

# Energy Performance Certificate

## Non-Domestic Building



Railway & Linnet  
369 Grimshaw Lane  
Middleton  
MANCHESTER  
M24 1GQ

Certificate Reference Number:  
0720-0330-0409-4002-7006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

◀ **96**

This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 516  
Building complexity (NOS level): 3

### Benchmarks

Buildings similar to this one could have ratings as follows:

**38** If newly built

**63** If typical of the existing stock

## Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

**Assessment Software:** iSBEM v3.4.a using calculation engine SBEM v3.4.a

**Property Reference:** 240473000000

**Assessor Name:** Paul Thompson

**Assessor Number:** STRO003442

**Accreditation Scheme:** Stroma Accreditation Ltd

**Employer/Trading Name:** DWA Consultant Surveyors Ltd

**Employer/Trading Address:** Blackmoss Court Blackmoss Road Dunham Massey

**Issue Date:** 24 Feb 2010

**Valid Until:** 23 Feb 2020 (unless superseded by a later certificate)

**Related Party Disclosure:**

**Recommendations for improving the property are contained in Report Reference Number: 0020-2947-0400-0700-3040**

## If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd), together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit [www.carbontrust.co.uk](http://www.carbontrust.co.uk) or call us on **0800 085 2005**