

Energy Performance Certificate

Non-Domestic Building



1ST & 2ND FLOORS
Salamander House
2-10 St. Johns Street
BEDFORD
MK42 0DH

Certificate Reference Number:

0511-0330-8909-3591-5006

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

◀ **59**

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Mixed-mode with Mechanical Ventilation
Total useful floor area (m ²):	567
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	52.56

Benchmarks

Buildings similar to this one could have ratings as follows:

47 If newly built

116 If typical of the existing stock

Administrative information

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

Assessment Software: Lifespan SBEM v3.5.a using calculation engine SBEM v3.5.a.0

Property Reference: 130953580001

Assessor Name: Mr Christopher Miller

Assessor Number: RICS300017

Accreditation Scheme: Royal Institution of Chartered Surveyors

Employer/Trading Name: Douglas Duff

Employer/Trading Address: Linford Forum, 5 Rockingham Drive, Linford Wood, Milton Keynes, MK14 6LY

Issue Date: 12 Nov 2010

Valid Until: 11 Nov 2020 (unless superseded by a later certificate)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: 0910-1995-0400-8551-3030

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