Energy performance certificate (EPC)

Selegate House
1 Hencotes
HEXHAM
NE46 2EQ

Energy rating

D

Valid until: **30 June 2032**

Certificate number: **9304-2311-4580-6104-7298**

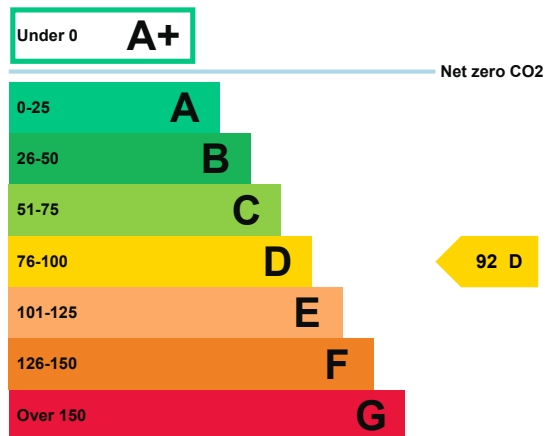| Property type	Retail/Financial and Professional Services
Total floor area	337 square metres

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 current 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.

Under 0	**A+**
	Net zero CO2
0-25	**A**
26-50	**B**
51-75	**C**
76-100	**D**
101-125	**E**
126-150	**F**
Over 150	**G**

92 D

How this property compares to others

Properties similar to this one could have ratings:

If newly built

23 A

If typical of the existing stock

93 D

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/m2 per year)	37.01
Primary energy use (kWh/m2 per year)	257

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/2602-0204-5940-2566-3101).

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	Sandra Hardwick
Telephone	07979 502147
Email	building-surveyors@hotmail.co.uk

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/005504
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment
Employer	Frank Dixon Associates
Employer address	13 Ridley Avenue, Blyth, Northumberland, NE24 3BA
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	29 June 2022
Date of certificate	1 July 2022