

Energy performance certificate (EPC)

N & H Fisheries 70 High Street Easington Lane HOUGHTON LE SPRING DH5 0JN	Energy rating F	Valid until: 9 November 2028
		Certificate number: 9090-7934-0328-1330-2044

Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways
Total floor area	26 square metres

Rules on letting this property

 You may not be able to let this property.

This property has an energy rating of F. The landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

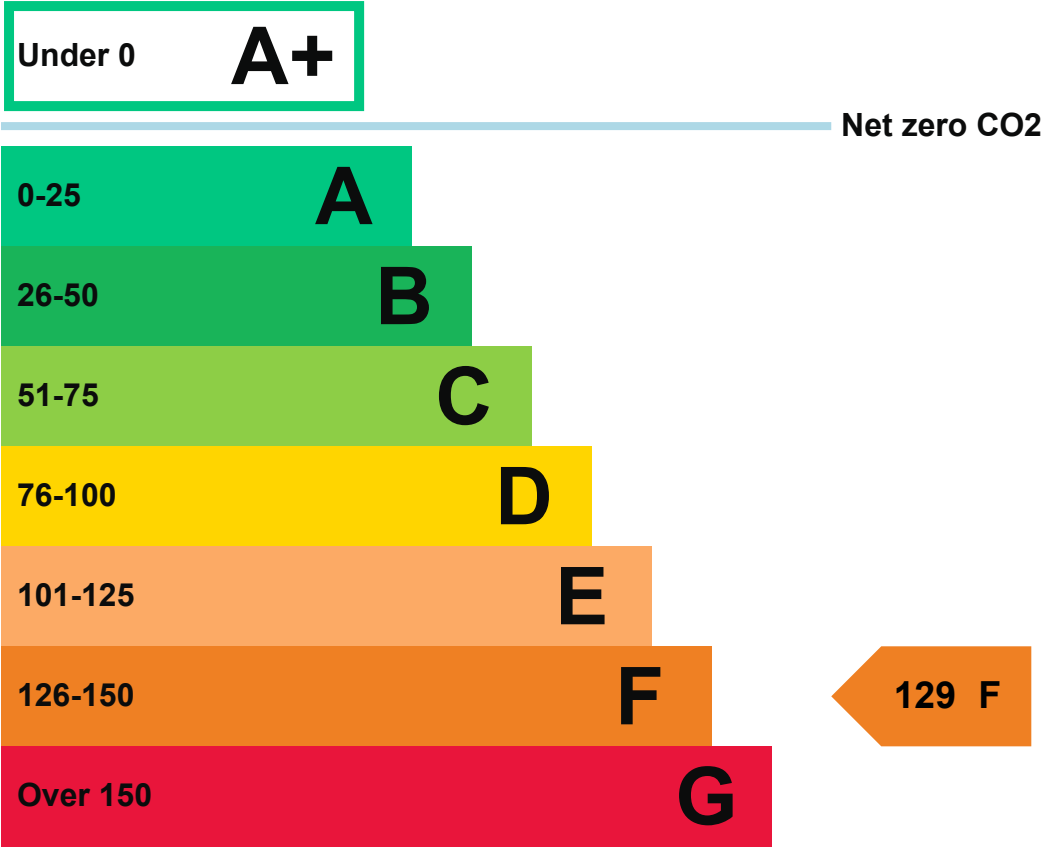
From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

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).

Properties can be let if they have an energy rating from A+ to E. The [recommendation report](#) sets out changes you can make to improve the property's rating.

Energy rating and score

This property’s energy rating is F.



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	37 B
If typical of the existing stock	107 E

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
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Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO₂/m² per year)	420.38
Primary energy use (kWh/m² per year)	2487

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9714-4039-0382-0290-3405\)](/energy-certificate/9714-4039-0382-0290-3405).

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	Chris Gowland
Telephone	07707798787
Email	epcguy1@gmail.com

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/012848
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	epcguy
Employer address	1 Northside, Birtley, Co Durham DH3 1RD
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	7 November 2018
Date of certificate	10 November 2018

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 or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



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[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

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

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