



**Energy Performance Certificate (EPC)
For Existing Buildings**

Unit 1b
20-25 Albert Street
Derby
DE1 2DS

December 2009



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1 Executive Summary

Our Assessor completed a survey of Unit 1b, 20-25 Albert Street, Derby on 16th December 2009.

The survey related to establishing the details of the fixed internal building services, building fabric and geometrical data.

The information gathered by the surveying team has since been processed using CLG Accredited software, by one of our Accredited Energy Assessors, in order to produce the required Energy Performance Certificate (EPC) and Recommendation Report (RR).

Both the EPC and RR are appended below.

The EPC and Recommendation Report were lodged onto the Landmark Register on 23 of December 2009.

The unique Report Reference Numbers (RRN) for each of the documents are as follows;

EPC: 0401-2827-6430-9990-1103

RR: 9220-1094-0461-7940-8014



2 Address Details

The following address is taken from the CLG approved Landmark register and is shown in the approved format along with the Unique Property Reference Number (UPRN);

UPRN: 116948470000

LINE 1:

LINE 2: Unit 1b

LINE 3: 20-25 Albert Street

LINE 4: Derby

CITY:

POSTCODE: DE1 2DS



3 Assessor Details

The Energy Assessment was undertaken by Firefly Risk Solutions.
The following information relates to the Energy Assessor that completed and subsequently lodged the EPC onto the Landmark Register;

Assessor Name:	Jonathan Parkes
Assessor Number:	EES/005659
Accreditation Scheme:	Elmhurst Energy Systems Ltd



Appendix A

EPC Certificate



Energy Performance Certificate

Non-Domestic Building



Unit 1B
20-25 Albert Street
DERBY
DE1 2DS

Certificate Reference Number:
0401-2827-6430-9990-1103

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

◀ 94

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):	206
Building complexity (NOS level):	3

Benchmarks

Buildings similar to this one could have ratings as follows:

45 If newly built

61 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 v3.4.a using calculation engine SBEM v3.4.a

Property Reference: 116948470000

Assessor Name: Jonathan Parkes

Assessor Number: EES/005659

Accreditation Scheme: Elmhurst Energy Systems Ltd

Employer/Trading Name: Midland Assess Energy Ltd

Employer/Trading Address: 68 Jesson Road, Highgate, Walsall, West Midlands, WS1 3AX

Issue Date: 23 Dec 2009

Valid Until: 22 Dec 2019 (unless superseded by a later certificate)

Related Party Disclosure:

Recommendations for improving the property are contained in Report Reference Number: 9220-1094-0461-7940-8014

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**

Appendix B

Recommendation Report



