

# Energy performance certificate (EPC)

|  |                        |  |
|--|------------------------|--|
| 14 Brinkburn Avenue<br>Bensham<br>GATESHEAD<br>NE8 4JT | Energy rating<br><br>C | Valid until: 3 December 2035                 |
|  |                        | Certificate number: 4194-9442-7476-4283-1976 |

|                  |  |
|------------------|--|
| Property type    | Retail/Financial and Professional Services |
| Total floor area | 75 square metres                           |

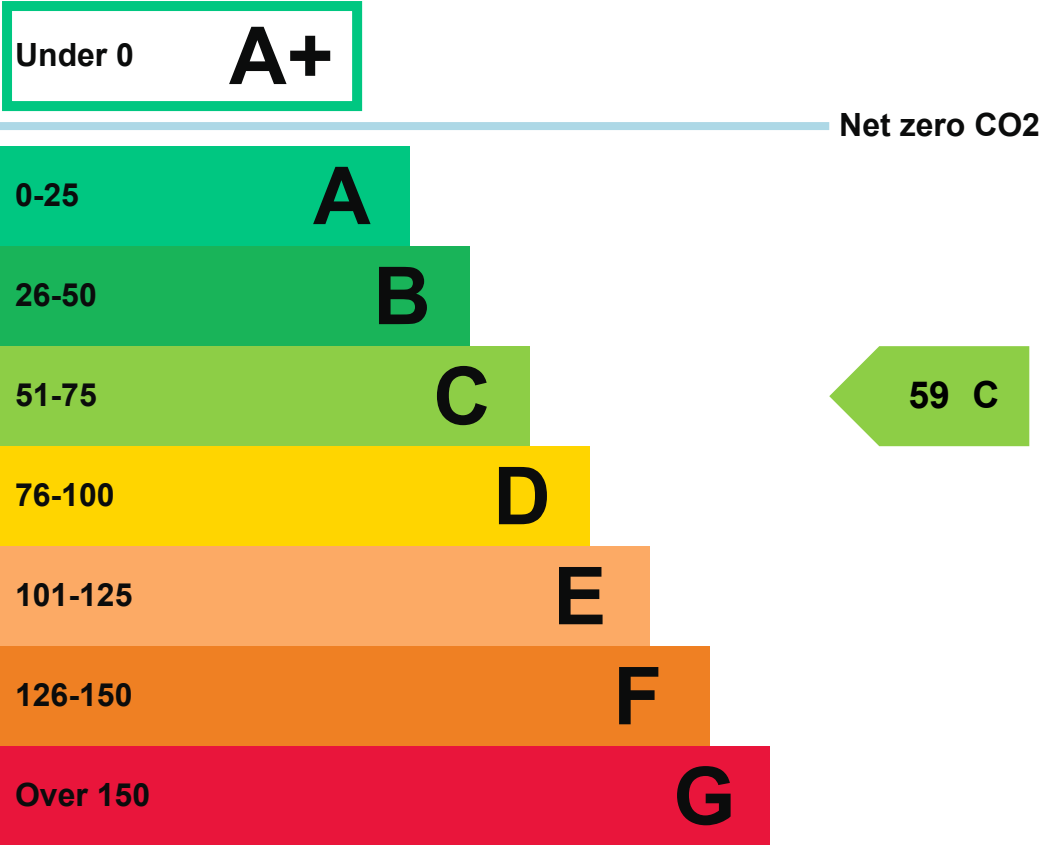
## Rules on letting this property

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                   | 9 A  |
| If typical of the existing stock | 37 B |

# 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> | 21.5 |
| <b>Primary energy use (kWh/m<sup>2</sup> per year)</b>                  | 226  |

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4952-7007-2466-2855-3047\)](/energy-certificate/4952-7007-2466-2855-3047).

## 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> | Christopher Gowland                                      |
| <b>Telephone</b>       | 07707798787  |
| <b>Email</b>           | <a href="mailto:epcguy1@gmail.com">epcguy1@gmail.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/012848   |
| <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               | EPC-GUY   |
| Employer address       | 107 North Dene, Birtley, Co Durham DH3 1QA                |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 3 December 2025   |
| Date of certificate    | 4 December 2025   |

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

### OGI

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