

Energy Performance Certificate

Non-Domestic Building



95, Burnt Ash Lane
BROMLEY
BR1 5AA

Certificate Reference Number:
9232-3039-0377-0890-9695

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



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 72

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	135
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	114.59

Benchmarks

Buildings similar to this one could have ratings as follows:

28 If newly built

74 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 v4.1.d using calculation engine SBEM v4.1.d.0

Property Reference: 227368330000

Assessor Name: Rael Hoffman

Assessor Number: STRO008460

Accreditation Scheme: Stroma Accreditation

Employer/Trading Name: Keyserve Ltd

Employer/Trading Address: Flat 20 Davis Court, Saw Mill Way, London, N16 6AG

Issue Date: 12 Nov 2013

Valid Until: 11 Nov 2023 (unless superseded by a later certificate)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: 0920-0847-3379-2399-6096

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**

SBEM Main Calculation Output Document

Tue Nov 12 10:22:41 2013

v4.1.d.0

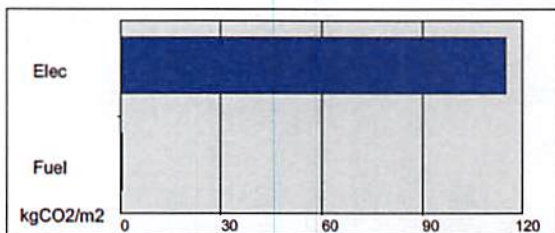
Building name

95 Burnt Ash Lane

Building type: A1/A2 Retail and Financial/Professional services

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

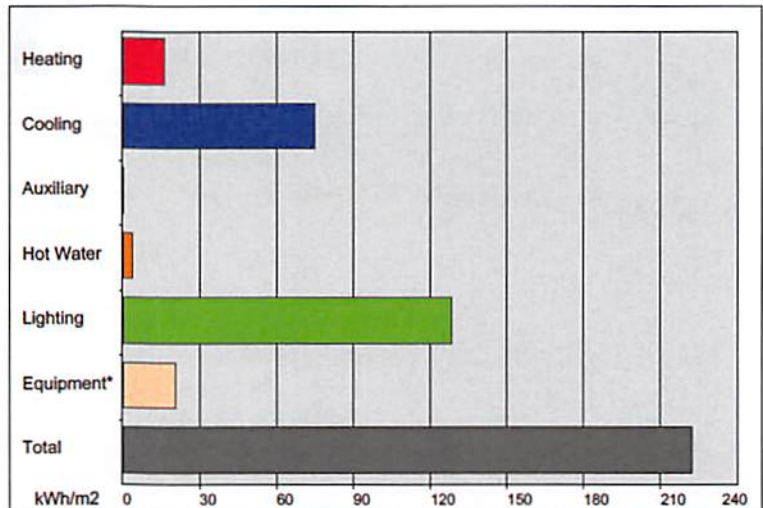
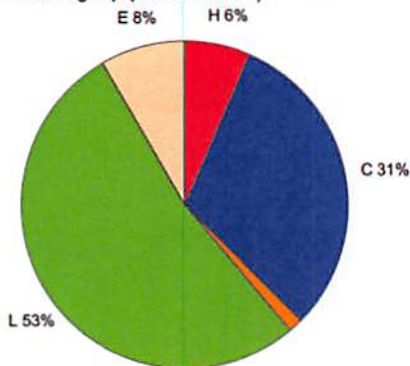


0 kgCO2/m2 displaced by the use of renewable sources.

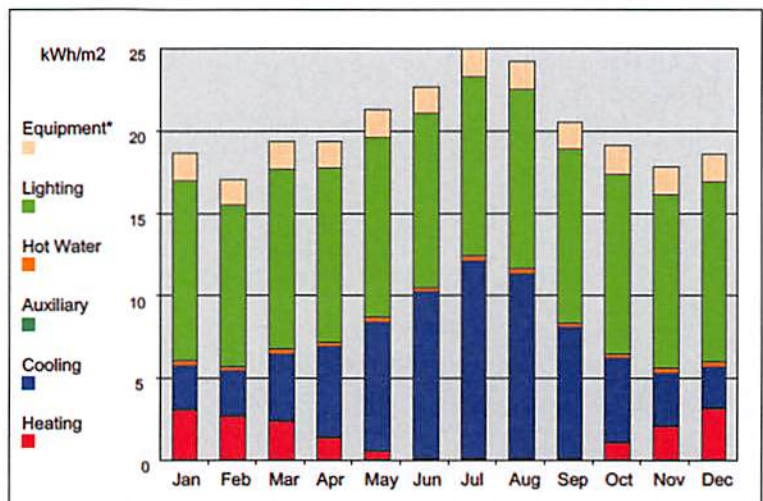
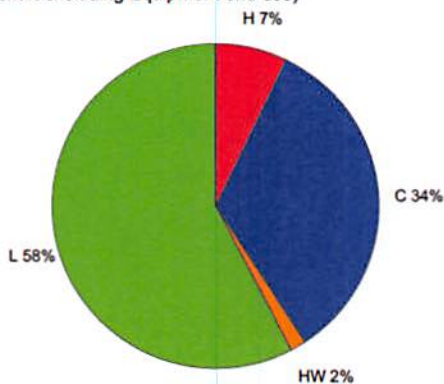
Building area is 135.17 m2

Annual Energy Consumption

(Pie chart including Equipment end-use)

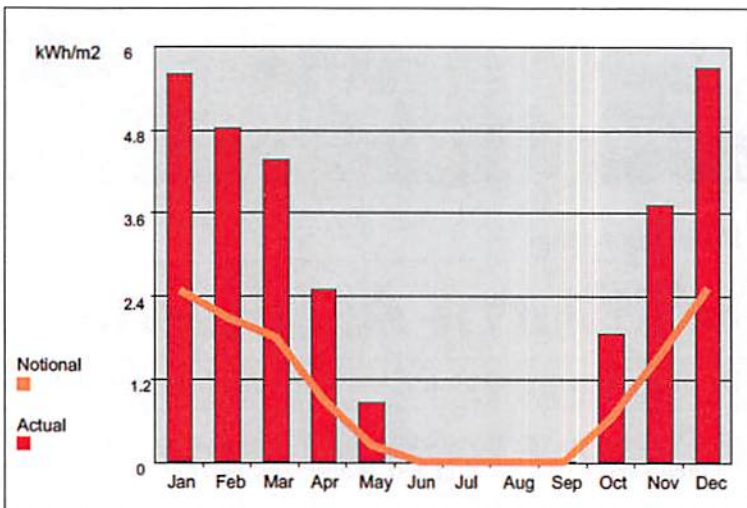
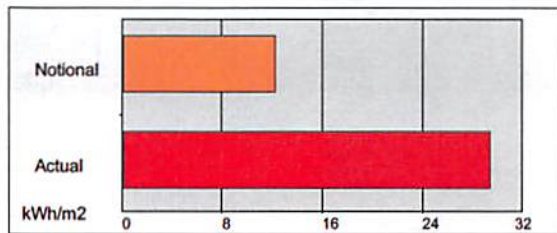


(Pie chart excluding Equipment end-use)



(*) 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

