

Energy performance certificate (EPC)

Certificate contents

- [Rules on letting this property](#)
- [Energy rating and score](#)
- [Breakdown of property's energy performance](#)
- [Smart meters](#)
- [How this affects your energy bills](#)
- [Impact on the environment](#)
- [Steps you could take to save energy](#)
- [Who to contact about this certificate](#)
- [Other certificates for this property](#)

Share this certificate

 [Email](#)

 [Copy link to clipboard](#)

 [Print](#)

Flat 3
3 Shaftsbury Street
STOCKTON-ON-TEES
TS18 3EL

Energy rating

C

Valid until

4 February 2036

Certificate number

7836-0022-1100-0924-1206

Property type

Top-floor flat

Total floor area

44 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](#).

Energy rating and score

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

[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 external insulation | Good |
| Wall | Solid brick, as built, no insulation (assumed) | Poor |
| Wall | Cavity wall, as built, insulated (assumed) | Good |
| Roof | Pitched, 270 mm loft insulation | Very good |
| Roof | Flat, insulated | Average |
| Window | Fully double glazed | Poor |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Room thermostat and TRVs | Average |
| Hot water | From main system | Good |
| Lighting | Good lighting efficiency | Good |
| Floor | (another dwelling below) | N/A |

| Feature | Description | Rating |
|-------------------|--------------|--------|
| Air tightness | (not tested) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 192 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Smart meters

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

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

[Find out how to get a smart meter](#)

How this affects your energy bills

An average household would need to spend **£640 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 £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** 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:

- 3,998 kWh per year for heating
- 1,912 kWh per year for hot water

Impact on the environment

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

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

1.5 tonnes of CO₂

This property's potential production

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

The assessor did not make any recommendations for this property.

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

Help paying for energy saving improvements

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

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)

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

Ian Flintoff

Telephone

07943 790040

Email

iainflintoff@hotmail.co.uk

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/017371

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

4 February 2026

Date of certificate

5 February 2026

Type of assessment

▶ RdSAP

Other certificates for this property

If you are aware of previous certificates 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 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



[Help](#) [Accessibility](#) [Cookies](#) [Give feedback](#) [Service performance](#)

OGL All content is available under the [Open Government Licence v3.0](#), except where otherwise stated

© [Crown copyright](#)