

# Energy performance certificate (EPC)

Laburnum House Wylam NE41 8AJ	Energy rating	Valid until: 29 January 2033
	<b>B</b>	Certificate number: 6320-1867-4091-0154-4411

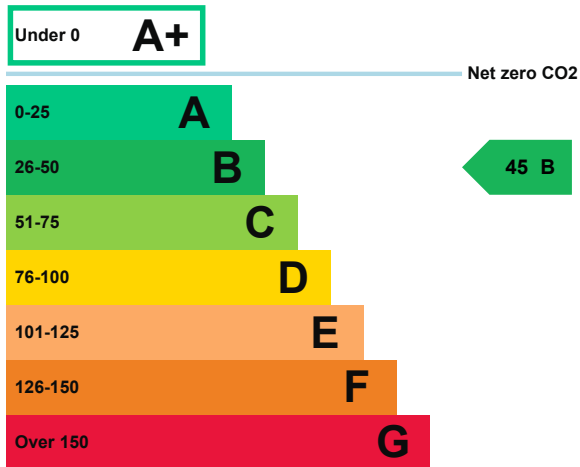
Property type	Hotels
Total floor area	294 square metres

## 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 B.



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

33 B

If typical of the existing stock

132 F

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	93.36
Primary energy use (kWh/m <sup>2</sup> per year)	535

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5351-0413-7433-4557-2165\)](#).

## 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	Lee Jacobson
Telephone	01670 541555
Email	<a href="mailto:info@ktictech.com">info@ktictech.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/017786
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	KTIC Solutions Ltd.
Employer address	Blyth Community Enterprise Centre, Ridley Street, Blyth, NE24 3AG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	23 January 2023
Date of certificate	30 January 2023