Energy Performance Certificate

Non-Domestic Building

HM Government

Link 665
Todd Hall Road
Haslingden
ROSSENDALE
BB4 5HU

Certificate Reference Number:
0105-0345-4830-9400-5103

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

A+

Net zero CO_2 emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

107 **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 (m^2):	4565
Building complexity (NOS level):	4

Benchmarks

Buildings similar to this one could have ratings as follows:

43 If newly built

94 If typical of the existing stock

Administrative information

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

Assessment Software:	ISBEM v3.4.a using calculation engine SBEM v3.4.a
Property Reference:	554413850000
Assessor Name:	Simon Cunliffe
Assessor Number:	STRO000464
Accreditation Scheme:	Stroma Accreditation Ltd
Employer/Trading Name:	Oaklodge Energy Ltd
Employer/Trading Address:	2a Mount Pleasant Street, Oswaldtwistle, Accrington. Lancs. BB5 3EN
Issue Date:	06 Mar 2010
Valid Until:	05 Mar 2020 (unless superseded by a later certificate)
Related Party Disclosure:	

Recommendations for improving the property are contained in Report Reference Number: 0040-5041-0441-5980-3054

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.

CARBON TRUST

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**

Recommendation Report

HM Government

Report Reference Number: 0040-5041-0441-5980-3054

Link 665
Todd Hall Road
Haslingden
ROSSENDALE
BB4 5HU

Building Type(s): Office

ADMINISTRATIVE INFORMATION	
Issue Date:	06 Mar 2010
Valid Until:	05 Mar 2020 (*)
Total Useful Floor Area (m^2):	4565
Calculation Tool Used:	iSBEM v3.4.a using calculation engine SBEM v3.4.a
Property Reference:	554413850000
Energy Performance Certificate for the property is contained in Report Reference Number: 0105-0345-4830-9400-5103	

ENERGY ASSESSOR DETAILS	
Assessor Name:	Simon Cunliffe
Employer/Trading Name:	Oaklodge Energy Ltd
Employer/Trading Address:	2a Mount Pleasant Street, Oswaldtwistle, Accrington. Lancs. BB5 3EN
Assessor Number:	STRO000464
Accreditation scheme:	Stroma Accreditation Ltd
Related Party Disclosure:	

(*) Unless superseded by a later recommendation report

Table of Contents

1. Background

Statutory Instrument 2007 No. 991, *The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007*, as amended, transposes the requirements of Articles 7.2 and 7.3 of the Energy Performance of Buildings Directive 2002/91/EC.

This report is a Recommendation Report as required under regulations 16(2)(a) and 19 of the Statutory Instrument SI 2007:991.

This section provides general information regarding the building:

Total Useful Floor Area (m^2):	4565
Building Environment:	Air Conditioning

2. Introduction

This Recommendation Report was produced in line with the Government's approved methodology and is based on calculation tool iSBEM v3.4.a using calculation engine SBEM v3.4.a .

In accordance with Government's current guidance, the Energy Assessor did undertake a walk around survey of the building prior to producing this Recommendation Report.

3. Recommendations

The following sections list recommendations selected by the energy assessor for the improvement of the energy performance of the building. The recommendations are listed under four headings: short payback, medium payback, long payback, and other measures.

a) Recommendations with a short payback

This section lists recommendations with a payback of less than 3 years:

Recommendation	Potential impact
Consider replacing T8 lamps with retrofit T5 conversion kit.	HIGH
Some spaces have a significant risk of overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	MEDIUM
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	LOW

b) Recommendations with a medium payback

This section lists recommendations with a payback of between 3 and 7 years:

Recommendation	Potential impact
The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.	MEDIUM
The default chilller efficiency is chosen. It is recommended that the chiller system be investigated to gain an understanding of its efficiency and possible improvements.	LOW

c) Recommendations with a long payback

This section lists recommendations with a payback of more than 7 years:

Recommendation	Potential impact
Consider replacing HWS with point of use system.	LOW
Consider replacing heating boiler plant with a condensing type.	MEDIUM

Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	MEDIUM
Consider installing building mounted wind turbine(s).	LOW
Consider installing solar water heating.	LOW

d) Other recommendations

This section lists other recommendations selected by the energy assessor, based on an understanding of the building, and / or based on a valid existing energy report.

No recommendations defined by the energy assessor have been identified

4. Next steps

a) Your Recommendation Report

As the building occupier, regulation 10(1) of SI 2007:991 requires that an Energy Performance Certificate *"must be accompanied by a recommendation report"*.

You must be able to produce a copy of this Recommendation Report within seven days if requested by an Enforcement Authority under regulation 39 of SI 2007:991.

This Recommendation Report has also been lodged on the Government's central register. Access to the report, to the data used to compile the report, and to previous similar documents relating to the same building can be obtained by request through the Non-Dwellings Register (www.epcregister.com) using the report reference number of this document.

b) Implementing recommendations

The recommendations are provided as an indication of opportunities that appear to exist to improve the building's energy efficiency.

The calculation tool has automatically produced a set of recommendations, which the Energy Assessor has reviewed in the light of his / her knowledge of the building and its use. The Energy Assessor may have comments on the recommendations based on his / her knowledge of the building and its use. The Energy Assessor may have inserted additional measures in section 3d (Other Recommendations). He / she may have removed some automatically generated recommendations or added additional recommendations.

These recommendations do not include matters relating to operation and maintenance which cannot be identified from the calculation procedure.

c) Legal disclaimer

The advice provided in this Recommendation Report is intended to be for information only. Recipients of this Recommendation Report are advised to seek further detailed professional advice before reaching any decision on how to improve the energy performance of the building.

d) Complaints

Details of the assessor and the relevant accreditation scheme are on this report and the energy performance certificate. You can get contact details of the accreditation scheme from our website at www.communities.gov.uk/epbd, together with details of their procedures for confirming authenticity of a certificate and for making a complaint.

5. Glossary

a) Payback

The payback periods are based on data provided by Good Practice Guides and Carbon Trust energy survey reports and are average figures calculated using a simple payback method. It is assumed that the source data is correct and accurate using up to date information.

The figures have been calculated as an average across a range of buildings and may differ from the actual payback period for the building being assessed. Therefore, it is recommended that each suggested measure be further investigated before reaching any decision on how to improve the energy efficiency of the building.

b) Carbon impact

The High / Medium / Low carbon impact indicators against each recommendation are provided to distinguish, between the suggested recommendations, those that would have most impact on carbon emissions from the building. For automatically generated recommendations, the carbon impact indicators are determined by software, but may have been adjusted by the Energy Assessor based on his / her knowledge of the building. The impact of other recommendations are determined by the assessor.

c) Valid report

A valid report is a report that has been:

- Produced within the past 10 years
- Produced by an Energy Assessor who is accredited to produce Recommendation Reports through a Government Approved Accreditation Scheme
- Lodged on the Register operated by or on behalf of the Secretary of State.