Energy Performance Certificate

Non-Domestic Building

HM Government

Universal Tyre Co(Deptford) Ltd
West Street
ERITH
DA8 1AN

Certificate Reference Number:
9619-3014-0692-0800-9991

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

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

Less energy efficient

Technical information

Main heating fuel:	Other
Building environment:	Unconditioned
Total useful floor area (m^2):	427
Building complexity (NOS level):	3
Building emission rate ($kgCO_2/m^2$):	17.77

Benchmarks

Buildings similar to this one could have ratings as follows:

27 If newly built

72 If typical of the existing stock

Recommendation Report

HM Government

Report Reference Number: 0960-0849-1629-9194-9002

Universal Tyre Co(Deptford) Ltd
West Street
ERITH
DA8 1AN

Building Type(s): B1 Offices and Workshop businesses

ADMINISTRATIVE INFORMATION	
Issue Date:	13 Apr 2011
Valid Until:	12 Apr 2021 (*)
Total Useful Floor Area (m^2):	427
Calculation Tool Used:	iSBEM v4.1.c using calculation engine SBEM v4.1.c.2
Property Reference:	692698110000
Energy Performance Certificate for the property is contained in Report Reference Number: 9619-3014-0692-0800-9991	

ENERGY ASSESSOR DETAILS	
Assessor Name:	Agata Kisicka
Employer/Trading Name:	Energico
Employer/Trading Address:	6th Floor, Northway House, 1379, High Road, London, N20 9LP
Assessor Number:	BREC500027
Accreditation scheme:	Bre
Related Party Disclosure:	Not related to the owner

(*) Unless superseded by a later recommendation report

Table of Contents

1. Background..... 3

2. Introduction..... 3

3. Recommendations..... 4

4. Next Steps..... 6

5. Glossary..... 8

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):	427
Building Environment:	Unconditioned

2. Introduction

This Recommendation Report was produced in line with the Government's approved methodology and is based on calculation tool iSBEM v4.1.c using calculation engine SBEM v4.1.c.2 .

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
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	HIGH
Some loft spaces are poorly insulated - install/improve insulation.	HIGH
Some windows have high U-values - consider installing secondary glazing.	HIGH
Some walls have uninsulated cavities - introduce cavity wall insulation.	HIGH
Some floors are poorly insulated - introduce and/or improve insulation. Add insulation to the exposed surfaces of floors adjacent to underground, unheated spaces or exterior.	HIGH
Roof is poorly insulated. Install or improve insulation of roof.	HIGH
Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.	HIGH

b) Recommendations with a medium payback

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

Recommendation	Potential impact
Consider replacing T8 lamps with retrofit T5 conversion kit.	LOW
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:

Recommendation	Potential impact
Consider installing building mounted wind turbine(s).	LOW
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.

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.