

# Energy performance certificate (EPC)

Unit 1 Cuthbert House Tower Road WASHINGTON NE37 2SH	Energy rating  C	Valid until: 20 October 2034
		Certificate number: 7119-6618-6883-4799-7672

Property type	Offices and Workshop Businesses
Total floor area	188 square metres

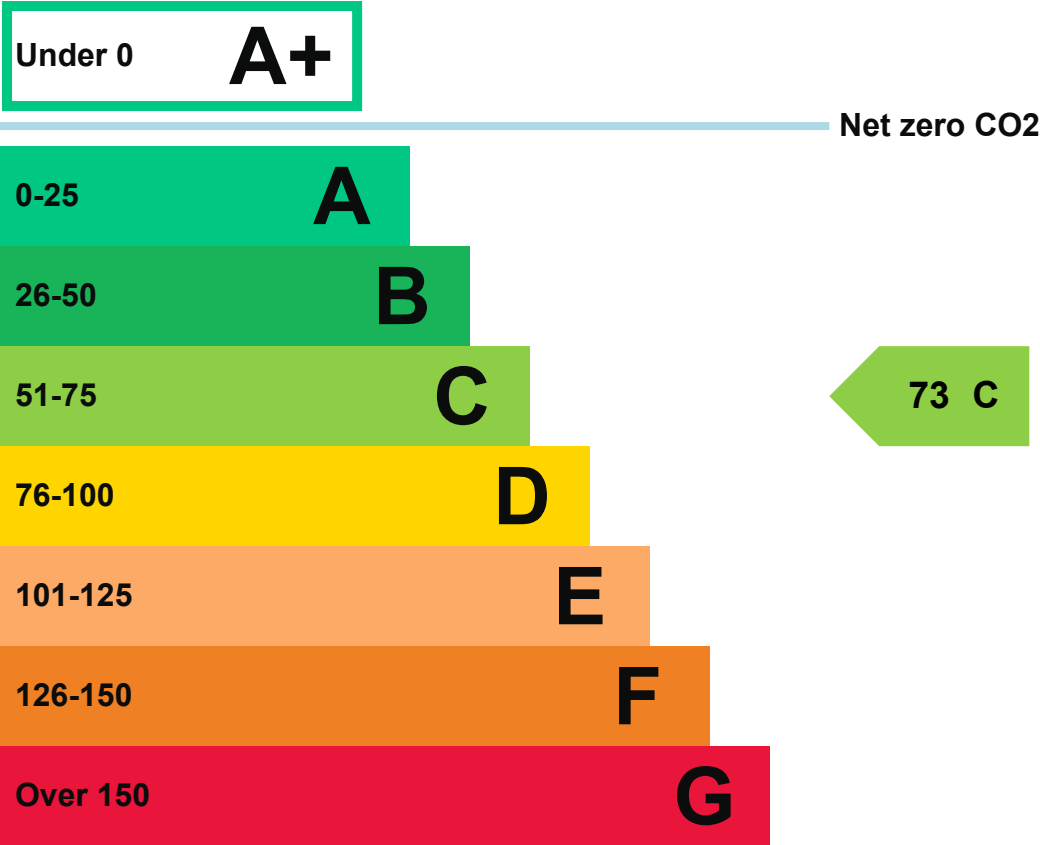
## Rules on letting this property

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 C.



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	12 A
If typical of the existing stock	47 B

# Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation

<b>Assessment level</b>	3
<b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b>	28.85
<b>Primary energy use (kWh/m<sup>2</sup> per year)</b>	183

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3323-6057-6664-9917-7416\)](/energy-certificate/3323-6057-6664-9917-7416).

## 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.

<b>Assessor's name</b>	John Ward
<b>Telephone</b>	07875263672
<b>Email</b>	<a href="mailto:ward62@btinternet.com">ward62@btinternet.com</a>

### Contacting the accreditation scheme

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

<b>Accreditation scheme</b>	Elmhurst Energy Systems Ltd
<b>Assessor's ID</b>	EES/007259
<b>Telephone</b>	01455 883 250
<b>Email</b>	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

## About this assessment

### Employer

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### Employer address

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### Assessor's declaration

The assessor is not related to the owner of the property.

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### Date of assessment

21 October 2024

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### Date of certificate

21 October 2024

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## 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

[9900-2992-0390-6140-4074 \(/energy-certificate/9900-2992-0390-6140-4074\)](/energy-certificate/9900-2992-0390-6140-4074)

### Expired on

20 October 2020

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[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](/service-performance)

### OGL

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