

# Energy performance certificate (EPC)

154 Milburn Road ASHINGTON NE63 0PH	Energy rating <b>C</b>	Valid until: <b>15 June 2032</b>
		Certificate number: <b>4238-8692-1758-1804-0904</b>

Property type Retail/Financial and Professional Services

Total floor area 66 square metres

## Rules on letting this property

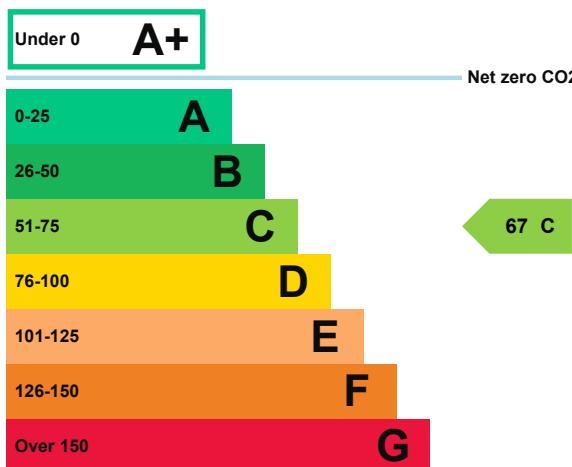
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is C.

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

18 A

If typical of the existing stock

73 C

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m <sup>2</sup> per year)	29.29
Primary energy use (kWh/m <sup>2</sup> per year)	208

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5943-2937-9057-2996-6250\)](#).

## 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	John Ward
Telephone	07875 263672
Email	<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.

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

### About this assessment

Employer	John Ward Energy Performance Certificates
Employer address	NE10 8SZ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	16 June 2022
Date of certificate	16 June 2022