

# Advisory Report

**Report Reference Number: 0904-0535-9020-7100-6803**

## Building Occupier

## Address

Bianco Sale Ltd  
62 Courtney House, Jarvis  
Road

SOUTH CROYDON  
CR2 6HU

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Building Type(s): General office

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<b>ADMINISTRATIVE INFORMATION</b>	
Issue Date:	03/07/2008
Valid Until:	02/07/2015
Total Useful Floor Area (m <sup>2</sup> ):	417
Assessment Software:	ORCALC V1-04-09
Property Reference:	649195050000
Type of inspection:	Desk

<b>ENERGY ASSESSOR DETAILS</b>	
Assessor Name:	Richard Hipkiss
Employer/Trading Name:	i-Prophets Energy Services
Employer/Trading Address:	Daresbury Innovation Centre, Warrington WA4 4FS
Assessor Number:	LCEA095506
Accreditation scheme:	CIBSE Certification Limited

## Table of Contents

1. Background.....	3
2. Introduction.....	3
3. Recommendations.....	4
4. Next Steps.....	5
5. Glossary.....	6

## 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 <sup>2</sup> ):	417
Building Description:	
Building Environment:	Air Conditioning
On-site renewable energy sources:	NONE
Separable energy uses discounted:	NONE

Fuel Types:	Quantity used (kWh)
Electricity	24421
Natural Gas	23378
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 V1-04-09. This advisory report was developed based on desk-based or prior knowledge of the building.

In accordance with Government's current guidance, the Energy Assessor did not undertake a walk around survey of the building 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:

<b>Recommendation</b>	<b>Potential impact</b>
Review the air conditioning energy performance report and seek to implement any outstanding recommendations for action.	LOW
Consider installing automated controls and monitoring systems to electrical equipment and portable appliances to minimise electricity waste.	LOW

#### ***b) Recommendations with a medium payback***

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

<b>Recommendation</b>	<b>Potential impact</b>
Engage experts to propose specific measures to reduce hot water wastage and plan to carry this out.	LOW

#### ***c) Recommendations with a long payback***

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

<b>Recommendation</b>	<b>Potential impact</b>
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#### ***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.

<b>Recommendation</b>	<b>Potential impact</b>
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## 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](http://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](http://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 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.