

# Energy Performance Certificate

## Non-Domestic Building



22-24, City Road  
LONDON  
EC1Y 2AJ

Certificate Reference Number:  
9290-9009-0328-2450-8044

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](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

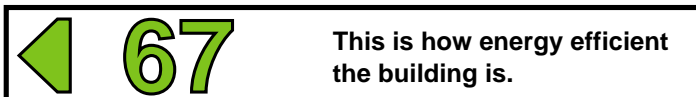
**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150



Less energy efficient

### Technical information

Main heating fuel: Grid Supplied Electricity  
Building environment: Mixed-mode with Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 1408  
Building complexity (NOS level): 4

### Benchmarks

Buildings similar to this one could have ratings as follows:

**51** If newly built

**106** If typical of the existing stock

## Administrative information

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

|   |  |
|---|--|
| <b>Assessment Software:</b>   | DesignBuilder v.1.9.0.002 using calculation engine SBEM v3.2.b |
| <b>Property Reference:</b>  | 942098520000   |
| <b>Assessor Name:</b>   | Paul Richard Winstanley  |
| <b>Assessor Number:</b>   | LCEA090614   |
| <b>Accreditation Scheme:</b>  | CIBSE Certification Ltd  |
| <b>Employer/Trading Name:</b>   | Barron Evers Ltd   |
| <b>Employer/Trading Address:</b>  | Barron Evers Ltd 3-4 Woodside Place Glasgow G3 7QF             |
| <b>Issue Date:</b>  | 24 Nov 2008  |
| <b>Valid Until:</b>   | 23 Nov 2018 (unless superseded by a later certificate)         |
| <b>Related Party Disclosure:</b>  |  |
| <b>Recommendations for improving the property are contained in Report Reference Number:</b> | <b>0924-4059-0082-0890-4925</b>                                |

## 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](http://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](http://www.carbontrust.co.uk) or call us on **0800 085 2005**