

# Energy Performance Certificate

Non-Domestic Building



HM Government

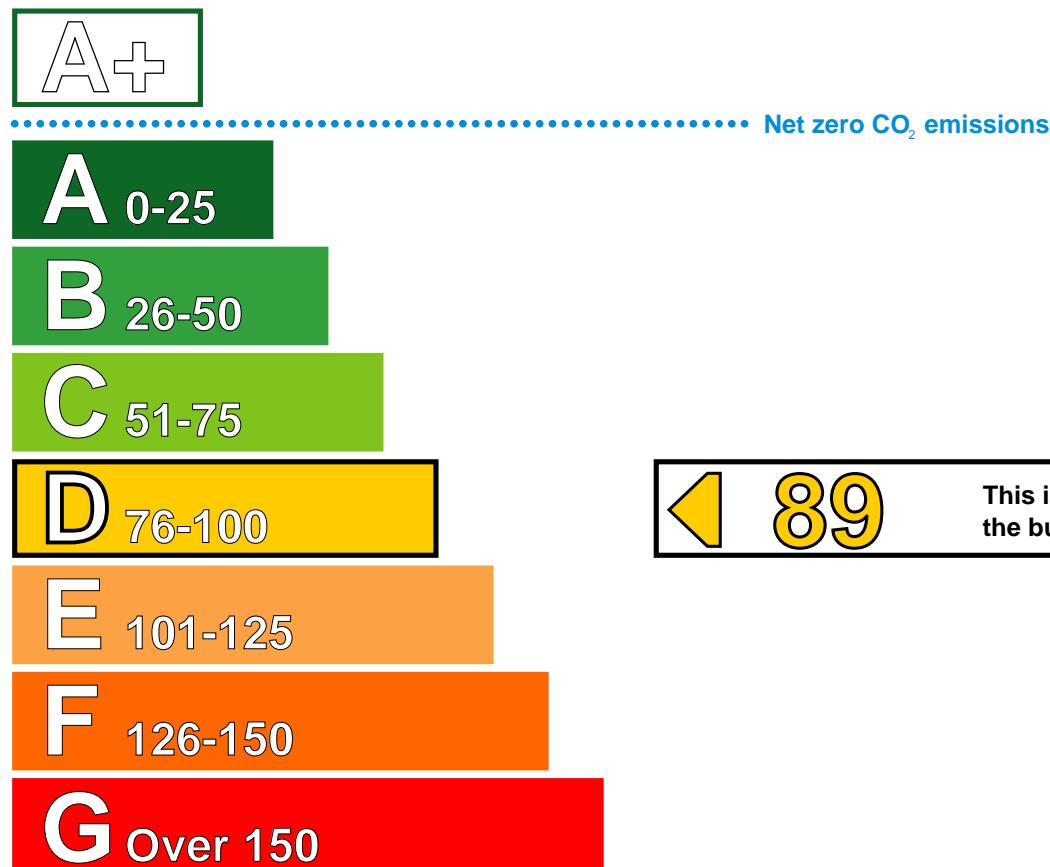
St Martins Property Investments Ltd  
Windsor House  
Cornwall Road  
HARROGATE  
HG1 2PW

**Certificate Reference Number:**  
0623-3086-0686-0100-6605

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](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient



89

This is how energy efficient the building is.

Less energy efficient

## Technical information

**Main heating fuel:** Natural Gas  
**Building environment:** Heating and Natural Ventilation  
**Total useful floor area (m<sup>2</sup>):** 11478  
**Building complexity (NOS level):** 4

## Benchmarks

Buildings similar to this one could have ratings as follows:

Rating	Condition
37	If newly built
70	If typical of the existing stock

## Administrative information

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

**Assessment Software:** iSBEM v3.1.a using calculation engine SBEM v3.1.a

**Property Reference:** 636661820000

**Assessor Name:** John Field

**Assessor Number:** LCEA013647

**Accreditation Scheme:** CIBSE Certification Limited

**Employer/Trading Name:** Power Efficiency Ltd

**Employer/Trading Address:** Power Efficiency Ltd, Churchill House, Maltings Mews, Sidcup, DA15 7DG

**Issue Date:** 28 Aug 2008

**Valid Until:** 27 Aug 2018 (unless superseded by a later certificate)

**Related Party Disclosure:**

Recommendations for improving the property are contained in Report Reference Number: 0660-0148-2660-3806-6006

## 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](http://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](http://www.carbontrust.co.uk) or call us on 0800 085 2005