Energy Performance Certificate

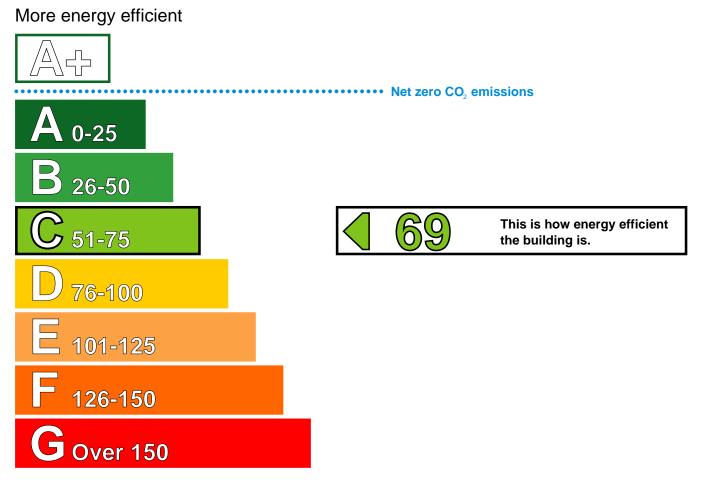
HM Government

Non-Domestic Building

Fox & Grapes 6 The Highway Hawarden DEESIDE CH5 3DH **Certificate Reference Number:** 9586-3078-0895-0000-5321

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



Less energy efficient

Technical information

Main heating fuel:	Natural G	as
Building environment:	Heating and Natural Ventilation	
Total useful floor area (m ²):		424
Building complexity (NOS level):		3
Building emission rate (kgCO ₂ /m ²):		105.13

Benchmarks

31

84

Buildings similar to this one could have ratings as follows:

If newly built



If typical of the existing stock

Administrative information

This is an Energy Performance Cer	tificate as defined in SI2007:991 as amended	
Assessment Software:	iSBEM v4.1.c using calculation engine SBEM v4.1.c.2	
Property Reference:	565830780000	
Assessor Name:	Richard Martin	
Assessor Number:	STRO002152	
Accreditation Scheme:	Stroma Accreditation	
Employer/Trading Name:	Credible Energy Ltd	
Employer/Trading Address:	West Lancs Investment Centre, White Moss Business Park, Skelmersdale. WN8 9TG	
Issue Date:	29 Aug 2011	
Valid Until:	28 Aug 2021 (unless superseded by a later certificate)	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: 0550-0049-8859-6728-3002		

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**