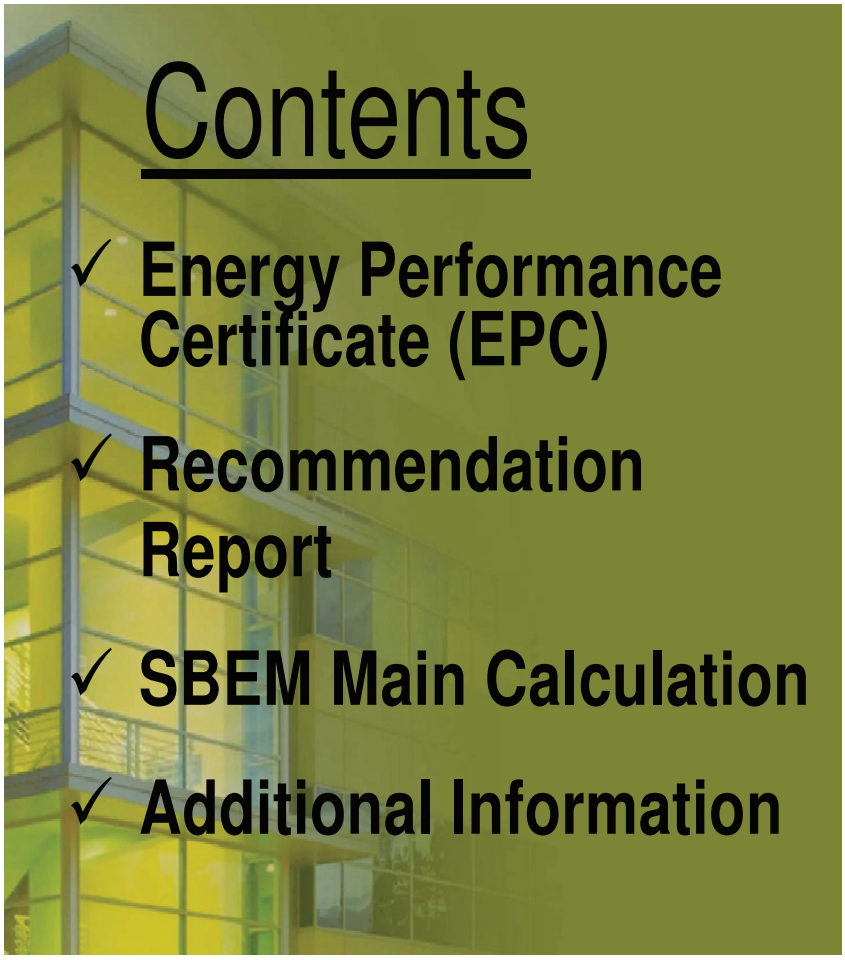
Energy Performance Certificate (EPC) For NON-Domestic Existing Buildings

89c Bolton Road
BURY, BL8 2AH



PSG Energy is a division of PSG Franchising Ltd
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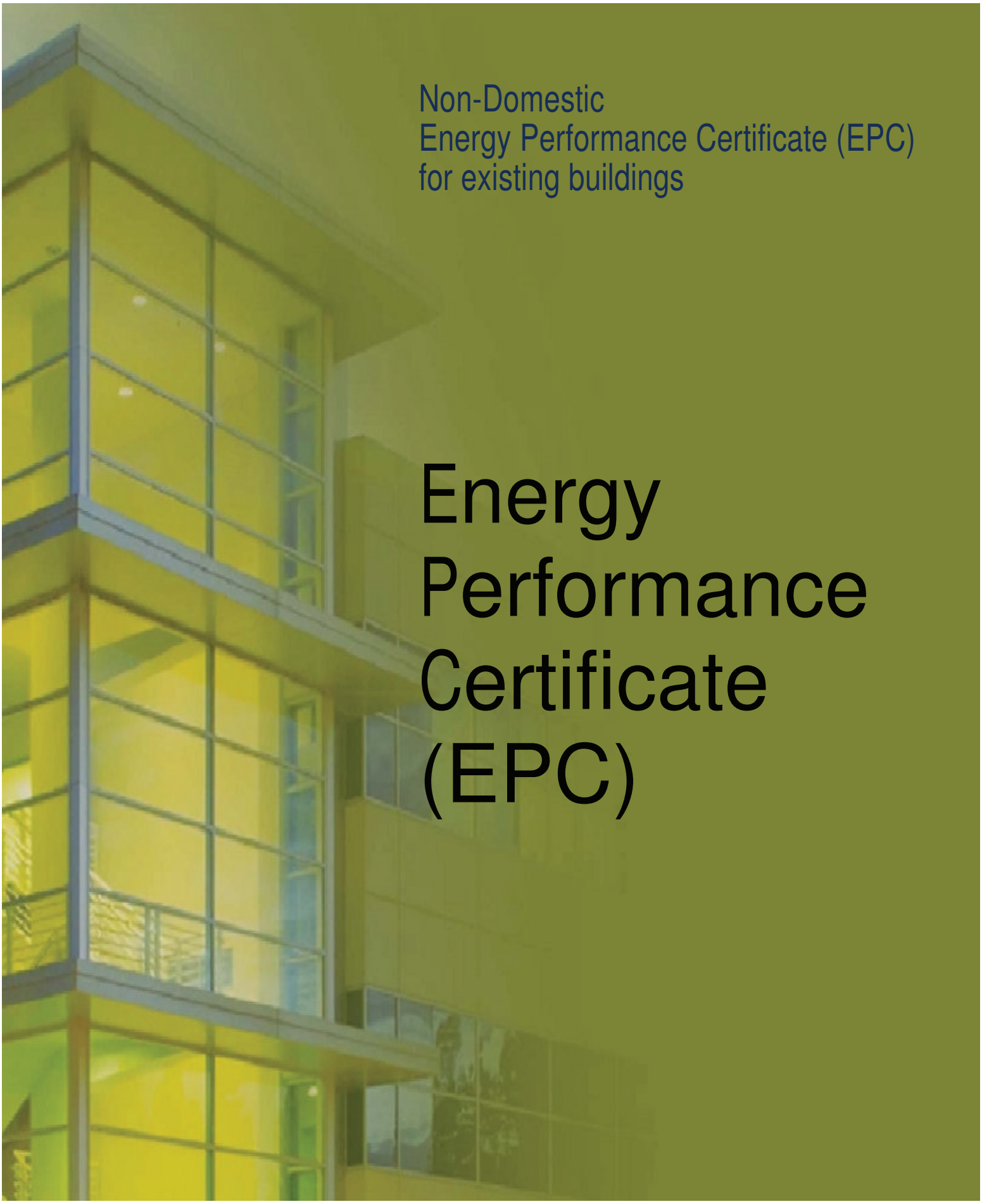

Non-Domestic
Energy Performance Certificate (EPC)
for existing buildings

Energy Performance Certificate (EPC)

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Energy Performance Certificate

Non-Domestic Building

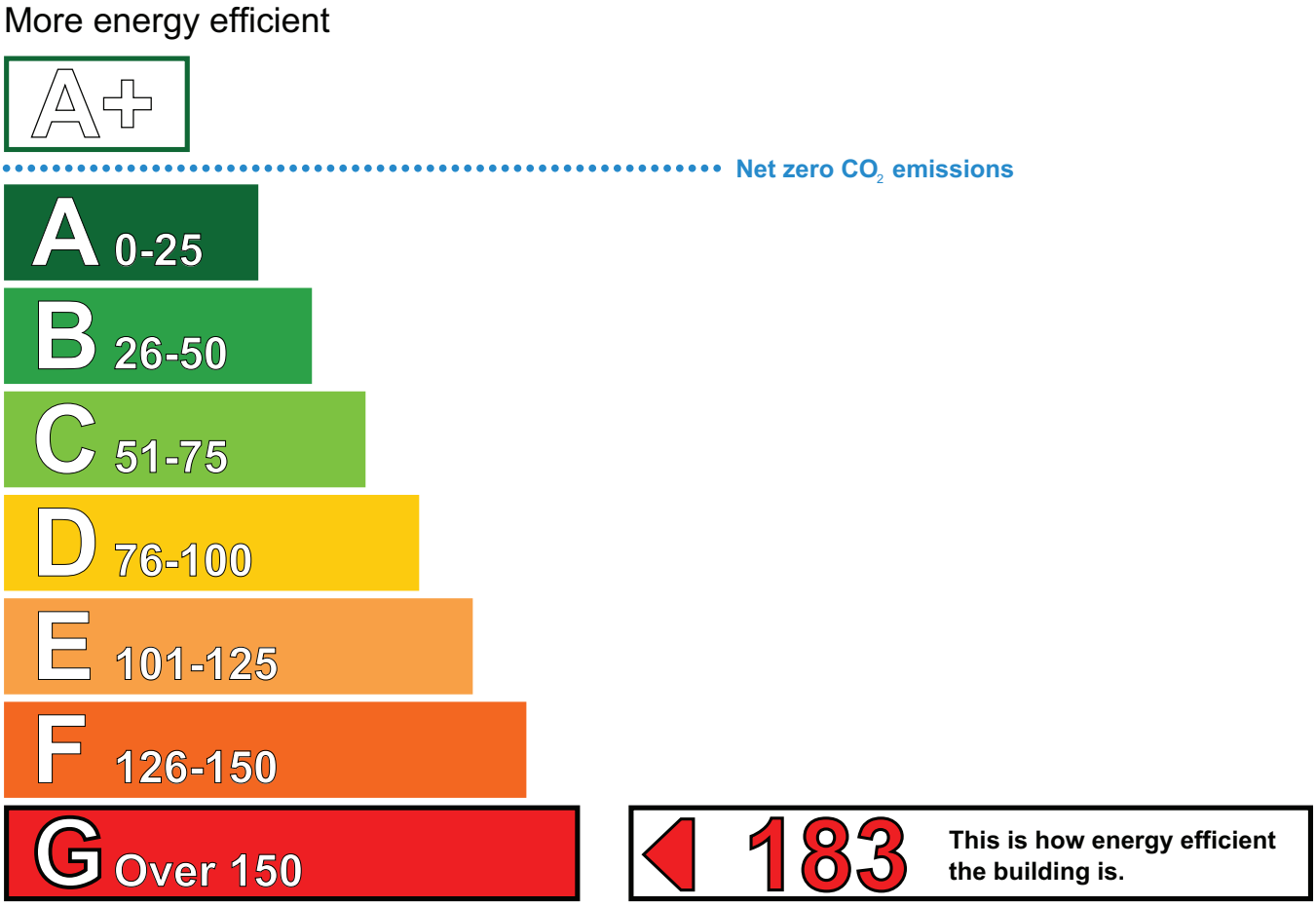
HM Government

89c Bolton Road
BURY
BL8 2AH

Certificate Reference Number:
9781-3085-0809-0400-0021

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.

Energy Performance Asset Rating



Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m^2):	114
Building complexity (NOS level):	3
Building emission rate ($kgCO_2/m^2$):	181.63

Benchmarks

Buildings similar to this one could have ratings as follows:

42 If newly built

69 If typical of the existing stock

Administrative information

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

Assessment Software:	G-ISBEM Standard v16.0 using calculation engine SBEM v3.5.a.0
Property Reference:	719804880000
Assessor Name:	Gareth Peck
Assessor Number:	NHER005350
Accreditation Scheme:	National Energy Services
Employer/Trading Name:	PSG Energy
Employer/Trading Address:	Wellington Mills, 70 Plover Rd, Lindley, Huddersfield HD3 3HR
Issue Date:	20 May 2010
Valid Until:	19 May 2020 (unless superseded by a later certificate)
Related Party Disclosure:	Not related to the owner

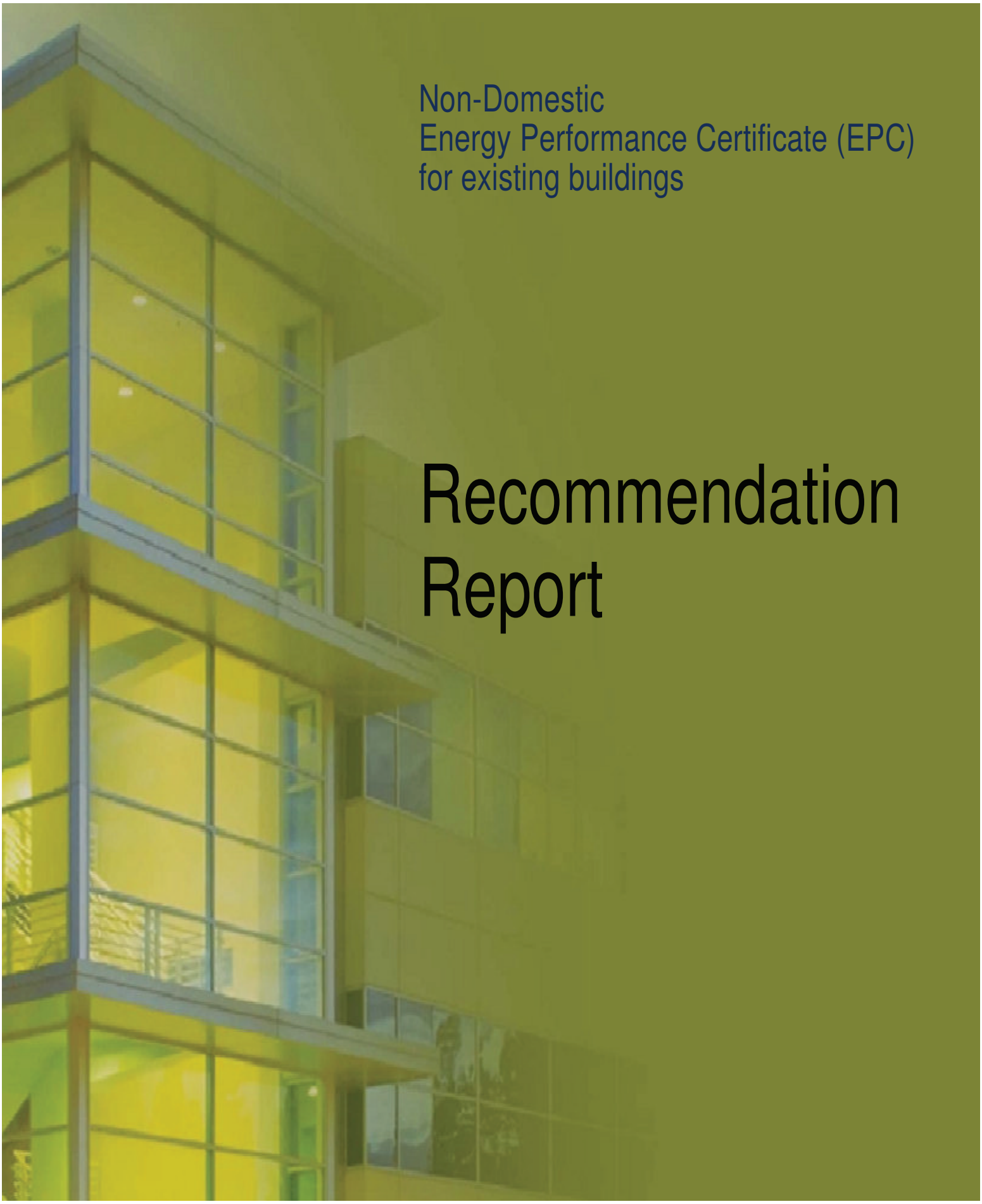
Recommendations for improving the property are contained in Report Reference Number: 0070-0440-8899-1825-0002

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, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

CARBON TRUST

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** or call us on **0800 085 2005**



Non-Domestic
Energy Performance Certificate (EPC)
for existing buildings

Recommendation Report

Wellington Mills, 70 Plover Road, Huddersfield HD3 3HR
Tel : 01484 773288 Fax : 01484 489799
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www.PSGEnergy.co.uk

PSGenergy

Recommendation Report

HM Government

Report Reference Number: 0070-0440-8899-1825-0002

89c Bolton Road
BURY
BL8 2AH

Building Type(s): Office

ADMINISTRATIVE INFORMATION	
Issue Date:	20 May 2010
Valid Until:	19 May 2020 (*)
Total Useful Floor Area (m^2):	114
Calculation Tool Used:	G-ISBEM Standard v16.0 using calculation engine SBEM v3.5.a.0
Property Reference:	719804880000
Energy Performance Certificate for the property is contained in Report Reference Number: 9781-3085-0809-0400-0021	

ENERGY ASSESSOR DETAILS	
Assessor Name:	Gareth Peck
Employer/Trading Name:	PSG Energy
Employer/Trading Address:	Wellington Mills, 70 Plover Rd, Lindley, Huddersfield HD3 3HR
Assessor Number:	NHER005350
Accreditation scheme:	National Energy Services
Related Party Disclosure:	Not related to the owner

(*) Unless superseded by a later recommendation report

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1. Background

Statutory Instrument 2007 No. 991, *The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007*, as amended, transposes the requirements of Articles 7.2 and 7.3 of the Energy Performance of Buildings Directive 2002/91/EC.

This report is a Recommendation Report as required under regulations 16(2)(a) and 19 of the Statutory Instrument SI 2007:991.

This section provides general information regarding the building:

Total Useful Floor Area (m^2):	114
Building Environment:	Heating and Natural Ventilation

2. Introduction

This Recommendation Report was produced in line with the Government's approved methodology and is based on calculation tool G-ISBEM Standard v16.0 using calculation engine SBEM v3.5.a.0 .

In accordance with Government's current guidance, the Energy Assessor did undertake a walk around survey of the building prior to producing this Recommendation Report.

3. Recommendations

The following sections list recommendations selected by the energy assessor for the improvement of the energy performance of the building. The recommendations are listed under four headings: short payback, medium payback, long payback, and other measures.

a) Recommendations with a short payback

This section lists recommendations with a payback of less than 3 years:

Recommendation	Potential impact
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	LOW
Consider replacing T8 lamps with retrofit T5 conversion kit.	MEDIUM
Add time control to heating system.	MEDIUM
Some spaces have a significant risk of overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	MEDIUM
Add optimum start/stop to the heating system.	MEDIUM
The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.	LOW
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	LOW

b) Recommendations with a medium payback

This section lists recommendations with a payback of between 3 and 7 years:

Recommendation	Potential impact
Add local temperature control to the heating system.	MEDIUM
Add weather compensation controls to heating system.	MEDIUM
Some loft spaces are poorly insulated - install/improve insulation.	MEDIUM
Add local time control to heating system.	MEDIUM

c) Recommendations with a long payback

This section lists recommendations with a payback of more than 7 years:

Recommendation	Potential impact
Consider installing an air source heat pump.	HIGH
Consider installing building mounted wind turbine(s).	LOW
Consider installing PV.	LOW

d) Other recommendations

This section lists other recommendations selected by the energy assessor, based on an understanding of the building, and / or based on a valid existing energy report.

No recommendations defined by the energy assessor have been identified

4. Next steps

a) Your Recommendation Report

As the building occupier, regulation 10(1) of SI 2007:991 requires that an Energy Performance Certificate *"must be accompanied by a recommendation report".*

You must be able to produce a copy of this Recommendation Report within seven days if requested by an Enforcement Authority under regulation 39 of SI 2007:991.

This Recommendation Report has also been lodged on the Government's central register. Access to the report, to the data used to compile the report, and to previous similar documents relating to the same building can be obtained by request through the Non-Dwellings Register (www.epcregister.com) using the report reference number of this document.

b) Implementing recommendations

The recommendations are provided as an indication of opportunities that appear to exist to improve the building's energy efficiency.

The calculation tool has automatically produced a set of recommendations, which the Energy Assessor has reviewed in the light of his / her knowledge of the building and its use. The Energy Assessor may have comments on the recommendations based on his / her knowledge of the building and its use. The Energy Assessor may have inserted additional measures in section 3d (Other Recommendations). He / she may have removed some automatically generated recommendations or added additional recommendations.

These recommendations do not include matters relating to operation and maintenance which cannot be identified from the calculation procedure.

c) Legal disclaimer

The advice provided in this Recommendation Report is intended to be for information only. Recipients of this Recommendation Report are advised to seek further detailed professional advice before reaching any decision on how to improve the energy performance of the building.

d) Complaints

Details of the assessor and the relevant accreditation scheme are on this report and the energy performance certificate. You can get contact details of the accreditation scheme from our website at www.communities.gov.uk/epbd, together with details of their procedures for confirming authenticity of a certificate and for making a complaint.

5. Glossary

a) Payback

The payback periods are based on data provided by Good Practice Guides and Carbon Trust energy survey reports and are average figures calculated using a simple payback method. It is assumed that the source data is correct and accurate using up to date information.

The figures have been calculated as an average across a range of buildings and may differ from the actual payback period for the building being assessed. Therefore, it is recommended that each suggested measure be further investigated before reaching any decision on how to improve the energy efficiency of the building.

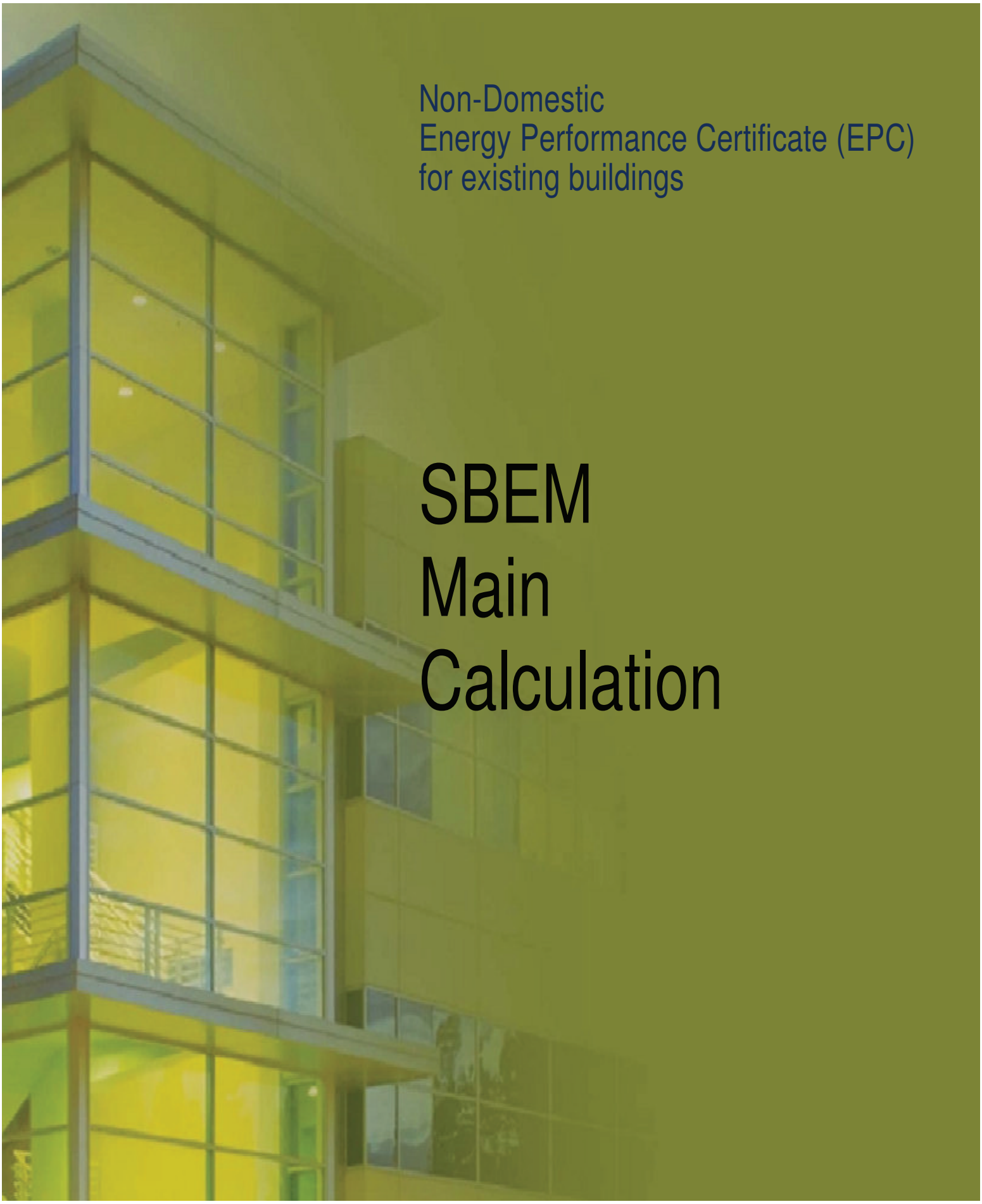
b) Carbon impact

The High / Medium / Low carbon impact indicators against each recommendation are provided to distinguish, between the suggested recommendations, those that would have most impact on carbon emissions from the building. For automatically generated recommendations, the carbon impact indicators are determined by software, but may have been adjusted by the Energy Assessor based on his / her knowledge of the building. The impact of other recommendations are determined by the assessor.

c) Valid report

A valid report is a report that has been:

- Produced within the past 10 years
- Produced by an Energy Assessor who is accredited to produce Recommendation Reports through a Government Approved Accreditation Scheme
- Lodged on the Register operated by or on behalf of the Secretary of State.



Non-Domestic
Energy Performance Certificate (EPC)
for existing buildings

SBEM Main Calculation

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CustomerServices@PSGEnergy.co.uk
www.PSGEnergy.co.uk

PSGenergy

SBEM Main Calculation Output Document

Thu May 20 15:55:50 2010

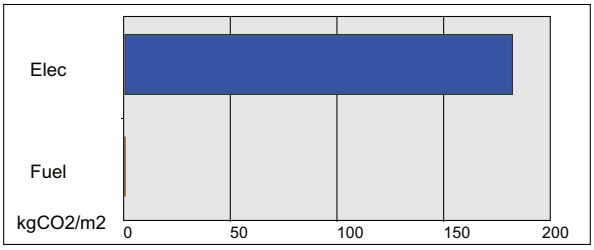
Building name

89c Bolton Road

Building type: Office

SBEM is an energy calculation tool for the purpose of assessing and demonstrating compliance with Building Regulations (Part L for England and Wales, Section 6 for Scotland, Part F for Northern Ireland, Part L for Republic of Ireland and Building Bye-laws Jersey Part 11) and to produce Energy Performance Certificates and Building Energy Ratings. Although the data produced by the tool may be of use in the design process, **SBEM is not intended as a building design tool.**

Building Energy Performance and CO2 emissions

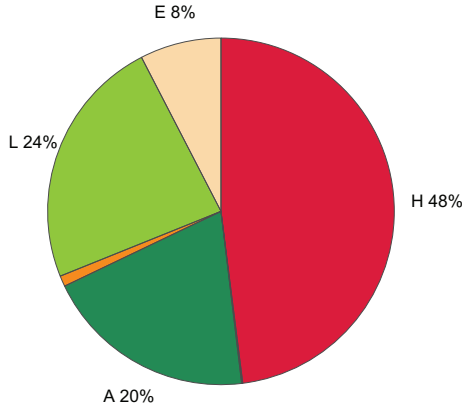


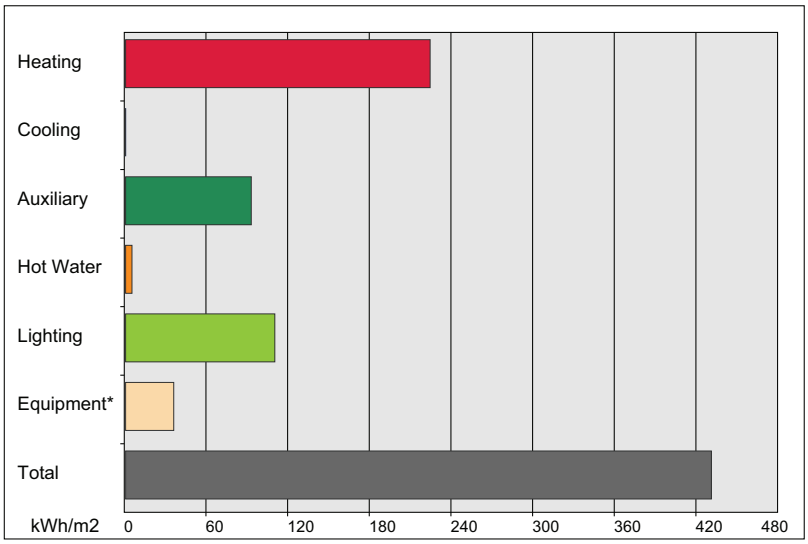
0 kgCO2/m2 displaced by the use of renewable sources.

Building area is 114.1m2

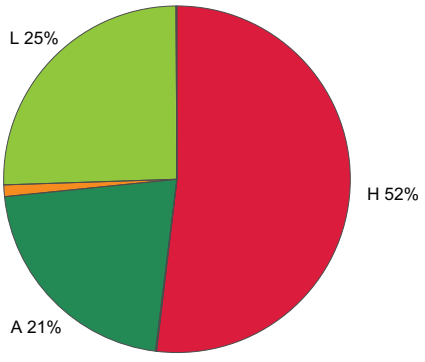
Annual Energy Consumption

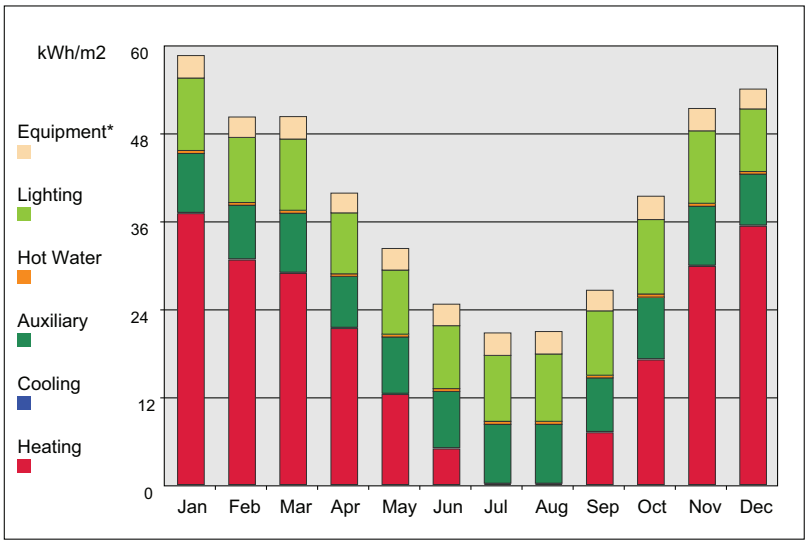
(Pie chart including Equipment end-use)





(Pie chart excluding Equipment end-use)





(*) Although energy consumption by equipment is shown in the graphs, the CO2 emissions associated with this end-use have not been taken into account when producing the rating.

Additional Information

Other Services available from PSG Energy :

- Domestic EPCs
- Public Buildings (DECs)
- SAP Service for New Build Properties
- Infrared Thermography (IRT)
- Asbestos Services
- Air Pressure Testing
- Air Sealing
- Acoustic Testing
- Air Conditioning Inspections
- Code for Sustainable Homes
- Support Services for Property managers
- All Energy Related Consultancy
- Bespoke Reporting

To find out more Logon to www.PSGEnergy.co.uk

Additionally :

Conveyancing Searches and Home Information Packs (HIPs) are available through the PSG Network of local offices.

To find out more Logon to www.TheHIPAlliance.com

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