

# Energy performance certificate (EPC)

8a Marlborough Crescent  
NEWCASTLE UPON TYNE  
NE1 4EE

Energy rating

C

Valid until:

24 May 2034

Certificate number:

0670-7225-3608-4989-9969

Property type	Storage or Distribution
Total floor area	129 square metres

## Rules on letting this property

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

## Energy rating and score

This property's energy rating is C.

The figure shows a horizontal bar chart representing the energy rating scale. The scale ranges from A+ (Under 0) to G (Over 150). The bars are color-coded: A+ is green, A is blue, B is green, C is yellow, D is orange, E is red, F is dark red, and G is black. A green arrow points to the C rating, which corresponds to a score of 68. A label 'Net zero CO2' is positioned above the A+ rating.

Rating	Score Range
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

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	16 A
If typical of the existing stock	65 C

<https://find-energy-certificate.service.gov.uk/energy-certificate/0670-7225-3608-4989-9969?print=true>

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## 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)	7.55
Primary energy use (kWh/m <sup>2</sup> per year)	80

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7956-3833-5997-8133-3355\)](/energy-certificate/7956-3833-5997-8133-3355).

## 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
Telephone	07756 529 827
Email	<a href="mailto:gsmith01@hotmail.com">gsmith01@hotmail.com</a>

### 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/015409
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	DG Surveys
Employer address	14 Markington Drive, Ryhope, Sunderland SR2 0LB
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 May 2024
Date of certificate	25 May 2024