

Energy performance certificate (EPC)

33 Huntley Terrace SUNDERLAND SR2 0RJ	Energy rating C	Valid until:	1 February 2032
		Certificate number:	1200-7937-0622-2128-3923

Property type Mid-terrace house

Total floor area 77 square metres

Rules on letting this property

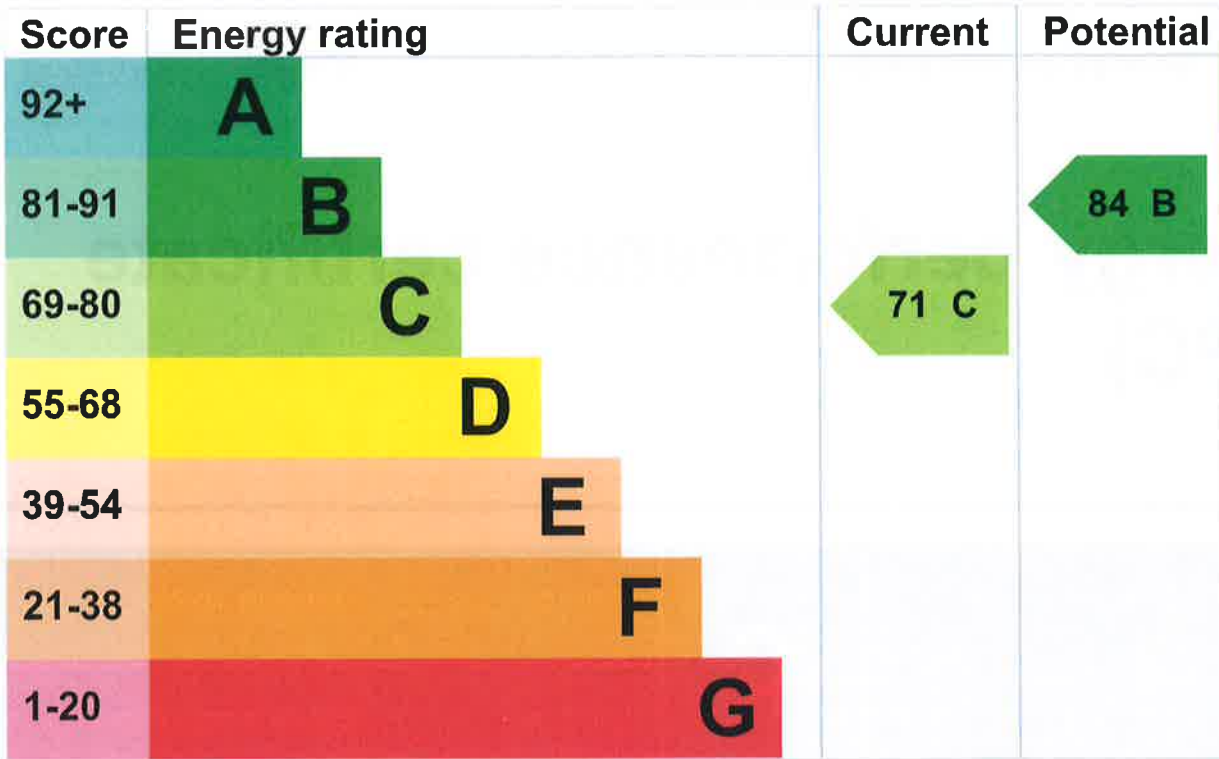
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 C. It has the potential to be B.

[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	Cavity wall, filled cavity	Average
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good

Feature	Description	Rating
Main heating control	Programmer and room thermostat	Average
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	Room heaters, electric	N/A

Primary energy use

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

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£674 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 £54 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 7,026 kWh per year for heating
- 2,108 kWh per year for hot water

Impact on the environment

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

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	2.7 tonnes of CO2
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This property's potential production	1.4 tonnes of CO2
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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

▶ [Do I need to follow these steps in order?](#)

Step 1: Floor insulation (solid floor)

Typical installation cost £4,000 - £6,000

Typical yearly saving £28

Potential rating after completing step 1

72 C

Step 2: Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving £26

Potential rating after completing steps 1 and 2

73 C

Step 3: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £3,500 - £5,500

Typical yearly saving £344

Potential rating after completing steps 1 to 3

84 B

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	Michael Young
Telephone	01924 669941
Email	epc@compliance365.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/012978
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	27 January 2022
Date of certificate	2 February 2022
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).

Certificate number[8259-6124-8580-2602-4926 \(/energy-certificate/8259-6124-8580-2602-4926\)](/energy-certificate/8259-6124-8580-2602-4926)**Expired on**

21 April 2021



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Notice of Appointment (with Bailiff) for execution of warrant for Possession or Delivery

In the County Court at
North Shields

Court Ref/Bailiff Number	1
Date	14 October 2025

Bhp Law
Westgate House
Faverdale
Darlington
County Durham
DL3 0PZ
69285 DARLINGTON 6

Take notice that the undermentioned warrant will be executed by the bailiff of the court
on 21 November 2025 at 10:50 AM

Appointment:

Case No	Warrant No	Claimant's Name/Ref	Defendant	Address (for appointment)
L00NS180	1A508920	MARION HOYLE RA/303050 005/SS	Karen Ryan	42 North Parade, Whitley Bay, NE26 1PB

- A possession warrant by itself does not give a county court bailiff authority to use force to evict. However, the landlord or the landlord agent can authorise the bailiff (and the Police, if necessary) to use REASONABLE force, if that becomes necessary.
- If you have any reason to believe that the bailiff will encounter any difficulties that may perhaps require additional bailiffs Police assistance please contact the Court Manager or Bailiff Manager at the court immediately. (This must be a minimum of at least 5 working days before the appointment to avoid postponement - *Please indicate that you have done so on the slip below).
- The appointment must be confirmed by completing and returning the tear off slip below, to arrive at the court at least 3 working days before appointment date otherwise the appointment will be cancelled.
- You should meet the bailiff outside the premises at the address at the time stated.
- You should be able to provide him with evidence of your identity.
- In the case of a warrant for possession you should meet the bailiff at the address with support or means to gain entry and to secure the premises against re-entry.
- If the warrant is for delivery of goods you must identify the goods and provide for their removal and transport.

The court office at the County Court at North Shields, Kings Court, Earl Grey Way, Royal Quays, North Shields, NE29 6AR. When corresponding with the court, please address forms or letters to the Court Manager and quote the claim number. Tel: 0300 123 5577 Fax: 0870 7617692 Check if you can issue your claim online. It will save you time and money. Go to www.moneyclaim.gov.uk to find out more.

Produced by Mr D F
E:

Notice of Appointment (with Bailiff)

Confirmation of Bailiff's appointment

Please complete this slip in full before signing and returning to court.

I confirm that I, or my agent, will attend the appointment on the date shown. Any agent attending on my behalf will have my authority to authorise the bailiff (and the Police, if necessary) to use reasonable force to carry out the eviction.

Signed

Claimant (or his authorised representative)

Dated

- * I consider that the Bailiff may require assistance in respect of Warrant No. 1A508920 and I confirm that I have spoken to:
- The Court Manager
- Bailiff Manager
- Other Court Officer (please specify)

In the County Court at
North Shields

Court Ref/Bailiff Number	1
Claimant	MARION HOYLE
Claimant's ref	RA/303050.005/SS
Claimant's Tel No	01325 466 794
Land Agent	
Land Agent's Tel No	
Appointment Date	21 November 2025
Time	10:50 AM

Guidance Notes for the Notice of Appointment (with Bailiff) for Execution of Warrant of Possession or Delivery

- The entitlement to use force comes from the authority given by the person entitled to possession, and not by virtue of the issue of the Warrant of Possession.
- Whilst the claimant can authorise the bailiff to use reasonable force to carry out the eviction, they are not *empowered* to instruct or order the bailiff to use such force, reasonable or otherwise.
- Where the use of reasonable force is necessary, the bailiff will assess the situation based on the Court Service Risk Assessment guidelines and use his/her judgment in determining whether or not to proceed with the eviction.
- If the bailiff decides that the use of force would be necessary, the bailiff will ask the claimant/agent (in accordance with the confirmation slip on the EX96) to sign the possession warrant giving authority to use force. If the authority is not forthcoming then the bailiff will decide the appropriate action to take.
- In the event of the bailiff deciding, in the interest of health and safety not to use reasonable force s/he will withdraw from the eviction.
- If the occupier(s) fail to vacate the premises, the claimant may apply to the court for the occupier's committal for disobedience of the possession order. (*See Bell v Tuohy CA NLJ 19 April p587*) [2002].
- In the cases of a warrant for possession, the claimant should attend the premises and be able to access the property and to secure the premises against re-entry, by using a set of keys, a locksmith, or other contractor.