

Energy Performance Certificate

Non-Domestic Building



3 Telford Way
THETFORD
IP24 1HU

Certificate Reference Number:
0250-0032-3369-3609-7002

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

◀ 73

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 ²): | 229 |
| Building complexity (NOS level): | 3 |
| Building emission rate (kgCO ₂ /m ²): | 59.47 |

Benchmarks

Buildings similar to this one could have ratings as follows:

18 If newly built

49 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.c using calculation engine SBEM v4.1.c.2 |
| Property Reference: | 536370630000 |
| Assessor Name: | James Bailey |
| Assessor Number: | STRO004895 |
| Accreditation Scheme: | Stroma Certification Ltd |
| Employer/Trading Name: | Energy Assessors Southern Ltd |
| Employer/Trading Address: | 9 Saunders Close, Lee on the Solent, PO13 8LX |
| Issue Date: | 04 Jan 2012 |
| Valid Until: | 03 Jan 2022 (unless superseded by a later certificate) |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: 0793-0093-6640-2300-5203

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**