

# Energy Performance Certificate

Non-Domestic Building



Flass Inn  
Durham Road  
Ushaw Moor  
DURHAM  
DH7 7LF

Certificate Reference Number:  
0030-0331-5010-2429-9092

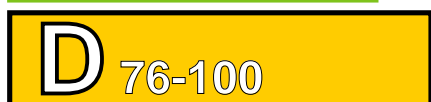
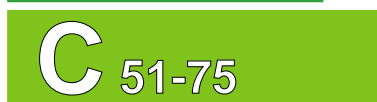
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

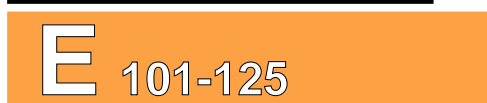
More energy efficient



Net zero CO<sub>2</sub> emissions



◀ 97 This is how energy efficient the building is.



Less energy efficient

## Technical information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 362  
Building complexity (NOS level): 3

## Benchmarks

Buildings similar to this one could have ratings as follows:

41 If newly built

68 If typical of the existing stock

## Administrative information

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

**Assessment Software:** iSBEM v3.4.a using calculation engine SBEM v3.4.a

**Property Reference:** 321093450000

**Assessor Name:** David Wallman

**Assessor Number:** BREC200480

**Accreditation Scheme:** BRE Global

**Employer/Trading Name:** Wall Street Surveys

**Employer/Trading Address:** 18, The Plantations, Billingham, Cleveland, TS22 5SN

**Issue Date:** 23 Nov 2009

**Valid Until:** 22 Nov 2019 (unless superseded by a later certificate)

**Related Party Disclosure:** None

**Recommendations for improving the property are contained in Report Reference Number: 0902-2395-1440-0090-3103**

## 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](http://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](http://www.carbontrust.co.uk) or call us on **0800 085 2005**