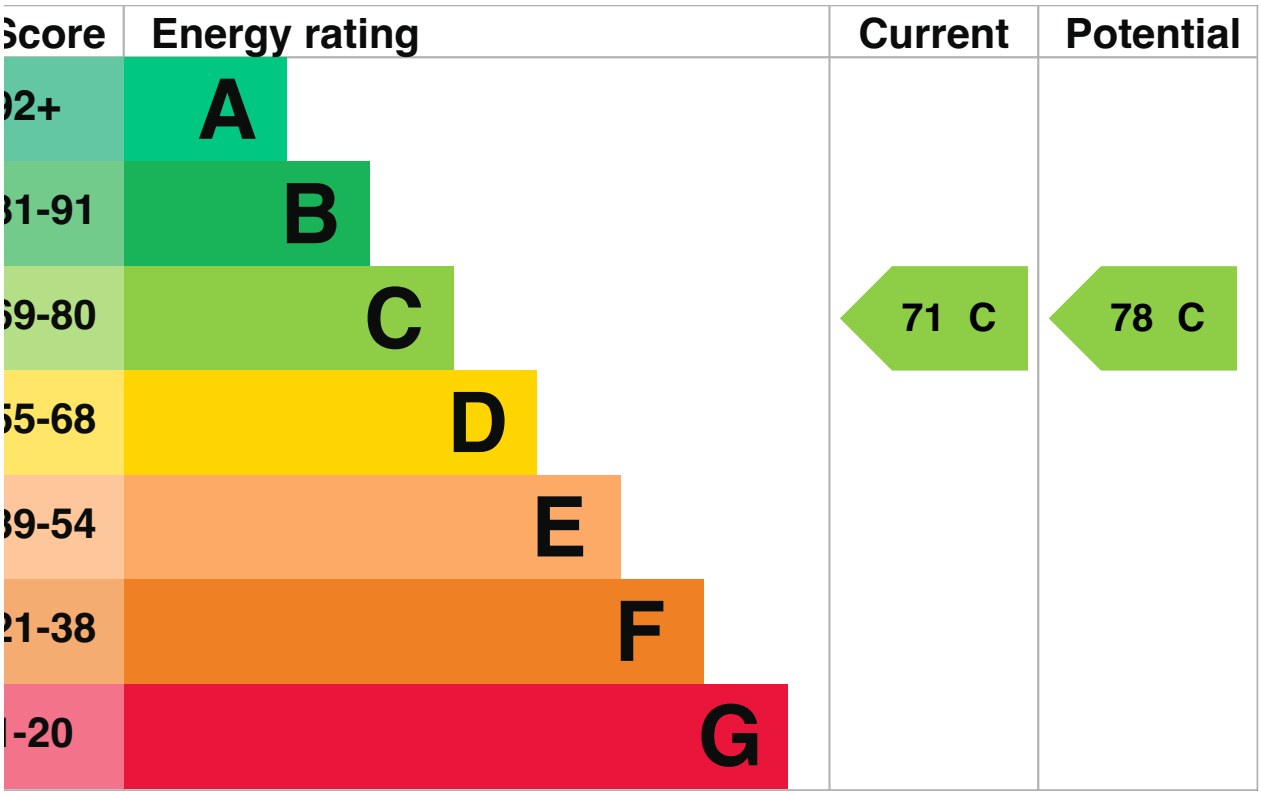
operties can be let if they have an energy rating from A to E.

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

Energy rating and score

is property's energy rating is C. 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 b e likely 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 ll features 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	Cavity wall, filled cavity	Good
oof	Pitched, 75 mm loft insulation	Average
ndow	Fully double glazed	Poor
ain heating	Boiler and radiators, mains gas	Good

ain heating control	Programmer, room thermostat and TRVs	Good
t water	From main system	Good
ghting	Excellent lighting efficiency	Very good
oor	Solid, no insulation (assumed)	N/A
tightness	(not tested)	N/A
condary heating	None	N/A

rimary energy use

e primary energy use for this property per year is 180 kilowatt hours per square metre (kWh/m2).

About primary energy use

dditional information

ditional information about this property:

- PV recommended
  When considering the PV installation consider installing PV battery and a PV diverter for water heating.

mart meters

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

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

nd out how to get a smart meter (https://www.smartenergygb.org/)

low this affects your energy bills

average household would need to spend **£1,111 per year on heating, hot water and lighting** in this property. These sts usually make up the majority of your energy bills.

u could **save £100 per year** if you complete the suggested steps for improving this property's energy rating.

is is **based on average costs in 2026** when this EPC was created. People living at the property may use different nounts of energy for heating, hot water and lighting.

leating this property

timated energy needed in this property is:

- 9,282 kWh per year for heating
- 1,845 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	2.6 tonnes of CO
his property's potential production	2.2 tonnes of CO

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

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: Increase loft insulation to 270 mm

ypical installation cost	£900 - £1,20
ypical yearly saving	£4
otential rating after completing step	72 C

tep 2: Floor insulation (solid floor)

ypical installation cost	£5,000 - £10,0(
ypical yearly saving	£5
otential rating after completing eps 1 and 2	73 C

tep 3: Solar photovoltaic panels, 2.5 kWp

ypical installation cost	£8,000 - £10,0(
ypical yearly saving	£2(
otential rating after completing eps 1 to 3	78 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:

Heat pumps and biomass boilers: Boiler Upgrade Scheme

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	Simon Richmond
elephone	07789715174
mail	jsr.epc.northeast@gmail.com

ontacting the accreditation scheme

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

ccreditation scheme	Elmhurst Energy Systems Ltd
ssessor's ID	EES/029190
elephone	01455 883 250
mail	enquiries@elmhurstenergy.co.uk

bout this assessment

ssessor's declaration	No related party
ate of assessment	20 November 2026
ate of certificate	20 November 2026
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	9288-5050-6274-4456-7900 (/energy-certificate/9288-5050-6274-4456-7900)
xpired on	18 April 2026
ertificate number	8358-6727-4570-0582-0092 (/energy-certificate/8358-6727-4570-0582-0092)
xpired on	14 March 2018

[redacted]

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Service performance (/service-performance)

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