

Energy Performance Certificate

Non-Domestic Building



Boat House Inn
Higher Green Lane
Astley, Tyldesley
MANCHESTER
M29 7JB

Certificate Reference Number:
0810-0732-4989-5002-4006

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

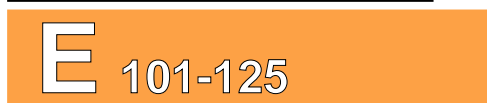
More energy efficient



Net zero CO₂ emissions



◀ 77 This is how energy efficient the building is.



Less energy efficient

Technical information

Main heating fuel:	Oil
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	342
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	134.11

Benchmarks

Buildings similar to this one could have ratings as follows:

39 If newly built

104 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.d using calculation engine SBEM v4.1.d.0
Property Reference:	158947040000
Assessor Name:	Richard Martin
Assessor Number:	STRO002152
Accreditation Scheme:	Stroma Accreditation
Employer/Trading Name:	Credible Energy
Employer/Trading Address:	As Above
Issue Date:	21 Feb 2012
Valid Until:	20 Feb 2022 (unless superseded by a later certificate)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: 0020-1994-0482-4800-7050	

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**