

A

Display Energy Certificate

How efficiently is this building being used?

B

A Government Dept
12th & 13th Floor
Jubilee House
High Street
Anytown
A1 2CD

Certificate Reference Number:
1234-1234-1234-1234

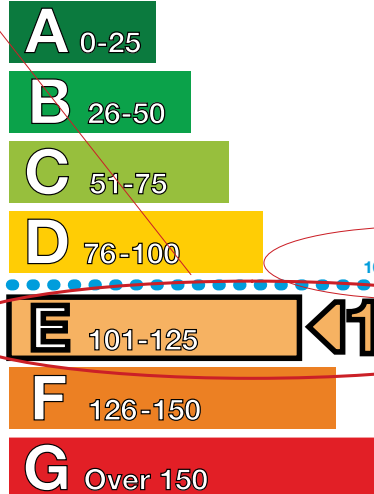
This certificate indicates how much energy is being used to operate this building. The Operational Rating is based on meter readings of all the energy actually used in the building. It is compared to a benchmark that represents performance indicative of all buildings of this type. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

H

Energy Performance Operational Rating

This tells you how efficiently energy has been used in the building. The numbers do not represent actual units of energy consumed; they represent comparative energy efficiency. 100 would be typical for this kind of building.

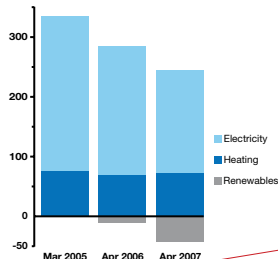
More energy efficient



100 would be typical

Total CO₂ Emissions

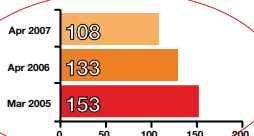
This tells you how much carbon dioxide the building emits. It shows tonnes per year of CO₂.



C

Previous Operational Ratings

This tells you how efficiently energy has been used in this building over the last three accounting periods



C

D

Technical information

This tells you technical information about how energy is used in this building. Consumption data based on actual readings.

Main heating fuel: Gas
Building Environment: Air Conditioned
Total useful floor area (m²): 2927
Asset Rating: 92

	Heating	Electrical
Annual Energy Use (kWh/m ² /year)	126	129
Typical Energy Use (kWh/m ² /year)	120	95
Energy from renewables	0%	20%

G

Administrative information

This is a Display Energy Certificate as defined in SI2007:991 as amended.

Assessment Software: OR v1
Property Reference: 891123776612
Assessor Name: Mark Simons
Assessor Number: ABC12345
Accreditation Scheme: Elmhurst Energy
Employer/Trading Name: EnergyWassessors London
Employer/Trading Address: 17 Dobree Avenue, London NW10 2AD
Issue Date: 12 May 2007
Nominated Date: 01 Apr 2007
Valid Until: 31 Mar 2008
Related Party Disclosure: EnergyWatch are contracted as energy managers
Recommendations for improving the energy efficiency of the building are contained in Report Reference Number 1234-1234-1234-1234

F

E

A	This provides information about the building that the DEC applies to.
B	Every DEC has a unique number. This number can be used to locate and get a copy of the certificate from the national register and to verify the validity of a DEC.
C	<p>The energy used by the building is converted into an amount of carbon dioxide (CO₂). Different types of fuel emit different amounts of CO₂. This shows how the energy use has changed over the last three years. The smaller the bar, the better the performance. This building has improved its performance over the last three years.</p> <p>Below the zero line show CO₂ savings from Low and Zero Carbon energy sources.</p> <p>The benchmark is the average energy performance for a building of this type. A number below the line indicates the building is below average energy performance. A number above the line indicates the building is above average performance.</p>
D	This section of the DEC shows Operational Ratings from previous years. This building has improved its Operational Rating i.e. is using less energy and emitting less CO ₂ than in previous.
E	<p>This shows key information about how the certificate was prepared.</p> <p>Assessment software: This shows which energy assessment method was used to produce the certificate.</p> <p>Property reference: This is a unique reference number which identifies the building.</p> <p>Assessor Name and Number Accreditation scheme: This identifies the assessor who produced the certificate with details of their accreditation scheme and their membership number.</p> <p>Issue and nominated date: This shows the date of issues of the certificate and the date from which the DEC is valid (i.e. the nominated date).</p>
F	This provides technical information about energy use. Further details are available in a full technical table.
G	<p>This shows the relevant elements of technical information used to produce the certificate.</p> <p>Main Heating Fuel: This indicates the main type of fuel used to heat the building.</p> <p>Building Environment: This indicates how the internal environment of the building is conditioned.</p> <p>Total useful floor area: This is the total area of all enclosed spaces measured to the internal face of the external walls (in accordance with the definition in the Building Regulations).</p> <p>Asset Rating: The asset rating of a building reflects the energy performance of that building in terms of the way it is built rather than the way it is used (standard use is assumed). It will appear here if the building has an Energy Performance Certificate (EPC). Asset ratings are on a scale of 0-150, where 0 is the most energy efficient building and 150 is the least energy efficient building.</p>
H	<p>This is the Operational Rating for this building. The rating shows the energy performance of the building as it is being used by the occupants.</p> <p>A building with performance equal to one typical of its type would therefore have an Operational Rating of 100. A building that resulted in zero CO₂ emissions would have an OR of zero, and a building that resulted in twice the typical CO₂ emissions would have an OR of 200.</p> <p>This rating indicates the building is being operated below average performance for a building of this type.</p>

Advisory Report

Report Reference Number: void-void-void-void-void

Building Occupier

John McGovern

Address

Unit 1& 2 75
River Road
Barking
IG11 0DR

Building Type(s): General office

ADMINISTRATIVE INFORMATION	
Issue Date:	09-10-2009
Valid Until:	01-10-2016
Total Useful Floor Area (m ²):	1082.72
Assessment Software:	ORCalc V2-00-02
Property Reference:	000000000000
Type of inspection:	Physical

ENERGY ASSESSOR DETAILS	
Assessor Name:	Unverified
Employer/Trading Name:	Unverified
Employer/Trading Address:	Unverified
Assessor Number:	Unverified
Accreditation scheme:	Unverified

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Draft copy

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 an Advisory 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):	1082.72
Building Description:	
Building Environment:	Heating and Natural Ventilation
On-site renewable energy sources:	Not applicable
Separable energy uses discounted:	General office, 8454.44kWh;

Fuel Types:	Quantity used (kWh)
Electricity	14987
Not used	0
Not used	0

2. Introduction

This Advisory Report was produced in line with the Government's approved methodology and is based on assessment software ORCalc V2-00-02. This advisory report was developed based on a physical visit of the building.

In accordance with Government's current guidance, the Energy Assessor did undertake a walk around survey of the building on prior to producing this Advisory 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
It is recommended that energy management techniques are introduced. These could include efforts to gain building users commitment to save energy, allocating responsibility for energy to a specific person (champion), setting targets and monitoring.	MEDIUM

b) Recommendations with a medium payback

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

Recommendation	Potential impact
Consider implementing regular inspections of the building fabric to check on the condition of insulation and sealing measures and removal of accidental ventilation paths.	LOW
Consider installing flexible plastic curtains across loading bay doors.	LOW

c) Recommendations with a long payback

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

Recommendation	Potential impact
Consider constructing draught lobbies to reduce unwanted air infiltration.	LOW
Consider a Combined Heating and Power (CHP) system as an alternative to conventional boilers.	HIGH
Consider installing a ground source heat pump.	HIGH
Consider installing building mounted photovoltaic electricity generating panels.	HIGH

d) Other Recommendations

No other recommendations were specified by the energy assessor.

4. Next Steps

a) Your Advisory Report

As the building occupier, regulation 16(2)(a) of SI 2007/991 requires that you have in your *'possession or control at all times a valid advisory report'*. Regulation 16(4) specifies that *'an advisory report is valid for a period of seven years beginning with the date it is issued'*.

You must be able to produce a copy of this Advisory Report within seven days if requested by an Enforcement Authority under regulation 39 of SI 2007/991.

This Advisory 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.

You must commission a new Advisory Report in seven years from the date this Advisory Report is issued. However, a new Advisory Report may be commissioned earlier.

b) Implementing recommendations

The recommendations provided within this Advisory Report have been selected by the accredited assessor from a central list of recommendations, based on his / her knowledge of the building fabric, building services, the operation of plant and equipment within the curtilage of the building, and the general management of the building.

The accredited assessor may have inserted additional measures in section 3d (Other Recommendations). The recommendations are provided as an indication of opportunities that appear to exist to improve the buildings energy efficiency.

c) Legal disclaimer

The advice provided in this Advisory Report is intended to be for information only. Recipients of this Advisory 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 display energy 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 report 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 most effectively reduce carbon emissions from the building. The carbon impact indicators are determined by the assessor based on his / her knowledge of the building. In most instances, the carbon impact has not been calculated accurately.

c) Valid report

A valid existing report is defined at the Energy Assessor's discretion.