



Project name

London Office

As built

Date: Fri Jan 09 21:59:17 2026

Administrative information

Building Details

Address: London,

Certification tool

Calculation engine: SBEM

Calculation engine version: v5.3.a.0

Interface to calculation engine: Design Database

Interface to calculation engine version: v26.06.00.05

BRUKL compliance check version: v5.3.a.0

Owner Details

Name: Information not provided by the user

Telephone number: Information not provided by the user

Address: Information not provided by the user, Information not provided by the user, Information not provided by the user

Certifier details

Name: Khalid Al-karaghouli

Telephone number: Information not provided by the user

Address: Sutton/London, Surrey, Information not provided by the user

Criterion 1: The calculated CO₂ emission rate for the building must not exceed the target

The building does not comply with England Building Regulations Part L 2013

CO ₂ emission rate from the notional building, kgCO ₂ /m ² .annum	13.5
Target CO ₂ emission rate (TER), kgCO ₂ /m ² .annum	13.5
Building CO ₂ emission rate (BER), kgCO ₂ /m ² .annum	57.9
Are emissions from the building less than or equal to the target?	BER > TER
Are as built details the same as used in the BER calculations?	Separate submission

Criterion 2: The performance of the building fabric and fixed building services should achieve reasonable overall standards of energy efficiency

Values which do not achieve the standards in the Non-Domestic Building Services Compliance Guide and Part L are displayed in red.

Building fabric

Element	U _a -Limit	U _a -Calc	U _i -Calc	Surface where the maximum value occurs*
Wall**	0.35	1.45	1.45	04 Wall 1
Floor	0.25	-	-	"No heat loss floors"
Roof	0.25	2.15	2.15	04 Exposed Roof 1
Windows***, roof windows, and rooflights	2.2	1.5	1.5	04 Window 1 (1)
Personnel doors	2.2	-	-	"No external personnel doors"
Vehicle access & similar large doors	1.5	-	-	"No external vehicle access doors"
High usage entrance doors	3.5	-	-	"No external high usage entrance doors"

U_a-Limit = Limiting area-weighted average U-values [W/(m²K)]

U_a-Calc = Calculated area-weighted average U-values [W/(m²K)]

U_i-Calc = Calculated maximum individual element U-values [W/(m²K)]

* There might be more than one surface where the maximum U-value occurs.

** Automatic U-value check by the tool does not apply to curtain walls whose limiting standard is similar to that for windows.

*** Display windows and similar glazing are excluded from the U-value check.

N.B.: Neither roof ventilators (inc. smoke vents) nor swimming pool basins are modelled or checked against the limiting standards by the tool.

Air Permeability	Worst acceptable standard	This building
m ³ /(h.m ²) at 50 Pa	10	15

Building services

The standard values listed below are minimum values for efficiencies and maximum values for SFPs. Refer to the Non-Domestic Building Services Compliance Guide for details.

Whole building lighting automatic monitoring & targeting with alarms for out-of-range values	NO
Whole building electric power factor achieved by power factor correction	<0.9

1- HVAC 1

	Heating efficiency	Cooling efficiency	Radiant efficiency	SFP [W/(l/s)]	HR efficiency
This system	0.65	-	-	-	-
Standard value	0.91*	N/A	N/A	N/A	N/A
Automatic monitoring & targeting with alarms for out-of-range values for this HVAC system					YES

* Standard shown is for gas single boiler systems <=2 MW output. For single boiler systems >2 MW or multi-boiler systems, (overall) limiting efficiency is 0.86. For any individual boiler in a multi-boiler system, limiting efficiency is 0.82.

1- Default DHW

	Water heating efficiency	Storage loss factor [kWh/litre per day]
This building	0.55	-
Standard value	0.8	N/A

Local mechanical ventilation, exhaust, and terminal units

ID	System type in Non-domestic Building Services Compliance Guide
A	Local supply or extract ventilation units serving a single area
B	Zonal supply system where the fan is remote from the zone
C	Zonal extract system where the fan is remote from the zone
D	Zonal supply and extract ventilation units serving a single room or zone with heating and heat recovery
E	Local supply and extract ventilation system serving a single area with heating and heat recovery
F	Other local ventilation units
G	Fan-assisted terminal VAV unit
H	Fan coil units
I	Zonal extract system where the fan is remote from the zone with grease filter

Zone name	SFP [W/(l/s)]									HR efficiency	
	A	B	C	D	E	F	G	H	I		
Standard value	0.3	1.1	0.5	1.9	1.6	0.5	1.1	0.5	1	Zone	Standard
04	-	-	-	-	-	-	-	-	-	-	N/A

General lighting and display lighting		Luminous efficacy [lm/W]				
Zone name	Standard value	Luminaire	Lamp	Display lamp	General lighting [W]	
04	45	60	60	22	13936	

Criterion 3: The spaces in the building should have appropriate passive control measures to limit solar gains

Zone	Solar gain limit exceeded? (%)	Internal blinds used?
04	NO (-37.8%)	NO

Criterion 4: The performance of the building, as built, should be consistent with the calculated BER

Separate submission

Criterion 5: The necessary provisions for enabling energy-efficient operation of the building should be in place

Separate submission

EPBD (Recast): Consideration of alternative energy systems

Were alternative energy systems considered and analysed as part of the design process?	NO
Is evidence of such assessment available as a separate submission?	NO
Are any such measures included in the proposed design?	NO

Technical Data Sheet (Actual vs. Notional Building)

Building Global Parameters		Building Use	
	Actual	Notional	% Area
Area [m ²]	1045.2	1045.2	A1/A2 Retail/Financial and Professional services
External area [m ²]	1913	1913	A3/A4/A5 Restaurants and Cafes/Drinking Est./Takeaways
Weather	LON	LON	100
Infiltration [m ³ /hm ² @ 50Pa]	15	3	B1 Offices and Workshop businesses
Average conductance [W/K]	3506.57	810.22	B2 to B7 General Industrial and Special Industrial Groups
Average U-value [W/m ² K]	1.83	0.42	B8 Storage or Distribution
Alpha value* [%]	2.88	12.67	C1 Hotels
* Percentage of the building's average heat transfer coefficient which is due to thermal bridging			
C2 Residential Institutions: Hospitals and Care Homes			
C2 Residential Institutions: Residential schools			
C2 Residential Institutions: Universities and colleges			
C2A Secure Residential Institutions			
Residential spaces			
D1 Non-residential Institutions: Community/Day Centre			
D1 Non-residential Institutions: Libraries, Museums, and Galleries			
D1 Non-residential Institutions: Education			
D1 Non-residential Institutions: Primary Health Care Building			
D1 Non-residential Institutions: Crown and County Courts			
D2 General Assembly and Leisure, Night Clubs, and Theatres			
Others: Passenger terminals			
Others: Emergency services			
Others: Miscellaneous 24hr activities			
Others: Car Parks 24 hrs			
Others: Stand alone utility block			

Energy Consumption by End Use [kWh/m²]

	Actual	Notional
Heating	160.47	23.72
Cooling	0	0
Auxiliary	2.02	1.01
Lighting	40.48	14.2
Hot water	5.25	3.34
Equipment*	42.19	42.19
TOTAL**	208.22	42.26

* Energy used by equipment does not count towards the total for calculating emissions.

** Total is net of any electrical energy displaced by CHP generators, if applicable.

Energy Production by Technology [kWh/m²]

	Actual	Notional
Photovoltaic systems	0	0
Wind turbines	0	0
CHP generators	0	0
Solar thermal systems	0	0

Energy & CO₂ Emissions Summary

	Actual	Notional
Heating + cooling demand [MJ/m ²]	548.45	186.97
Primary energy* [kWh/m ²]	332.65	78.53
Total emissions [kg/m ²]	57.9	13.5

* Primary energy is net of any electrical energy displaced by CHP generators, if applicable.

HVAC Systems Performance

System Type	Heat dem MJ/m ²	Cool dem MJ/m ²	Heat con kWh/m ²	Cool con kWh/m ²	Aux con kWh/m ²	Heat SSEEF	Cool SSEER	Heat gen SEFF	Cool gen SEER
[ST] Central heating using water: floor heating, [HS] LTHW boiler, [HFT] Natural Gas, [CFT] Electricity									
Actual	353	195.5	160.5	0	2	0.61	0	0.65	0
Notional	69.9	117	23.7	0	1	0.82	0	----	----

Key to terms

Heat dem [MJ/m ²]	= Heating energy demand
Cool dem [MJ/m ²]	= Cooling energy demand
Heat con [kWh/m ²]	= Heating energy consumption
Cool con [kWh/m ²]	= Cooling energy consumption
Aux con [kWh/m ²]	= Auxiliary energy consumption
Heat SSEEF	= Heating system seasonal efficiency (for notional building, value depends on activity glazing class)
Cool SSEER	= Cooling system seasonal energy efficiency ratio
Heat gen SSEFF	= Heating generator seasonal efficiency
Cool gen SSEER	= Cooling generator seasonal energy efficiency ratio
ST	= System type
HS	= Heat source
HFT	= Heating fuel type
CFT	= Cooling fuel type

Key Features

The Building Control Body is advised to give particular attention to items whose specifications are better than typically expected.

Building fabric

Element	U _{i-Typ}	U _{i-Min}	Surface where the minimum value occurs*
Wall	0.23	1.45	04 Wall 1
Floor	0.2	-	"No heat loss floors"
Roof	0.15	2.15	04 Exposed Roof 1
Windows, roof windows, and rooflights	1.5	1.5	04 Window 1 (1)
Personnel doors	1.5	-	"No external personnel doors"
Vehicle access & similar large doors	1.5	-	"No external vehicle access doors"
High usage entrance doors	1.5	-	"No external high usage entrance doors"

U_{i-Typ} = Typical individual element U-values [W/(m²K)]

U_{i-Min} = Minimum individual element U-values [W/(m²K)]

* There might be more than one surface where the minimum U-value occurs.

Air Permeability	Typical value	This building
m ³ /(h.m ²) at 50 Pa	5	15