

# Energy Performance Certificate

Non-Domestic Building



Unit 5  
Harp Trading Estate  
Guinness Road  
MANCHESTER  
M17 1SR

Certificate Reference Number:  
0230-1973-0319-4090-7050

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

◀ **88** 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> ):                   | 367                             |
| Building complexity (NOS level):                             | 3                               |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ): | 84.17                           |

## Benchmarks

Buildings similar to this one could have ratings as follows:

**27** If newly built

**71** If typical of the existing stock

## Administrative information

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

**Assessment Software:** iSBEM v4.1.c using calculation engine SBEM v4.1.c.3

**Property Reference:** 151737940000

**Assessor Name:** Con Ward

**Assessor Number:** BREC400129

**Accreditation Scheme:** Bre

**Employer/Trading Name:** Carbon Consultancy Company

**Employer/Trading Address:** 40 Salisbury Drive, Prestwich, Manchester, M25 0HU

**Issue Date:** 20 Oct 2011

**Valid Until:** 19 Oct 2021 (unless superseded by a later certificate)

**Related Party Disclosure:** Not related to the owner

**Recommendations for improving the property are contained in Report Reference Number: 9145-4093-0791-0700-0321**

## 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**