

Energy Performance Certificate

Non-Domestic Building



Post Office
The Village
Ryhope
SUNDERLAND
SR2 0NQ

Certificate Reference Number:
0020-0430-1059-5999-0092

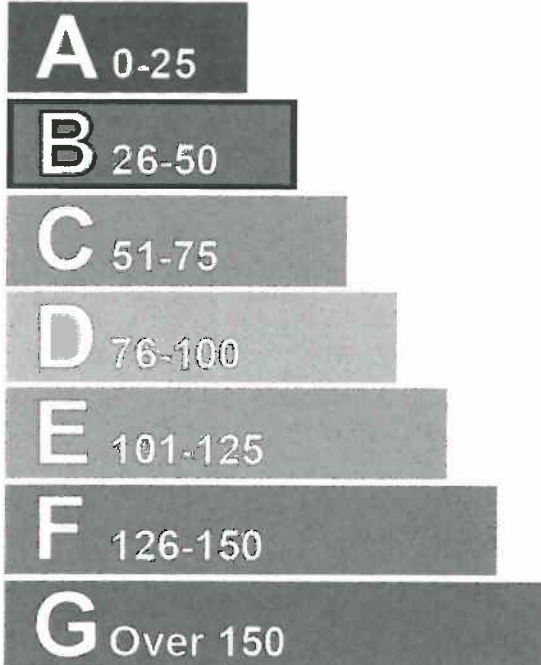
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for 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



◀ 50 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	38
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	86.81

Benchmarks

Buildings similar to this one could have ratings as follows:

37 If newly built

52 If typical of the existing stock

Administrative information

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

Assessment Software: iSBEM v3.5 a using calculation engine SBEM v3.5.a.0

Property Reference: 255004910000

Assessor Name: Mr Jeremy O'Connor

Assessor Number: ECMK201415

Accreditation Scheme: ECMK Ltd

Employer/Trading Name: OCALS LTD

Employer/Trading Address: 24 Rothbury Close Ingleby Barwick Stockton-on-Tees TS17 0YR

Issue Date: 18 Nov 2010

Valid Until: 17 Nov 2020 (unless superseded by a later certificate)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: 0095-9491-5940-0090-2003

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

Recommendation Report



Report Reference Number: 0095-9491-5940-0090-2003

Post Office
The Village
Ryhope
SUNDERLAND
SR2 0NQ

Building Type(s): Retail

ADMINISTRATIVE INFORMATION

Issue Date:	18 Nov 2010
Valid Until:	17 Nov 2020 (*)
Total Useful Floor Area (m ²):	38
Calculation Tool Used:	iSBEM v3.5.a using calculation engine SBEM v3.5.a.0
Property Reference:	255004910000
Energy Performance Certificate for the property is contained in Report Reference Number: 0020-0430-1059-5999-0092	

ENERGY ASSESSOR DETAILS

Assessor Name:	Mr Jeremy O'Connor
Employer/Trading Name:	OCALS LTD
Employer/Trading Address:	24 Rothbury Close Ingleby Barwick Stockton-on-Tees TS17 0YR
Assessor Number:	ECMK201415
Accreditation scheme:	ECMK Ltd
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):	38
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 iSBEM v3.5.a using calculation engine SBEM v3.5.a.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
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	LOW
Replace tungsten GLS spotlights with low-voltage tungsten halogen: Payback period dependent on hours of use.	LOW
Consider replacing T8 lamps with retrofit T5 conversion kit.	HIGH
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	LOW
Some spaces have a significant risk of overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	MEDIUM

b) Recommendations with a medium payback

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

Recommendation	Potential impact
Add optimum start/stop to the heating system.	LOW

c) Recommendations with a long payback

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

Recommendation	Potential impact
Add weather compensation controls to heating system.	LOW
Add local time control to heating system.	LOW
Consider replacing heating boiler plant with a condensing type.	MEDIUM