

Energy Performance Certificate

Non-Domestic Building



FLOORS 1 & 2
Dresden House
106-108 The Strand
STOKE-ON-TRENT
ST3 2QH

Certificate Reference Number:
2716-3045-0207-0902-4501

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

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

Less energy efficient

◀ 101

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Mechanical Ventilation
Total useful floor area (m ²):	544
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	85.42
Primary energy use (kWh/m ² per year):	493.95

Benchmarks

Buildings similar to this one could have ratings as follows:

22

If newly built

65

If typical of the existing stock

Administrative Information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

Assessment Software:	iSBEM v5.6.a using calculation engine SBEM v5.6.a.1
Property Reference:	767259410002
Assessor Name:	James Murie
Assessor Number:	STRO000501
Accreditation Scheme:	Stroma Certification Ltd
Employer/Trading Name:	Cormack Energy Watch Ltd
Employer/Trading Address:	9 Wentworth Grove, Winsford, CW7 2LJ
Issue Date:	06 May 2020
Valid Until:	05 May 2030 (unless superseded by a later certificate)
Related Party Disclosure:	Not related to the owner.

Recommendations for improving the energy performance of the building are contained in the associated Recommendation Report - 0472-0940-1272-6405-5002.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Stroma Certification Ltd. You can obtain contact details of the Accreditation Scheme at www.stroma.com.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.ndepcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at www.opendatacommunities.org.

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Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.

Recommendation Report

This report is associated with an Energy Performance Certificate.

Report Reference Number: 0472-0940-1272-6405-5002

FLOORS 1 & 2
Dresden House
106-108 The Strand
STOKE-ON-TRENT
ST3 2QH

Building Type(s): A1/A2 Retail and Financial/Professional services

ADMINISTRATIVE INFORMATION	
Issue Date:	06 May 2020
Valid Until:	05 May 2030 (*)
Total Useful Floor Area (m ²):	544
Building Environment:	Heating and Mechanical Ventilation
Calculation Tool Used:	CLG, iSBEM, v5.6.a, SBEM, v5.6.a.1
Property Reference:	767259410002
Energy Performance Certificate for the property is contained in Report Reference Number: 2716-3045-0207-0902-4501	

ENERGY ASSESSOR DETAILS	
Assessor Name:	James Murie
Employer/Trading Name:	Cormack Energy Watch Ltd
Employer/Trading Address:	9 Wentworth Grove, Winsford, CW7 2LJ
Assessor Number:	STRO000501
Accreditation Scheme:	Stroma Certification Ltd
Related Party Disclosure:	Not related to the owner.

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1. Introduction

This is a Recommendation Report as defined in the Energy Performance of Buildings (England and Wales) Regulations 2012 as amended which implements the requirements of the Energy Performance of Building Directive 2010/31/EU. This Recommendation Report accompanies the relevant Non Domestic Energy Performance Certificate.

This Recommendation Report was developed based on an inspection of the building. This Recommendation Report was produced in line with the Government's approved methodology.

In accordance with Government's current guidance, the Energy Assessor is required to use plans or undertake a building inspection in order to gather information to produce this Recommendation Report.

2. 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
Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.	MEDIUM
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	LOW
In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	MEDIUM
Consider replacing T8 lamps with retrofit T5 conversion kit.	LOW

b) Recommendations with a medium payback

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

Recommendation	Potential impact
Consider replacing heating boiler plant with high efficiency type.	HIGH
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	LOW
Add optimum start/stop to the heating system.	MEDIUM
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.	HIGH
Some walls have uninsulated cavities - introduce cavity wall insulation.	HIGH

c) Recommendations with a long payback

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

Recommendation	Potential impact
Some windows have high U-values - consider installing secondary glazing.	HIGH
Add local temperature control to the heating system.	MEDIUM
Add weather compensation controls to heating system.	MEDIUM
Some loft spaces are poorly insulated - install/improve insulation.	HIGH
Add local time control to heating system.	LOW

d) Other Recommendations

This section lists other recommendations selected by the energy assessor, based on an energy performance assessment of the building. It may take into account other reliable relevant evidence that has been provided by the building owner or occupier.

No recommendations are defined by the energy assessor.

3. Next Steps

a) Your Recommendation Report

As the building occupier, it is a regulatory requirement that an Energy Performance Certificate must include a Recommendation Report unless there is no reasonable potential for energy performance improvements compared to the energy performance requirements in force.

You must be able to produce a copy of this Recommendation Report within seven days if required by an Enforcement Authority.

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 through the Non-Domestic Register (www.ndepcregister.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 generated a set of recommendations. The Energy Assessor, in the light of the energy assessment of the building, the building fabric and services, the operation of plant and equipment within the curtilage of the building, the general management of the building and its use, and other relevant reliable evidence, may remove some of the recommendations. He / She may insert additional recommendations in section 3d (Other 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) About this document and the data in it

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4. Glossary

a) Payback

The payback periods are based on data collated through Carbon Trust energy survey reports. They provide a range of typical payback periods for different types of measures. They are likely payback periods, 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 most effectively reduce 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 the energy assessment of the building.

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.

5. Green Deal Information

The Green Deal may enable you to improve the property to make it more energy efficient and cheaper to run.

Recommendation Report HM Government

This report is associated with an Energy Performance Certificate.

Report Reference Number: 0492-2135-4840-5700-3113

98-100

G M English

98 The Strand

STOKE-ON-TRENT

ST3 2PD

Building Type(s): A1/A2 Retail and Financial/Professional services

ADMINISTRATIVE INFORMATION	
Issue Date:	28 Jul 2019
Valid Until:	27 Jul 2029 (*)
Total Useful Floor Area (m ²):	77
Building Environment:	Heating and Natural Ventilation
Calculation Tool Used:	CLG, iSBEM, v5.6.a, SBEM, v5.6.a.1
Property Reference:	324741850001
Energy Performance Certificate for the property is contained in Report Reference Number: 0531-0131-5749-2823-4002	

ENERGY ASSESSOR DETAILS	
Assessor Name:	James Murie
Employer/Trading Name:	Cormack Energy Watch Ltd
Employer/Trading Address:	9 Wentworth Grove, Winsford, CW7 2LJ
Assessor Number:	STRO000501
Accreditation Scheme:	Stroma Certification Ltd
Related Party Disclosure:	Not related to the owner.

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This Recommendation Report was developed based on an inspection of the building. This Recommendation Report was produced in line with the Government's approved methodology.

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2. 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
Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.	MEDIUM
Consider replacing T8 lamps with retrofit T5 conversion kit.	LOW
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	LOW
Add time control to heating system.	LOW

b) Recommendations with a medium payback

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

Recommendation	Potential impact
Add optimum start/stop to the heating system.	MEDIUM
Some walls have uninsulated cavities - introduce cavity wall insulation.	MEDIUM
Some windows have high U-values - consider installing secondary glazing.	MEDIUM
Add local temperature control to the heating system.	MEDIUM
Add weather compensation controls to heating system.	MEDIUM

c) Recommendations with a long payback

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

Recommendation	Potential impact
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Add local time control to heating system.	LOW
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	MEDIUM
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	MEDIUM
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	MEDIUM
Consider installing an air source heat pump.	HIGH

d) Other Recommendations

This section lists other recommendations selected by the energy assessor, based on an energy performance assessment of the building. It may take into account other reliable relevant evidence that has been provided by the building owner or occupier.

No recommendations are defined by the energy assessor.

3. Next Steps

a) Your Recommendation Report

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b) Implementing recommendations

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a) Payback

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The High / Medium / Low carbon impact indicators against each recommendation are provided to distinguish, between the suggested recommendations, those that would most effectively reduce 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 the energy assessment of the building.

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5. Green Deal Information

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Energy Performance Certificate

Non-Domestic Building



98-100
G M English
98 The Strand
STOKE-ON-TRENT
ST3 2PD

Certificate Reference Number:
0531-0131-5749-2823-4002

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Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

◀ 101

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	77
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	155.01
Primary energy use (kWh/m ² per year):	916.9

Benchmarks

Buildings similar to this one could have ratings as follows:

26	If newly built
77	If typical of the existing stock

Administrative Information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

Assessment Software:	iSBEM v5.6.a using calculation engine SBEM v5.6.a.1
Property Reference:	324741850001
Assessor Name:	James Murie
Assessor Number:	STRO000501
Accreditation Scheme:	Stroma Certification Ltd
Employer/Trading Name:	Cormack Energy Watch Ltd
Employer/Trading Address:	9 Wentworth Grove, Winsford, CW7 2LJ
Issue Date:	28 Jul 2019
Valid Until:	27 Jul 2029 (unless superseded by a later certificate)
Related Party Disclosure:	Not related to the owner.

Recommendations for improving the energy performance of the building are contained in the associated Recommendation Report - 0492-2135-4840-5700-3113.

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Recommendation Report HM Government

This report is associated with an Energy Performance Certificate.

Report Reference Number: 0510-0641-9569-3723-8006

Strandz
102-104 The Strand
STOKE-ON-TRENT
ST3 2PD

Building Type(s): A1/A2 Retail and Financial/Professional services

ADMINISTRATIVE INFORMATION	
Issue Date:	28 Jul 2019
Valid Until:	27 Jul 2029 (*)
Total Useful Floor Area (m ²):	74
Building Environment:	Heating and Natural Ventilation
Calculation Tool Used:	CLG, iSBEM, v5.6.a, SBEM, v5.6.a.1
Property Reference:	136586790000
Energy Performance Certificate for the property is contained in Report Reference Number: 9193-3073-0516-0600-5825	

ENERGY ASSESSOR DETAILS	
Assessor Name:	James Murie
Employer/Trading Name:	Cormack Energy Watch Ltd
Employer/Trading Address:	9 Wentworth Grove, Winsford, CW7 2LJ
Assessor Number:	STRO000501
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This section lists recommendations with a payback of less than 3 years:

Recommendation	Potential impact
In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	MEDIUM
Add time control to heating system.	MEDIUM

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Recommendation	Potential impact
Add optimum start/stop to the heating system.	MEDIUM
Some walls have uninsulated cavities - introduce cavity wall insulation.	MEDIUM
Some windows have high U-values - consider installing secondary glazing.	MEDIUM
Add local temperature control to the heating system.	MEDIUM
Add weather compensation controls to heating system.	MEDIUM

c) Recommendations with a long payback

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

Recommendation	Potential impact
Add local time control to heating system.	MEDIUM

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Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	MEDIUM
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	MEDIUM
Consider installing an air source heat pump.	HIGH

d) Other Recommendations

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Non-Domestic Building



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ST3 2PD

Certificate Reference Number:
9193-3073-0516-0600-5825

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

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

Less energy efficient

◀ 88

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	74
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	132.8
Primary energy use (kWh/m ² per year):	785.53

Benchmarks

Buildings similar to this one could have ratings as follows:

26	If newly built
77	If typical of the existing stock

Administrative Information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

Assessment Software:	iSBEM v5.6.a using calculation engine SBEM v5.6.a.1
Property Reference:	136586790000
Assessor Name:	James Murie
Assessor Number:	STRO000501
Accreditation Scheme:	Stroma Certification Ltd
Employer/Trading Name:	Cormack Energy Watch Ltd
Employer/Trading Address:	9 Wentworth Grove, Winsford, CW7 2LJ
Issue Date:	28 Jul 2019
Valid Until:	27 Jul 2029 (unless superseded by a later certificate)
Related Party Disclosure:	Not related to the owner.

Recommendations for improving the energy performance of the building are contained in the associated Recommendation Report - 0510-0641-9569-3723-8006.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Stroma Certification Ltd. You can obtain contact details of the Accreditation Scheme at www.stroma.com.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.ndepcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at www.opendatacommunities.org.

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Opportunity to benefit from a Green Deal on this property

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To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.

Recommendation Report HM Government

This report is associated with an Energy Performance Certificate.

Report Reference Number: 9020-7925-0477-1441-9060

OFFICE A FIRST FLOOR

Slater Fox (Insurance Brokers) Ltd

Dresden House, 106-108 The Strand

STOKE-ON-TRENT

ST3 2QH

Building Type(s): B1 Offices and Workshop businesses

ADMINISTRATIVE INFORMATION	
Issue Date:	09 Dec 2013
Valid Until:	08 Dec 2023 (*)
Total Useful Floor Area (m ²):	159
Building Environment:	Heating and Natural Ventilation
Calculation Tool Used:	CLG, iSBEM, v4.1.d, SBEM, v4.1.d.0
Property Reference:	767259410001
Energy Performance Certificate for the property is contained in Report Reference Number: 0471-0937-1279-6402-5096	

ENERGY ASSESSOR DETAILS	
Assessor Name:	Simon Palmer
Employer/Trading Name:	Louis Taylor LLP
Employer/Trading Address:	2 Etruria Office Village, Forge Lane, Festival Park, Stoke On Trent
Assessor Number:	STRO000736
Accreditation Scheme:	Stroma Accreditation
Related Party Disclosure:	Not related to the owner.

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1. Introduction

This is a Recommendation Report as defined in the Energy Performance of Buildings (England and Wales) Regulations 2012 as amended which implements the requirements of the Energy Performance of Building Directive 2010/31/EU. This Recommendation Report accompanies the relevant Non Domestic Energy Performance Certificate.

This Recommendation Report was developed based on an inspection of the building. This Recommendation Report was produced in line with the Government's approved methodology.

In accordance with Government's current guidance, the Energy Assessor is required to use plans or undertake a building inspection in order to gather information to produce this Recommendation Report.

2. 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
Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.	HIGH
In some spaces, the solar gain limit in criterion 3 of ADL2A 2010 is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	MEDIUM

b) Recommendations with a medium payback

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

Recommendation	Potential impact
Some windows have high U-values - consider installing secondary glazing.	MEDIUM

c) Recommendations with a long payback

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

Recommendation	Potential impact
Add local temperature control to the heating system.	MEDIUM
Add weather compensation controls to heating system.	MEDIUM
Add local time control to heating system.	MEDIUM
Consider replacing heating boiler plant with a condensing type.	HIGH

Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	MEDIUM
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d) Other Recommendations

This section lists other recommendations selected by the energy assessor, based on an energy performance assessment of the building. It may take into account other reliable relevant evidence that has been provided by the building owner or occupier.

No recommendations are defined by the energy assessor.

3. Next Steps

a) Your Recommendation Report

As the building occupier, it is a regulatory requirement that an Energy Performance Certificate must include a Recommendation Report unless there is no reasonable potential for energy performance improvements compared to the energy performance requirements in force.

You must be able to produce a copy of this Recommendation Report within seven days if required by an Enforcement Authority.

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 through the Non-Domestic Register (www.ndepcregister.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 generated a set of recommendations. The Energy Assessor, in the light of the energy assessment of the building, the building fabric and services, the operation of plant and equipment within the curtilage of the building, the general management of the building and its use, and other relevant reliable evidence, may remove some of the recommendations. He / She may insert additional recommendations in section 3d (Other 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) About this document and the data in it

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There is more information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government website at:

www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a report and how to make a complaint.

4. Glossary

a) Payback

The payback periods are based on data collated through Carbon Trust energy survey reports. They provide a range of typical payback periods for different types of measures. They are likely payback periods, 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 most effectively reduce 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 the energy assessment of the building.

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.

5. Green Deal Information

The Green Deal may enable you to improve the property to make it more energy efficient and cheaper to run.

Energy Performance Certificate

Non-Domestic Building



OFFICE A FIRST FLOOR
Slater Fox (Insurance Brokers) Ltd
Dresden House, 106-108 The Strand
STOKE-ON-TRENT
ST3 2QH

Certificate Reference Number:
0471-0937-1279-6402-5096

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

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

Less energy efficient

◀ 103

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	159
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	67.46
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

30	If newly built
81	If typical of the existing stock

Administrative Information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

Assessment Software:	iSBEM v4.1.d using calculation engine SBEM v4.1.d.0
Property Reference:	767259410001
Assessor Name:	Simon Palmer
Assessor Number:	STRO000736
Accreditation Scheme:	Stroma Accreditation
Employer/Trading Name:	Louis Taylor LLP
Employer/Trading Address:	2 Etruria Office Village, Forge Lane, Festival Park, Stoke On Trent
Issue Date:	09 Dec 2013
Valid Until:	08 Dec 2023 (unless superseded by a later certificate)
Related Party Disclosure:	Not related to the owner.

Recommendations for improving the energy performance of the building are contained in the associated Recommendation Report - 9020-7925-0477-1441-9060.

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Opportunity to benefit from a Green Deal on this property

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Energy Performance Certificate

Non-Domestic Building



Longton Motor Accessories
106 The Strand
STOKE-ON-TRENT
ST3 2PD

Certificate Reference Number:
2546-3055-0106-0900-4001

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

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

Less energy efficient

◀ 85 This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	118
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	73.18
Primary energy use (kWh/m ² per year):	432.78

Benchmarks

Buildings similar to this one could have ratings as follows:

29	If newly built
86	If typical of the existing stock

Administrative Information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

Assessment Software:	iSBEM v5.6.a using calculation engine SBEM v5.6.a.1
Property Reference:	566109540000
Assessor Name:	James Murie
Assessor Number:	STRO000501
Accreditation Scheme:	Stroma Certification Ltd
Employer/Trading Name:	Cormack Energy Watch Ltd
Employer/Trading Address:	9 Wentworth Grove, Winsford, CW7 2LJ
Issue Date:	06 May 2020
Valid Until:	05 May 2030 (unless superseded by a later certificate)
Related Party Disclosure:	Not related to the owner.

Recommendations for improving the energy performance of the building are contained in the associated Recommendation Report - 0450-0940-4162-6505-0002.

About this document and the data in it

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Recommendation Report HM Government

This report is associated with an Energy Performance Certificate.

Report Reference Number: 0450-0940-4162-6505-0002

Longton Motor Accessories
106 The Strand
STOKE-ON-TRENT
ST3 2PD

Building Type(s): A1/A2 Retail and Financial/Professional services

ADMINISTRATIVE INFORMATION	
Issue Date:	06 May 2020
Valid Until:	05 May 2030 (*)
Total Useful Floor Area (m ²):	118
Building Environment:	Heating and Natural Ventilation
Calculation Tool Used:	CLG, iSBEM, v5.6.a, SBEM, v5.6.a.1
Property Reference:	566109540000
Energy Performance Certificate for the property is contained in Report Reference Number: 2546-3055-0106-0900-4001	

ENERGY ASSESSOR DETAILS	
Assessor Name:	James Murie
Employer/Trading Name:	Cormack Energy Watch Ltd
Employer/Trading Address:	9 Wentworth Grove, Winsford, CW7 2LJ
Assessor Number:	STRO000501
Accreditation Scheme:	Stroma Certification Ltd
Related Party Disclosure:	Not related to the owner.

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1. Introduction

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2. 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.	MEDIUM
In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause 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
Add time control to heating system.	MEDIUM
Add optimum start/stop to the heating system.	MEDIUM
Some walls have uninsulated cavities - introduce cavity wall insulation.	MEDIUM

c) Recommendations with a long payback

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

Recommendation	Potential impact
Some windows have high U-values - consider installing secondary glazing.	MEDIUM
Add local temperature control to the heating system.	MEDIUM

Add weather compensation controls to heating system.	MEDIUM
Add local time control to heating system.	MEDIUM
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	MEDIUM

d) Other Recommendations

This section lists other recommendations selected by the energy assessor, based on an energy performance assessment of the building. It may take into account other reliable relevant evidence that has been provided by the building owner or occupier.

No recommendations are defined by the energy assessor.

3. Next Steps

a) Your Recommendation Report

As the building occupier, it is a regulatory requirement that an Energy Performance Certificate must include a Recommendation Report unless there is no reasonable potential for energy performance improvements compared to the energy performance requirements in force.

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4. Glossary

a) Payback

The payback periods are based on data collated through Carbon Trust energy survey reports. They provide a range of typical payback periods for different types of measures. They are likely payback periods, 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 most effectively reduce 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 the energy assessment of the building.

c) Valid report

A valid report is a report that has been:

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5. Green Deal Information

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