

Energy performance certificate (EPC)

Millstone Hotel
Haddricks Mill Road
NEWCASTLE UPON TYNE
NE3 1QL

Energy rating

B

Valid until:

8 March 2033

Certificate
number:

6037-4635-9044-1010-
3289

Property type

Restaurants and Cafes/Drinking
Establishments/Takeaways

Total floor area

544 square metres

Rules on letting this property

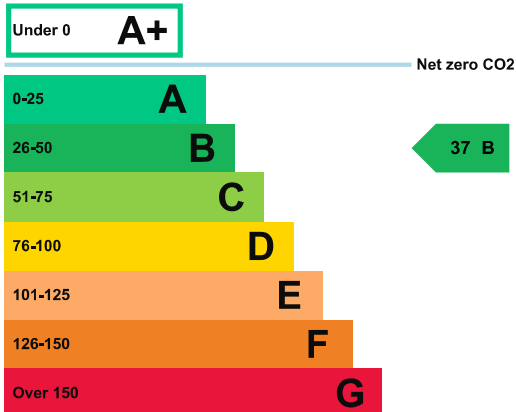
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

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

25 A

If typical of the existing stock

101 E

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 ₂ /m ² per year)	26.03
Primary energy use (kWh/m ² per year)	220

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8878-9911-4954-8421-6691\)](/energy-certificate/8878-9911-4954-8421-6691).

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	Lee Jacobson
Telephone	01642 424555
Email	surveys@energess.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/017786
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Energess COMMERCIAL
Employer address	Suite 29, Durham Tees Valley Business Centre, Orde Wingate Way, STOCKTON ON TEES, TS19 0GD
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	27 February 2023
Date of certificate	9 March 2023

Energy performance certificate (EPC) recommendation report

Millstone Hotel
Haddricks Mill Road
NEWCASTLE UPON TYNE
NE3 1QL

Report number
8878-9911-4954-8421-6691

Valid until
8 March 2033

Energy rating and EPC

This property's energy rating is B.

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

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
Add optimum start/stop to the heating system.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium
Add local time control to heating system.	Low

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Consider switching from gas to biomass.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High
Consider installing a ground source heat pump.	High

Property and report details

Report issued on	9 March 2023
Total useful floor area	544 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISBEM Ltd, G-ISBEM, v25.3, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Lee Jacobson
Telephone	01642 424555
Email	surveys@energess.co.uk
Employer's name	Energess COMMERCIAL
Employer's address	Suite 29, Durham Tees Valley Business Centre, Orde Wingate Way, STOCKTON ON TEES, TS19 0GD
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Accreditation scheme	Elmhurst Energy Systems Ltd
