

Energy Performance Certificate

Non-Domestic Building



Morgans
2 Duke Street
Wellington
TELFORD
TF1 1BJ

Certificate Reference Number:
0706-0781-7430-4900-9103

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 CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **133** This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	68
Building complexity (NOS level):	3

Benchmarks

Buildings similar to this one could have ratings as follows:

42 If newly built

57 If typical of the existing stock

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
17-38 F		
1-16 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
92 plus A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
17-38 F		
1-16 G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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Administrative information

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

Assessment Software: DesignBuilder v.2.0.5.011 using calculation engine SBEM v3.4.a

Property Reference: 967977410000

Assessor Name: David James Cocking

Assessor Number: LCEA031865

Accreditation Scheme: CIBSE Certification Ltd

Employer/Trading Name: Arrow Energy Solutions Ltd

Employer/Trading Address: 1 Sundome Avenue Shrewsbury SY1 4JW

Issue Date: 05 Aug 2009

Valid Until: 04 Aug 2019 (unless superseded by a later certificate)

Related Party Disclosure: N/A

Recommendations for improving the property are contained in Report Reference Number: 0080-9097-0471-1440-7064

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

Recommendation Report



Report Reference Number: 0080-9097-0471-1440-7064

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Building Type(s): Retail

ADMINISTRATIVE INFORMATION	
Issue Date:	05 Aug 2009
Valid Until:	04 Aug 2019 (*)
Total Useful Floor Area (m ²):	68
Calculation Tool Used:	DesignBuilder v.2.0.5.011 using calculation engine SBEM v3.4.a
Property Reference:	967977410000
Energy Performance Certificate for the property is contained in Report Reference Number: 0706-0781-7430-4900-9103	

ENERGY ASSESSOR DETAILS	
Assessor Name:	David James Cocking
Employer/Trading Name:	Arrow Energy Solutions Ltd
Employer/Trading Address:	1 Sundorne Avenue Shrewsbury SY1 4JW
Assessor Number:	LCEA031865
Accreditation scheme:	CIBSE Certification Ltd
Related Party Disclosure:	N/A