

# Energy performance certificate (EPC)

Guidepost Inn  
Makepeace Terrace  
GATESHEAD  
NE9 7RR

Energy rating

**E**

Valid until:

15 November 2027

Certificate  
number:

0450-0933-8189-3399-  
7096

Property type

C1 Hotels

Total floor area

422 square metres

## Rules on letting this property

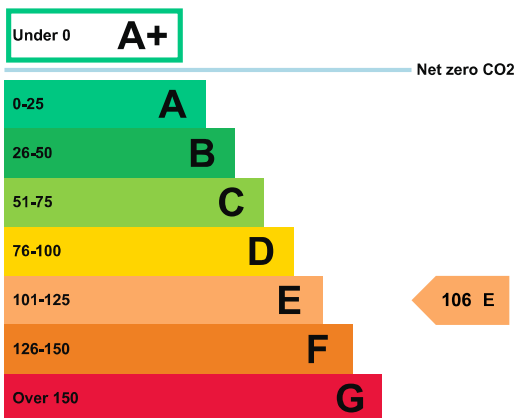
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is E.

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

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## 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)	240.6
Primary energy use (kWh/m <sup>2</sup> per year)	1397

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9990-5917-0483-8430-9030\)](/energy-certificate/9990-5917-0483-8430-9030).

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## 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	Ron Clayton
Telephone	0203 397 8220
Email	<a href="mailto:ronclayton@sky.com">ronclayton@sky.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	Quidos Limited
Assessor's ID	QUID205856
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### About this assessment

Employer	Information not provided by the user
Employer address	Information not provided by the user
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 November 2017
Date of certificate	16 November 2017

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# Energy performance certificate (EPC) recommendation report

Guidepost Inn  
Makepeace Terrace  
GATESHEAD  
NE9 7RR

Report number  
**9990-5917-0483-8430-9030**

Valid until  
**15 November 2027**

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## Energy rating and EPC

This property's energy rating is E.

For more information on the property's energy performance, see the EPC for this property.

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## Recommendations

### Changes that may pay for themselves within 3 years

<b>Recommendation</b>	<b>Potential impact on carbon emissions</b>
Install more efficient water heater.	High
Consider replacing HWS with point of use system.	High
Consider replacing heating boiler plant with high efficiency type.	High
Add optimum start/stop to the heating system.	Medium
Some walls have uninsulated cavities - introduce cavity wall insulation.	High
Some windows have high U-values - consider installing secondary glazing.	High
Add weather compensation controls to heating system.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	High
Consider replacing heating boiler plant with a condensing type.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	High

### Changes that may pay for themselves within 3 to 7 years

<b>Recommendation</b>	<b>Potential impact on carbon emissions</b>
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	High

### Changes that may pay for themselves in over 7 years

<b>Recommendation</b>	<b>Potential impact on carbon emissions</b>
Roof is poorly insulated. Install or improve insulation of roof.	High
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

### Additional recommendations

<b>Recommendation</b>	<b>Potential impact on carbon emissions</b>
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**Recommendation**

Insert Recommendation here

**Potential impact on carbon emissions**

Low

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**Property and report details**

Report issued on	16 November 2017
Total useful floor area	422 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v5.3.a, SBEM, v5.3.a.0

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**Assessor's details**

Assessor's name	Ron Clayton
Telephone	0203 397 8220
Email	<a href="mailto:ronclayton@sky.com">ronclayton@sky.com</a>
Employer's name	Information not provided by the user
Employer's address	Information not provided by the user
Assessor ID	QUID205856
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Accreditation scheme	Quidos Limited

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