VITAL
property solutions

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ENERGY PERFORMANCE CERTIFICATE

1st-3rd Storey Office Accomodation
Elder House
Elder Gate
Milton Keynes
MK9 1LR

3 March 2011

Vital Property Solutions
The UK's specialist EPC and DEC provider
Energy Performance Certificates (EPCs) for commercial property nationwide
Display Energy Certificates (DECs) for public sector property nationwide

Energy Performance Certificate

Non-Domestic Building

HM Government

1ST-3RD STOREY OFFICE ACCOMODATION
Elder House
Elder Gate
MILTON KEYNES
MK9 1LR

Certificate Reference Number:
0595-0739-9859-8922-7006

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 CO_2 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

91 **This is how energy efficient the building is.**

Technical information

Main heating fuel:	Natural Gas
Building environment:	Air Conditioning
Total useful floor area (m^2):	6300
Building complexity (NOS level):	4
Building emission rate ($kgCO_2/m^2$):	81.67

Benchmarks

Buildings similar to this one could have ratings as follows:

63 If newly built

148 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.b using calculation engine SBEM v3.5.b.0
Property Reference:	985877990005
Assessor Name:	Mr Stuart Holton
Assessor Number:	RICS300114
Accreditation Scheme:	Royal Institution of Chartered Surveyors
Employer/Trading Name:	Stuart Holton
Employer/Trading Address:	18, Coneygeare Court, Eynesbury, Cambridgeshire, PE19 2UL
Issue Date:	03 Mar 2011
Valid Until:	02 Mar 2021 (unless superseded by a later certificate)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: 0220-9987-0459-9595-7080

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.

CARBON TRUST

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

HM Government

Report Reference Number: 0220-9987-0459-9595-7080

1ST-3RD STOREY OFFICE ACCOMODATION
Elder House
Elder Gate
MILTON KEYNES
MK9 1LR

Building Type(s): Office

ADMINISTRATIVE INFORMATION	
Issue Date:	03 Mar 2011
Valid Until:	02 Mar 2021 (*)
Total Useful Floor Area (m^2):	6300
Calculation Tool Used:	Lifespan SBEM v3.5.b using calculation engine SBEM v3.5.b.0
Property Reference:	985877990005
Energy Performance Certificate for the property is contained in Report Reference Number: 0595-0739-9859-8922-7006	

ENERGY ASSESSOR DETAILS	
Assessor Name:	Mr Stuart Holton
Employer/Trading Name:	Stuart Holton
Employer/Trading Address:	18, Coneygeare Court, Eynesbury, Cambridgeshire, PE19 2UL
Assessor Number:	RICS300114
Accreditation scheme:	Royal Institution of Chartered Surveyors
Related Party Disclosure:	Not related to the owner

(*) Unless superseded by a later recommendation report

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1. Background

Statutory Instrument 2007 No. 991, *The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007*, as amended, transposes the requirements of Articles 7.2 and 7.3 of the Energy Performance of Buildings Directive 2002/91/EC.

This report is a Recommendation Report as required under regulations 16(2)(a) and 19 of the Statutory Instrument SI 2007:991.

This section provides general information regarding the building:

Total Useful Floor Area (m^2):	6300
Building Environment:	Air Conditioning

2. Introduction

This Recommendation Report was produced in line with the Government's approved methodology and is based on calculation tool Lifespan SBEM v3.5.b using calculation engine SBEM v3.5.b.0 .

In accordance with Government's current guidance, the Energy Assessor did undertake a walk around survey of the building prior to producing this Recommendation Report.

3. 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.	HIGH

b) Recommendations with a medium payback

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

No recommendations of medium term payback have been identified

c) Recommendations with a long payback

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

Recommendation	Potential impact
Consider installing solar water heating.	LOW
Consider installing PV.	LOW

d) Other recommendations

This section lists other recommendations selected by the energy assessor, based on an understanding of the building, and / or based on a valid existing energy report.

No recommendations defined by the energy assessor have been identified

4. Next steps

a) Your Recommendation Report

As the building occupier, regulation 10(1) of SI 2007:991 requires that an Energy Performance Certificate *"must be accompanied by a recommendation report".*

You must be able to produce a copy of this Recommendation Report within seven days if requested by an Enforcement Authority under regulation 39 of SI 2007:991.

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 by request through the Non-Dwellings Register (www.epcregister.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 produced a set of recommendations, which the Energy Assessor has reviewed in the light of his / her knowledge of the building and its use. The Energy Assessor may have comments on the recommendations based on his / her knowledge of the building and its use. The Energy Assessor may have inserted additional measures in section 3d (Other Recommendations). He / she may have removed some automatically generated recommendations or added additional 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) Complaints

Details of the assessor and the relevant accreditation scheme are on this report and the energy performance certificate. You can get contact details of the accreditation scheme from our website at www.communities.gov.uk/epbd, together with details of their procedures for confirming authenticity of a certificate and for making a complaint.

5. Glossary

a) Payback

The payback periods are based on data provided by Good Practice Guides and Carbon Trust energy survey reports and are average figures calculated using a simple payback method. It is assumed that the source data is correct and accurate using up to date information.

The figures have been calculated as an average across a range of buildings 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 have most impact on 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 his / her knowledge of the building. The impact of other recommendations are determined by the assessor.

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.

SBEM Main Calculation Output Document

Thu Mar 03 21:44:47 2011

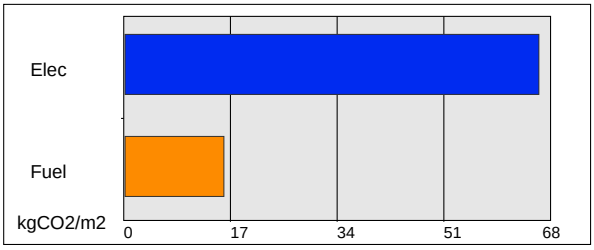
Building name

Elder House

Building type: Office

SBEM is an energy calculation tool for the purpose of assessing and demonstrating compliance with Building Regulations (Part L for England and Wales, Section 6 for Scotland, Part F for Northern Ireland, Part L for Republic of Ireland and Building Bye-laws Jersey Part 11) and to produce Energy Performance Certificates and Building Energy Ratings. Although the data produced by the tool may be of use in the design process, **SBEM is not intended as a building design tool.**

Building Energy Performance and CO2 emissions

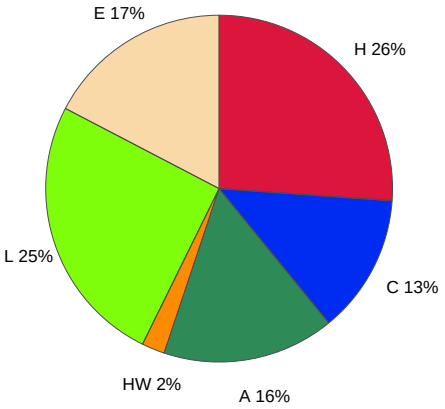


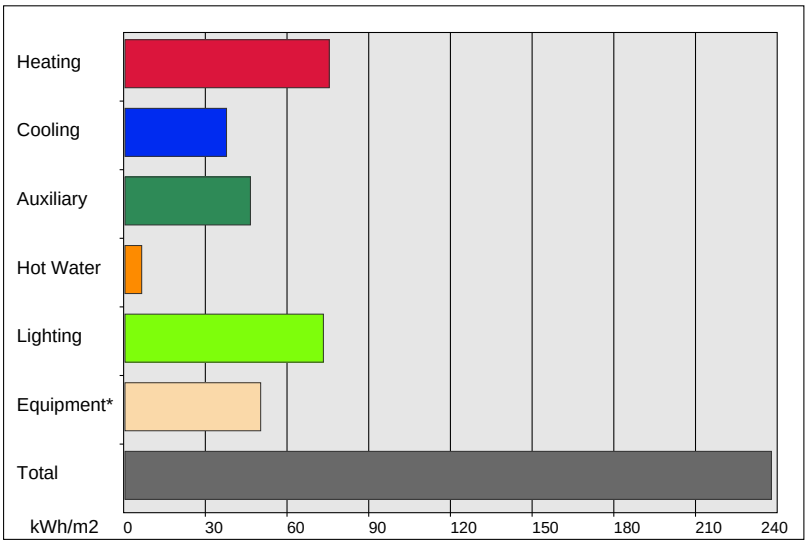
0 kgCO2/m2 displaced by the use of renewable sources.

Building area is 6300m2

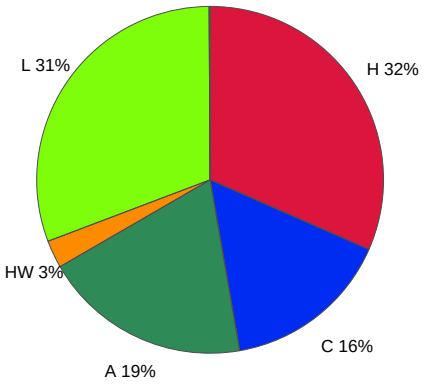
Annual Energy Consumption

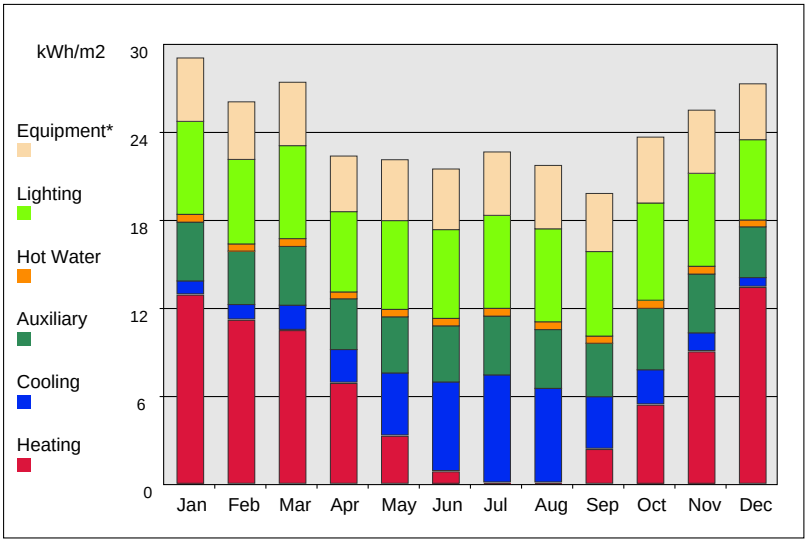
(Pie chart including Equipment end-use)





(Pie chart excluding Equipment end-use)





(*) Although energy consumption by equipment is shown in the graphs, the CO2 emissions associated with this end-use have not been taken into account when producing the rating.