



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

Priory House
Sydenham Road
GUILDFORD GU1 3RX

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

Energy Performance Certificate (EPC)

6 Great Cliffe Court, Great Cliffe Road, Barnsley, S75 3SP
Tel : 01484 773288 Fax : 01484 489799
CustomerServices@PSGenergy.co.uk
www.PSGEnergy.co.uk

PSGenergy 

Energy Performance Certificate

Non-Domestic Building



Moore Stephens
Priory House, Sydenham Road
GUILDFORD
GU1 3RX

Certificate Reference Number:

0360-0639-8119-0925-3002

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 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

◀ 75

This is how energy efficient the building is.

D 76-100

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 ²):	425
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	56.46

Benchmarks

Buildings similar to this one could have ratings as follows:

29 If newly built

78 If typical of the existing stock

Administrative information

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

Assessment Software:	SBEM online v1.3 using calculation engine SBEM v4.1.c.3
Property Reference:	601136980000
Assessor Name:	Mr Paul Owen
Assessor Number:	NHER005642
Accreditation Scheme:	NHER
Employer/Trading Name:	PSG Energy
Employer/Trading Address:	The Fernery, Market Square, Midhurst GU29 9NP
Issue Date:	01 Jun 2011
Valid Until:	31 May 2021 (unless superseded by a later certificate)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: 0390-2658-1940-3100-6903	

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**



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Recommendation Report

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Recommendation Report



Report Reference Number: 0390-2658-1940-3100-6903

Moore Stephens
 Priory House, Sydenham Road
 GUILDFORD
 GU1 3RX

Building Type(s): B1 Offices and Workshop businesses

ADMINISTRATIVE INFORMATION	
Issue Date:	01 Jun 2011
Valid Until:	31 May 2021 (*)
Total Useful Floor Area (m ²):	425
Calculation Tool Used:	SBEM online v1.3 using calculation engine SBEM v4.1.c.3
Property Reference:	601136980000
Energy Performance Certificate for the property is contained in Report Reference Number: 0360-0639-8119-0925-3002	

ENERGY ASSESSOR DETAILS	
Assessor Name:	Mr Paul Owen
Employer/Trading Name:	PSG Energy
Employer/Trading Address:	The Fernery, Market Square, Midhurst GU29 9NP
Assessor Number:	NHER005642
Accreditation scheme:	NHER
Related Party Disclosure:	Not related to the owner

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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):	425
Building Environment:	Heating and Natural Ventilation

2. Introduction

This Recommendation Report was produced in line with the Government's approved methodology and is based on calculation tool SBEM online v1.3 using calculation engine SBEM v4.1.c.3 .

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
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	LOW
Consider replacing T8 lamps with retrofit T5 conversion kit.	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
Improve insulation on HWS storage.	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
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	LOW
Add optimum start/stop to the 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 temperature control to the heating system.	MEDIUM
Add weather compensation controls to heating system.	MEDIUM
Add local time control to heating system.	LOW

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

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.



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SBEM Main Calculation

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SBEM Main Calculation Output Document

Wed Jun 01 15:12:27 2011

v4.1.c.3

Building name

Priory House

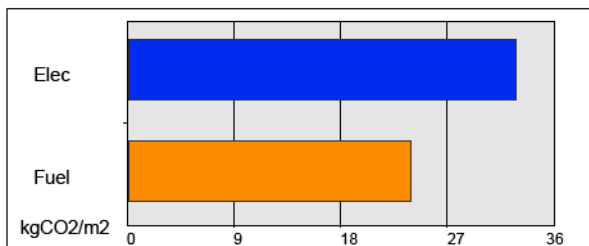
Building type: B1 Offices and Workshop businesses

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

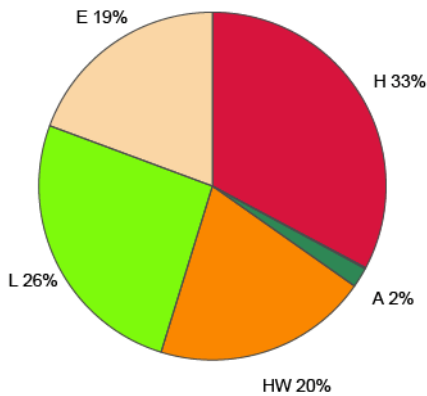
0 kgCO₂/m² displaced by the use of renewable sources.

Building area is 425.059 m²

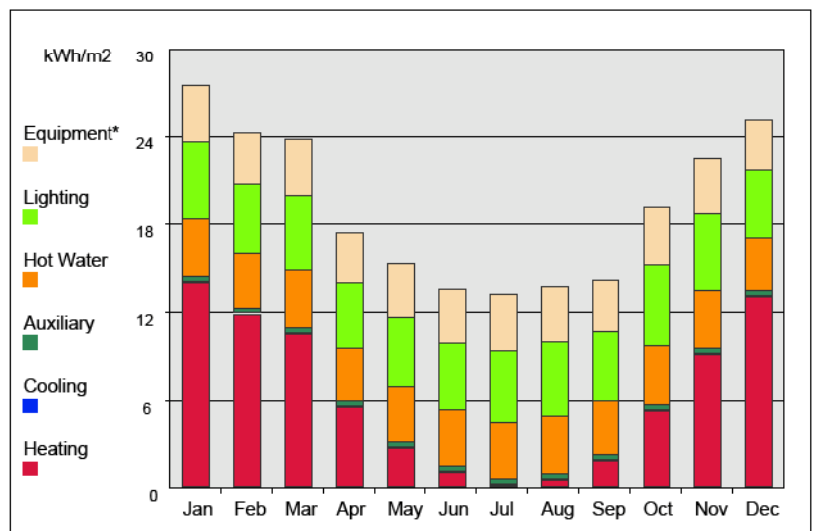
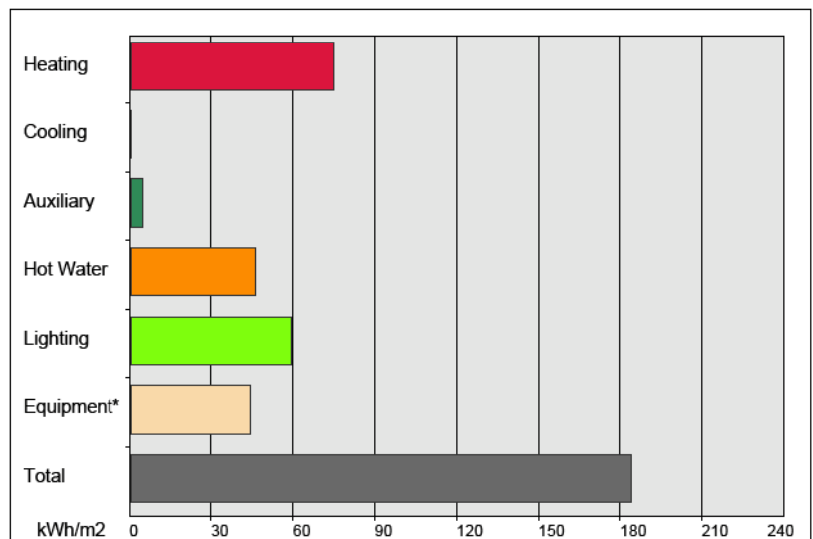
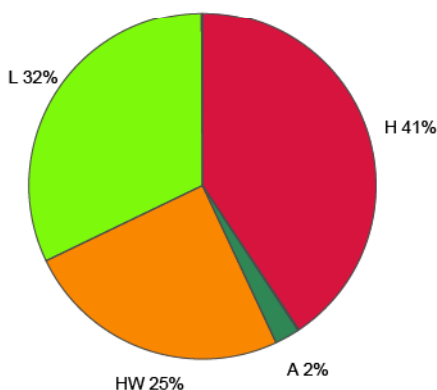


Annual Energy Consumption

(Pie chart including Equipment end-use)

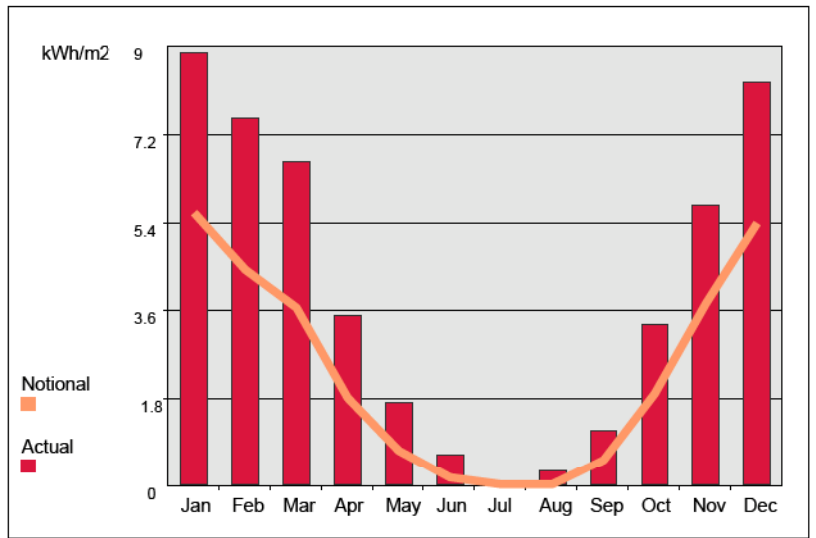
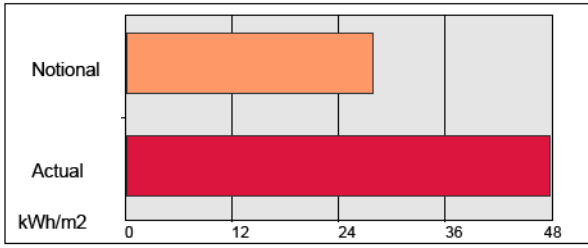


(Pie chart excluding Equipment end-use)

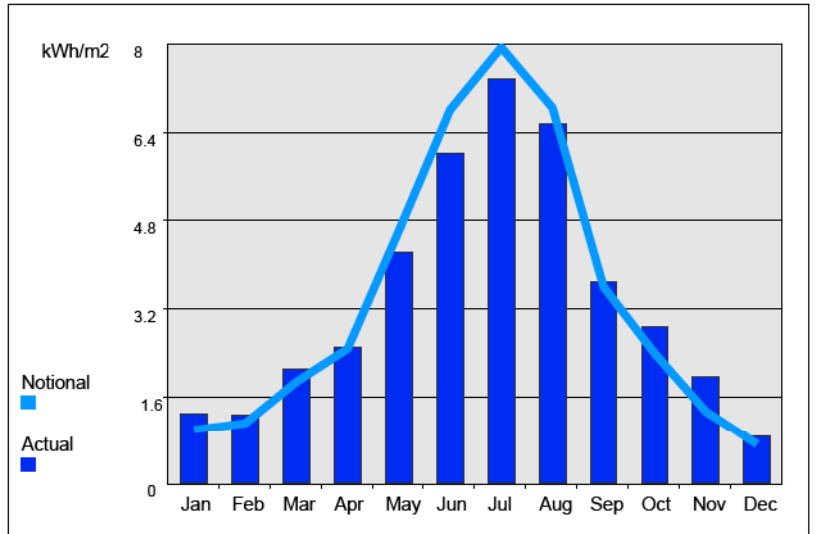
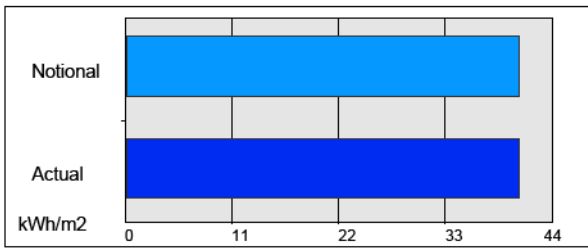


(*) Although energy consumption by equipment is shown in the graphs, the CO₂ emissions associated with this end-use have not been taken into account when producing the rating.

Annual Heating Demand



Annual Cooling Demand



Additional Information

Other Services available from PSG Energy :

- Domestic EPCs
- Public Buildings (DECs)
- SAP Service for New Build Properties
- Infrared Thermography (IRT)
- Asbestos Services
- Air Pressure Testing
- Air Sealing
- Acoustic Testing
- Air Conditioning Inspections
- Code for Sustainable Homes
- Support Services for Property managers
- All Energy Related Consultancy
- Bespoke Reporting

To find out more Logon to www.PSGEnergy.co.uk

Additionally :

Conveyancing Searches are available through the PSG Network of local offices.

To find out more Logon to www.psgconnect.co.uk