

# Energy Performance Certificate (EPC) For NON-Domestic Existing Buildings

1<sup>st</sup> & 2<sup>nd</sup> FLOORS  
14-16 EWELL ROAD  
CHEAM  
SM3 8BU

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PSG, Kingfield House, Kingfield Road, Woking, GU22 9EG

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[www.psgconnect.co.uk/woking](http://www.psgconnect.co.uk/woking)



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**Non-Domestic Energy Performance  
Certificate (EPC) for existing buildings**

A photograph of a modern building's interior, showing a glass and steel structure with multiple levels and balconies. The image is overlaid with a light blue tint.

# **Energy Performance Certificate (EPC)**

PSG, Kingfield House, Kingfield Road, Woking, GU22 9EG

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# Energy Performance Certificate

Non-Domestic Building



1ST & 2ND FLOORS  
14-16 Ewell Road  
Cheam  
SUTTON  
SM3 8BU

Certificate Reference Number:  
0641-0738-0389-9821-3002

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](http://www.gov.uk/government/collections/energy-performance-certificates).

## Energy Performance Asset Rating

More energy efficient



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

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

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

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

## Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	133
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	56.41
Primary energy use (kWh/m <sup>2</sup> per year):	329.89

## Benchmarks

Buildings similar to this one could have ratings as follows:

**20** If newly built

**60** If typical of the existing stock





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# Non-Domestic Energy Performance Certificate (EPC) for existing buildings

A photograph of a modern building's interior, featuring a large glass facade and a complex network of white structural beams. The view is from an elevated position, looking down and across the space. The image is overlaid with a semi-transparent blue filter.

## Recommendation Report

PSG, Kingfield House, Kingfield Road, Woking, GU22 9EG

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# Recommendation Report

This report is associated with an Energy Performance Certificate.

**Report Reference Number: 0399-2710-8840-6300-4813**

1ST & 2ND FLOORS

14-16 Ewell Road

Cheam

SUTTON

SM3 8BU

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Building Type(s): B1 Offices and Workshop businesses

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<b>ADMINISTRATIVE INFORMATION</b>	
Issue Date:	27 Sep 2018
Valid Until:	26 Sep 2028 (*)
Total Useful Floor Area (m <sup>2</sup> ):	133
Building Environment:	Heating and Natural Ventilation
Calculation Tool Used:	CLG, iSBEM, v5.4.b, SBEM, v5.4.b.0
Property Reference:	498337800001
Energy Performance Certificate for the property is contained in Report Reference Number: 0641-0738-0389-9821-3002	

<b>ENERGY ASSESSOR DETAILS</b>	
Assessor Name:	NEIL JACKSON
Employer/Trading Name:	PSG
Employer/Trading Address:	KINGFIELD HOUSE, KINGFIELD ROAD, GU22 9EG
Assessor Number:	STRO025634
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:

<b>Recommendation</b>	<b>Potential impact</b>
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	LOW
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:

<b>Recommendation</b>	<b>Potential impact</b>
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	LOW

### ***c) Recommendations with a long payback***

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

<b>Recommendation</b>	<b>Potential impact</b>
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	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.

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](http://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**

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](http://www.stroma.com).

A copy of this report 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](http://www.ndepcregister.com). The report (including the building address) and other data about the building collected during the energy assessment but not shown on the report, for instance heating system data, will be made publicly available at [www.opendatacommunities.org](http://www.opendatacommunities.org).

This report and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit [www.ndepcregister.com](http://www.ndepcregister.com). To opt out of having information about your building made publicly available, please visit [www.ndepcregister.com/optout](http://www.ndepcregister.com/optout).

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](http://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**

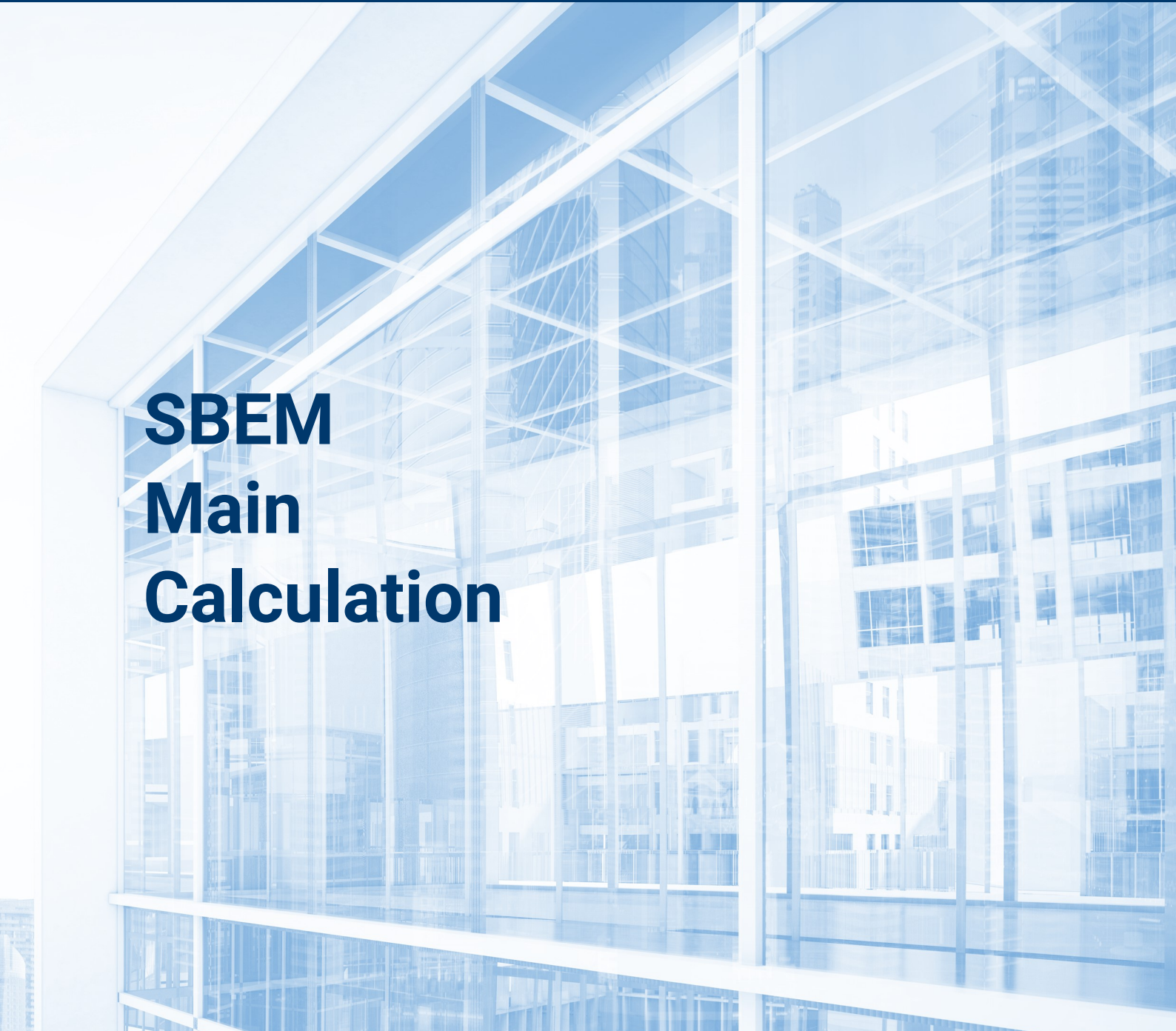
The Green Deal may enable you to improve the property to make it more energy efficient and cheaper to run.





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# Non-Domestic Energy Performance Certificate (EPC) for existing buildings

A photograph of a modern building's interior, featuring a large glass facade and a complex structural grid. The image is overlaid with a semi-transparent blue filter. The text 'SBEM Main Calculation' is positioned on the left side of the image.

## SBEM Main Calculation

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# SBEM Main Calculation Output Document

Thu Sep 27 16:39:34 2018

v5.4.b.0

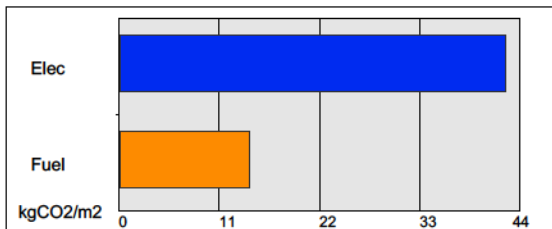
Building name

## 1ST & 2ND FLOOR, 14-16 EWELL R

Building type: B1 Offices and Workshop businesses

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

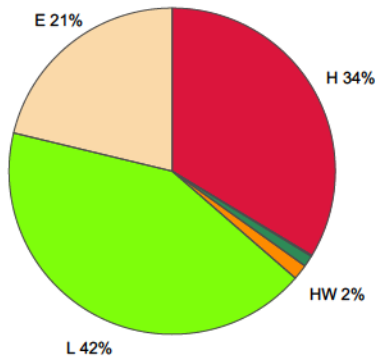


0 kgCO2/m2 displaced by the use of renewable sources.

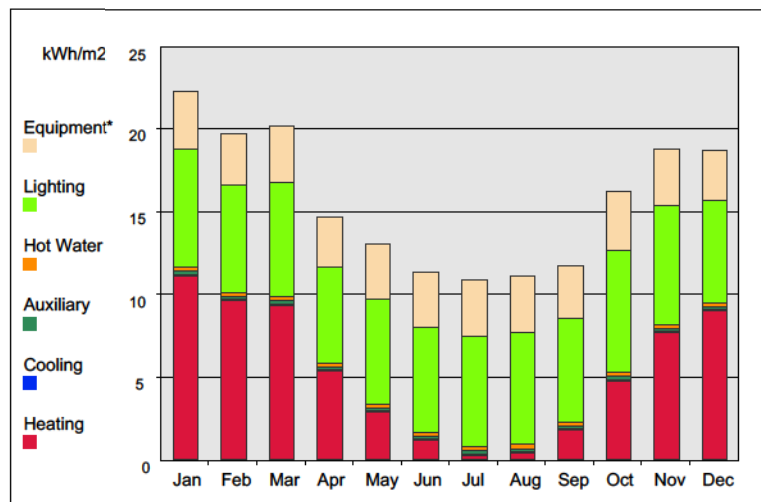
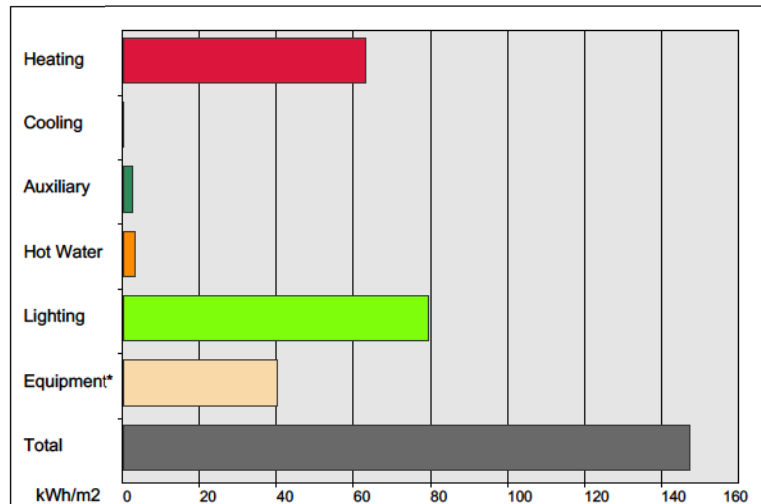
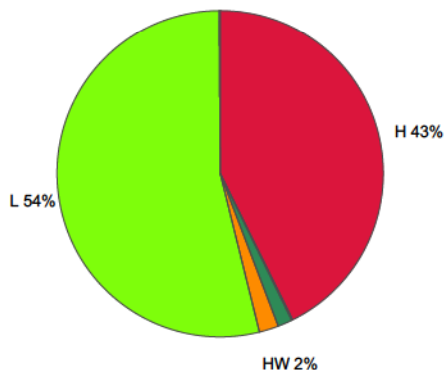
Building area is 132.46 m2

### Annual Energy Consumption

(Pie chart including Equipment end-use)

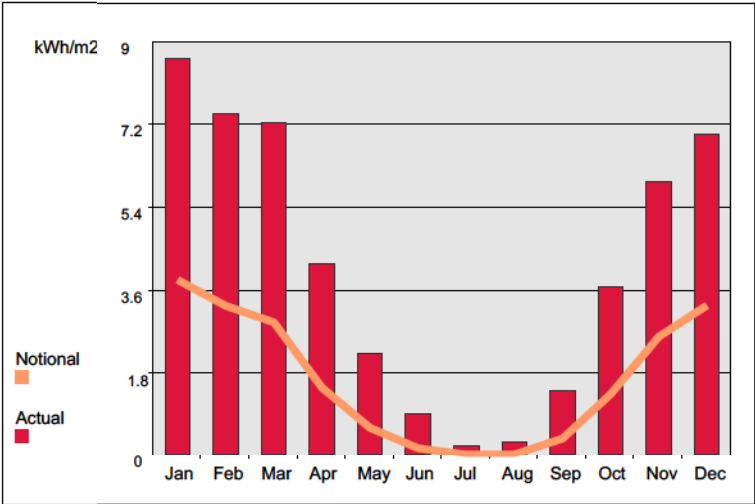
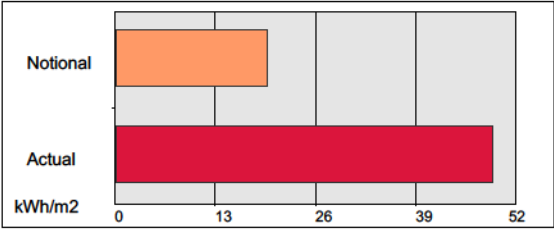


(Pie chart excluding Equipment end-use)

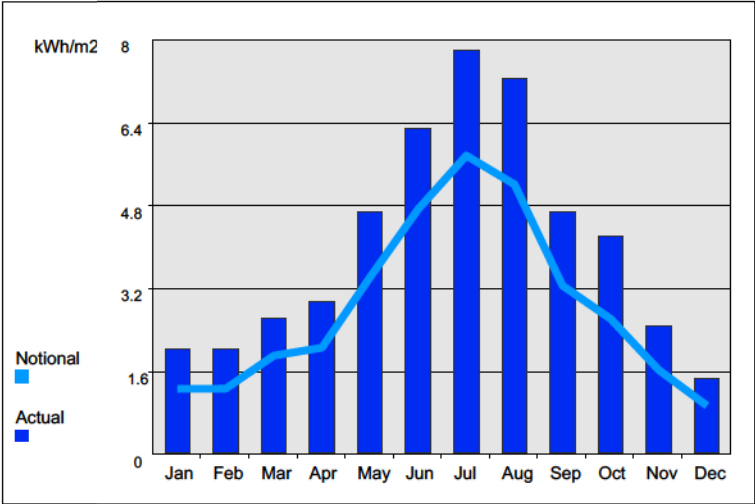
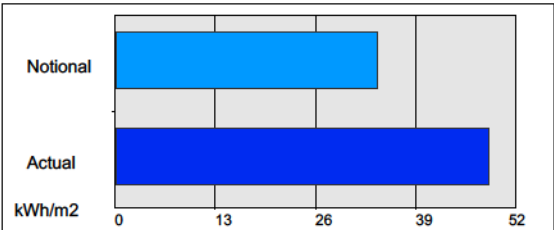


(\*) Although energy consumption by equipment is shown in the graphs for information, this end-use has not been included in the total results of the building or the calculation of the ratings.

## Annual Heating Demand



## Annual Cooling Demand







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## Additional Information:

### Services available from PSG

- Residential EPCs
- Public Buildings (Display Energy Certificates)
- SAP Service for New Build Properties
- Infrared Thermography
- Asbestos Services
- Air Pressure Testing
- Air Sealing
- Acoustic Testing
- Air Conditioning Inspections
- Code for Sustainable Homes
- Support Service for Property Managers
- All energy related consultancy
- Bespoke reporting
- Conveyancing Searches
- Title and Legal Indemnity Insurance
- Risk Management and Compliance Products
- Integrated Quote, Referral and Case Management Solutions

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