

# Energy performance certificate (EPC)

|  |                               |  |                          |
|--|-------------------------------|--|--------------------------|
| 8, Benton Road<br>NEWCASTLE UPON TYNE<br>NE7 7DR | Energy rating<br><br><b>D</b> | Valid until:                                     | 13 December 2026         |
|  |                               | Certificate number:                              | 9666-3022-0365-0590-4391 |
| Property type                                    |                               | A1/A2 Retail and Financial/Professional services |                          |
| Total floor area                                 |                               | 63 square metres                                 |                          |

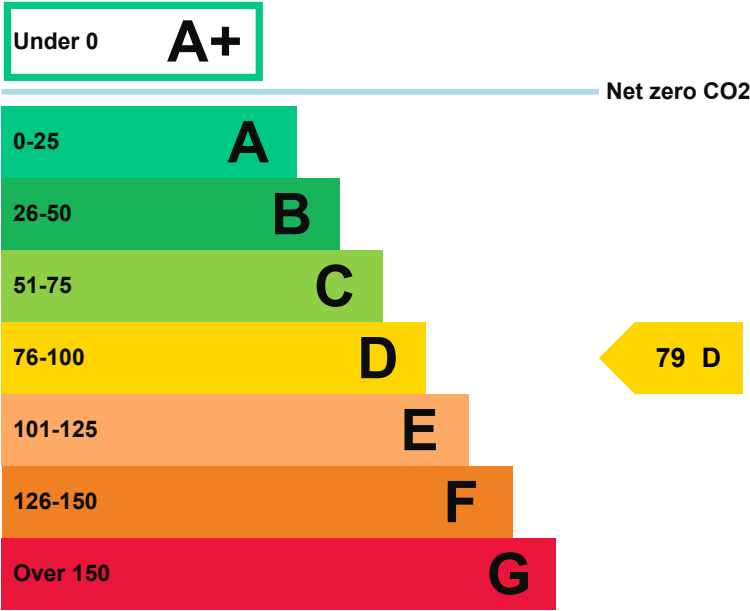
## Rules on letting this property

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/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

26 B

If typical of the existing stock

75 C

## Breakdown of this property's energy performance

|   |                                 |
|---|---------------------------------|
| Main heating fuel   | Grid Supplied Electricity       |
| Building environment  | Heating and Natural Ventilation |
| Assessment level  | 3                               |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 120.9                           |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 715                             |

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0460-0546-6359-6292-3092\)](#).

## 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 | George Smith |
|-----------------|--------------|

### Contacting the accreditation scheme

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

|                      |  |
|----------------------|--|
| Accreditation scheme | Stroma Certification Ltd   |
| Assessor's ID        | STRO000595   |
| Telephone            | 0330 124 9660  |
| Email                | <a href="mailto:certification@stroma.com">certification@stroma.com</a> |

### About this assessment

|                        |   |
|------------------------|---|
| Employer               | DG Surveys  |
| Employer address       | 1 Greenhow Close, Ryhope, Sunderland SR2 0LF              |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 14 December 2016  |

**Date of certificate**

14 December 2016

## 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](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

**Certificate number**[0396-7546-5230-0300-6003 \(/energy-certificate/0396-7546-5230-0300-6003\)](#)**Expired on**

29 April 2020

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