Energy performance certificate (EPC)			
94, Moorcock Close MIDDLESBROUGH TS6 0TR	Energy rating	Valid until: 12 October 2031 Certificate number: 5539-1920-1009-0422-2292	
Property type	Mid-terrace house		
Total floor area	87 square metres		

Rules on letting this property

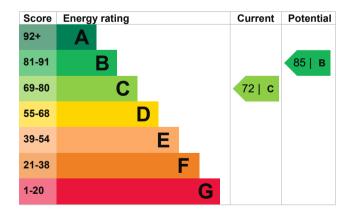
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

<u>See how to improve this property's energy</u> performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Good
Roof	Pitched, limited insulation (assumed)	Poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 200 kilowatt hours per square metre (kWh/m2).

Environmental impa property	act of this	This property produces	3.1 tonnes of CO2
This property's current envi rating is C. It has the potent	•	This property's potential production	1.6 tonnes of CO2
Properties are rated in a sc based on how much carbor produce.		By making the <u>recommend</u> could reduce this property's 1.5 tonnes per year. This w environment.	s CO2 emissions by
Properties with an A rating	produce less CO2		
than G rated properties.		Environmental impact rating assumptions about average	e occupancy and
An average household produces	6 tonnes of CO2	energy use. They may not consumed by the people liv	

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from C (72) to B (85).

Recommendation	Typical installation cost	Typical yearly saving
1. Condensing boiler	£2,200 - £3,000	£57
2. Solar water heating	£4,000 - £6,000	£28
3. Solar photovoltaic panels	£3,500 - £5,500	£337

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings		Heating a property usually makes up the majority of energy costs. Estimated energy used to heat this property	
Estimated yearly energy £681 cost for this property			
		Space heating	8002 kWh per year
Potential saving	£84	Water heating	2167 kWh per year
The estimated cost shows how much a verage household would spend in thi for heating, lighting and hot water. It is on how energy is used by the people I	s property not based	Potential energy s insulation	savings by installing
property.		Type of insulation	Amount of energy saved
The estimated saving is based on malthe recommendations in how to improv	•	Loft insulation	1089 kWh per year
property's energy performance.		Incentive payments (ht	eceive <u>Renewable Heat</u> tps://www.gov.uk/domestic-
For advice on how to reduce your ene visit <u>Simple Energy Advice</u>	rgy bills	renewable-heat-incentive carbon emissions by re	<u>e)</u> . This will help to reduce
(<u>https://www.simpleenergyadvice.org.uk/</u>).		heating system with or	ne that generates
Heating use in this property		renewable heat. The estimated energy required for space and water heating will form the basis of the payments.	

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Shaun Chilton
Telephone	07792760886
Email	envirocarbondata@outlook.com

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

Elmhurst Energy Systems Ltd EES/012288 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 12 October 2021 13 October 2021 RdSAP