

Energy Performance Certificate

Non-Domestic Building



Railway Inn
29 Commercial Brow
HYDE
SK14 2JR

Certificate Reference Number:
0490-0538-2330-4691-8002

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

A 0-25

B 26-50

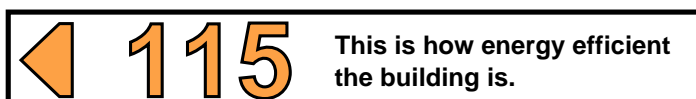
C 51-75

D 76-100

E 101-125

F 126-150

G Over 150



Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 213
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

39 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: DesignBuilder v.1.6.4.003 using calculation engine SBEM v3.1.a

Property Reference: 943385620000

Assessor Name: Brian Canny

Assessor Number: LCEA022118

Accreditation Scheme: CIBSE

Employer/Trading Name: MDC Ltd

Employer/Trading Address: Larkhill Cottage

Issue Date: 14 Sep 2008

Valid Until: 13 Sep 2018 (unless superseded by a later certificate)

Related Party Disclosure:

Recommendations for improving the property are contained in Report Reference Number: 0804-9512-3640-4300-9803

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**