

Energy Performance Certificate

Non-Domestic Building



Annie McCarthys
8 Albemarle Street
SOUTH SHIELDS
NE33 1LZ

Certificate Reference Number:
9189-3092-0222-0400-2221

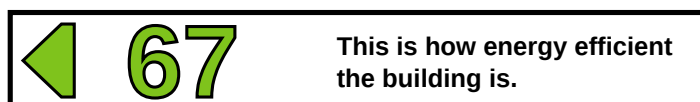
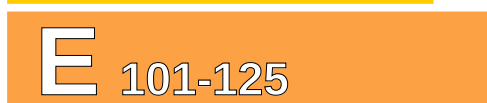
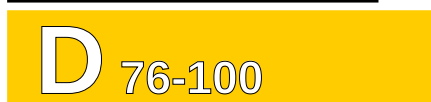
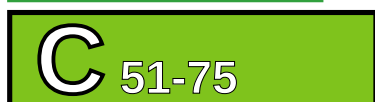
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for 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



Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	521
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	128.36

Benchmarks

Buildings similar to this one could have ratings as follows:

31 If newly built

82 If typical of the existing stock

Administrative information

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

Assessment Software: DesignBuilder SBEM v3.0.0 using calculation engine SBEM v4.1.d.0

Property Reference: 192224980000

Assessor Name: James.Skinner

Assessor Number: NGIS802084

Accreditation Scheme: Northgate Land and Property Solutions Ltd

Employer/Trading Name: Wensley And Lawz Ltd

Employer/Trading Address: 116 Walsgrave Road National Westminster Building Coventry

Issue Date: 01 Mar 2012

Valid Until: 28 Feb 2022 (unless superseded by a later certificate)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: 0210-0442-8229-9922-2002

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**