

Energy Performance Certificate

Non-Domestic Building



Emerson Management Services
Emerson House, Albert Street
Eccles
MANCHESTER
M30 0BG

Certificate Reference Number:
0005-2499-0730-4390-3803

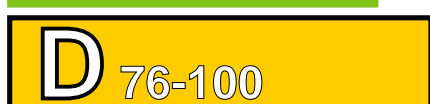
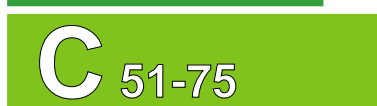
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for 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

More energy efficient



Net zero CO₂ emissions



◀ 97 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 5730
Building complexity (NOS level): 4

Benchmarks

Buildings similar to this one could have ratings as follows:

54 If newly built

122 If typical of the existing stock

Administrative information

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

Assessment Software: iSBEM v3.2.b using calculation engine SBEM v3.2.b

Property Reference: 350304790000

Assessor Name: Dave Armstrong

Assessor Number: BREC400125

Accreditation Scheme: BRE Global

Employer/Trading Name: Carbon Consultancy Company UK Ltd

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

Issue Date: 16 Dec 2008

Valid Until: 15 Dec 2018 (unless superseded by a later certificate)

Related Party Disclosure:

Recommendations for improving the property are contained in Report Reference Number: 9290-3030-0408-9470-4054

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.



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**