

# Energy performance certificate (EPC)

5 Albion Road  
NORTH SHIELDS  
NE30 2RJ

Energy rating

**D**

Valid until:

**16 June 2034**

Certificate number:

**9248-7432-7823-4957-5717**

Property type

Retail/Financial and Professional Services

Total floor area

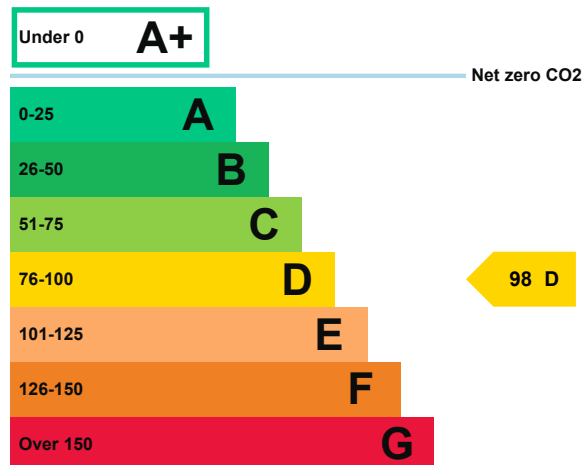
71 square metres

## 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 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

**13 A**

If typical of the existing stock

**51 C**

## 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) | 48.77                           |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 513                             |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1973-1251-3046-4860-4281\)](#).

## 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 | Kevin Anderson                                                   |
| Telephone       | 07895376158                                                      |
| Email           | <a href="mailto:kmander7123@gmail.com">kmander7123@gmail.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/019511                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                                                                  |
|------------------------|------------------------------------------------------------------|
| Employer               | Kevin Anderson                                                   |
| Employer address       | <a href="mailto:kmander7123@gmail.com">kmander7123@gmail.com</a> |
| Assessor's declaration | The assessor is not related to the owner of the property.        |
| Date of assessment     | 8 June 2024                                                      |
| Date of certificate    | 17 June 2024                                                     |