

# Energy performance certificate (EPC)

|                                              |                                  |                                                     |
|----------------------------------------------|----------------------------------|-----------------------------------------------------|
| 34, East View<br>BOLDON COLLIERY<br>NE35 9AU | Energy<br>rating<br><br><b>D</b> | Valid until: <b>20 February 2028</b>                |
|                                              |                                  | Certificate number: <b>0495-2426-5930-9000-7803</b> |

|                  |                                                  |
|------------------|--------------------------------------------------|
| Property type    | A1/A2 Retail and Financial/Professional services |
| Total floor area | 46 square metres                                 |

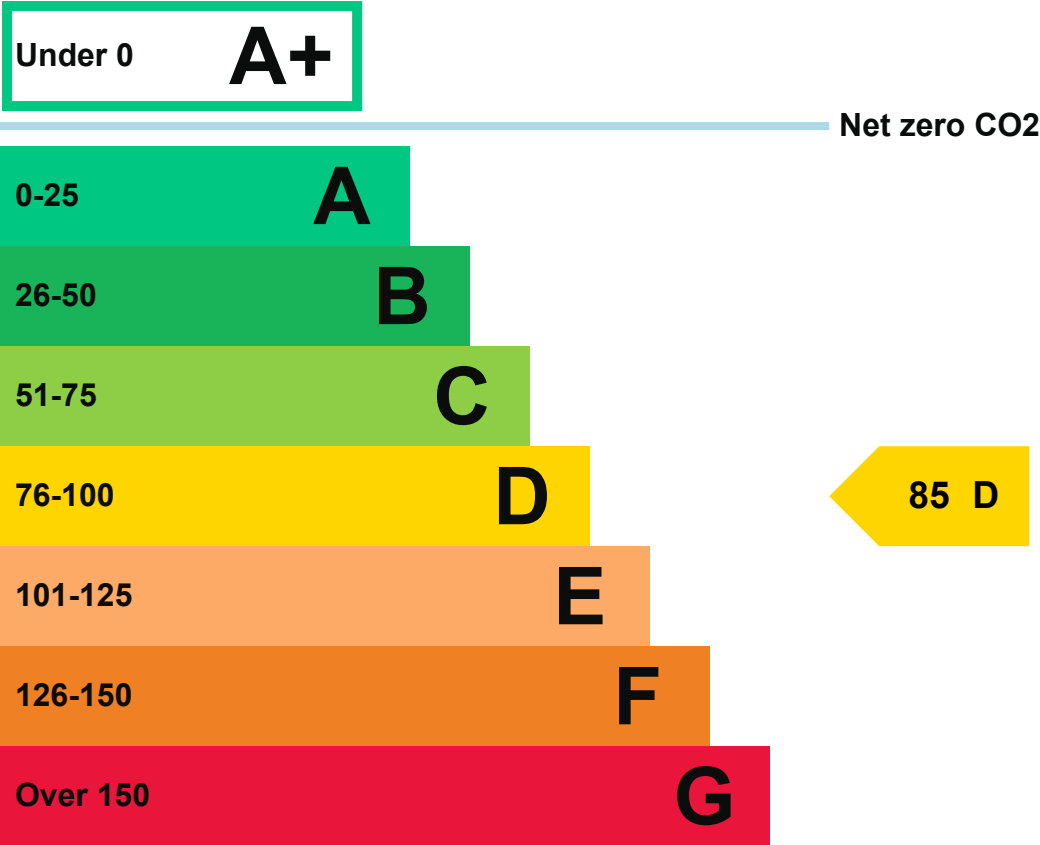
## Rules on letting this property

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                   | 29 B |
| If typical of the existing stock | 84 D |

# Breakdown of this property's energy performance

|                      |                                 |
|----------------------|---------------------------------|
| Main heating fuel    | Grid Supplied Electricity       |
| 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> | 118.16 |
| <b>Primary energy use (kWh/m<sup>2</sup> per year)</b>                  | 699    |

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0220-7904-0458-6990-4054\)](/energy-certificate/0220-7904-0458-6990-4054).

## 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> | George Smith                                                                                   |
| <b>Telephone</b>       | 0191 246 3763                                                                                  |
| <b>Email</b>           | <a href="mailto:george.smith@rookmatthewssayer.co.uk">george.smith@rookmatthewssayer.co.uk</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> | Stroma Certification Ltd                                               |
| <b>Assessor's ID</b>        | STRO000349                                                             |
| <b>Telephone</b>            | 0330 124 9660                                                          |
| <b>Email</b>                | <a href="mailto:certification@stroma.com">certification@stroma.com</a> |

## About this assessment

|                        |                                                                                           |
|------------------------|-------------------------------------------------------------------------------------------|
| Employer               | RookMatthewsSayer                                                                         |
| Employer address       | Newcastle House, Albany Court,<br>Newcastle Business Park, Newcastle<br>Upon Tyne NE4 7YB |
| Assessor's declaration | The assessor is not related to the owner<br>of the property.                              |
| Date of assessment     | 21 February 2018                                                                          |
| Date of certificate    | 21 February 2018                                                                          |

## 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).

There are no related certificates for this property.



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

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

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

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