

FOR SALE

RAF NEATISHEAD

**NR NORWICH
NORFOLK**

Unique opportunity to purchase a former RAF base
used until recently as a Radar Monitoring Station.
Suitable for data centre / leisure or commercial uses.

★ Approximate area 14,627 sq.m. / 157,445 sq.ft. of mixed buildings including:

- former radar equipment building on three floors measuring 58 (max) x 47m (max) - 6,122 sq.m. / 65,873 sq.ft.
- former under ground operations block - 1,935 sq.m. / 20,820 sq.ft.
- offices - 1,029 sq.m. / 11,071 sq.ft.
- Officers Mess - 1,910 sq.m. / 20,560 sq.ft.
- hanger and stores - 1,606 sq.m. / 17,292 sq.ft.

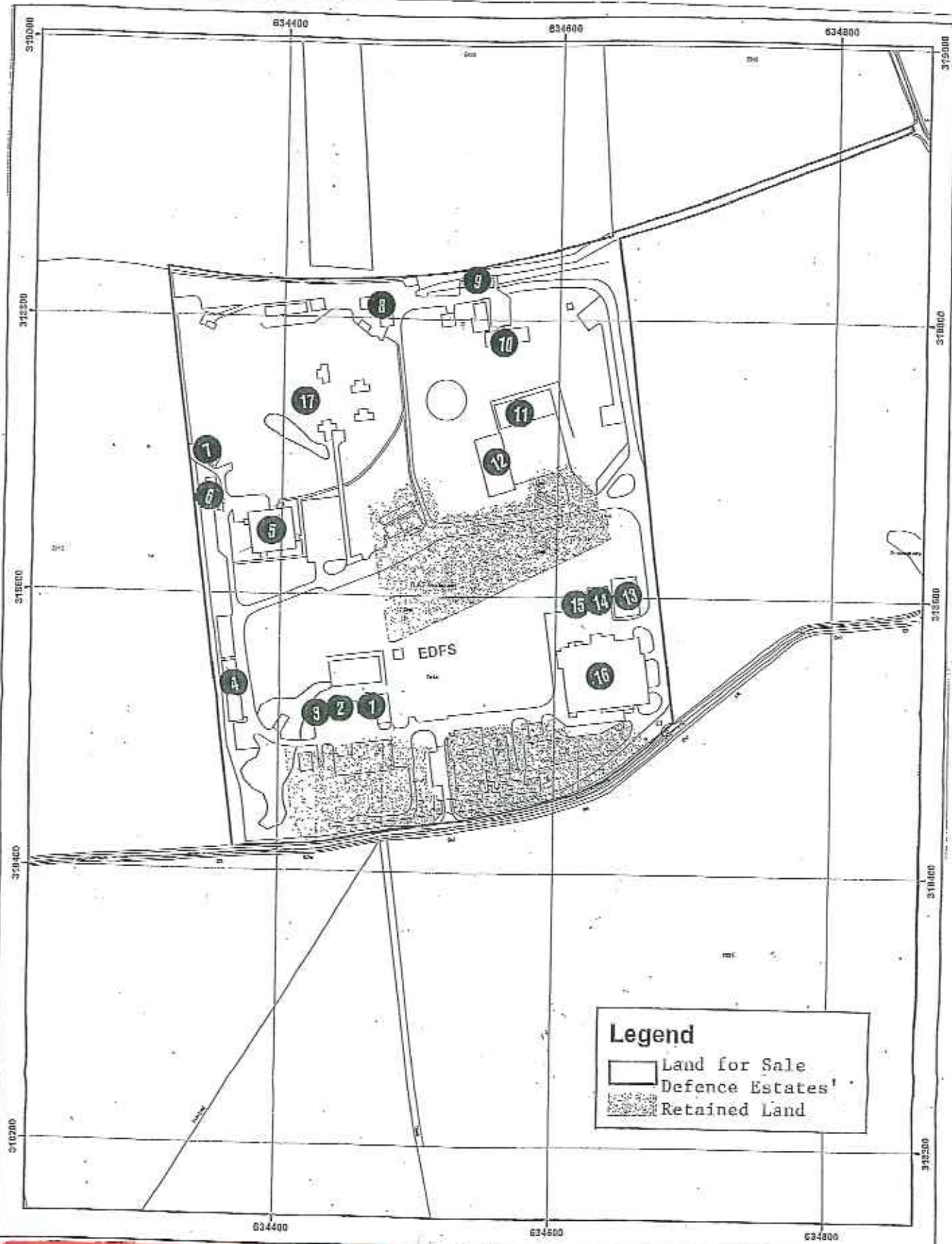
★ Extensively serviced.

★ Site Area approximately 25½ acres (10.3 hectares)

★ Planning consent granted (subject to s106 agreement) for erection of PV cells on c.3 hectares of the site producing c. 1 megawatt of electricity

GUIDE PRICE

Unconditional offers required
Guide price - £2,500,000



BA Barlow Associates Ltd
Chartered Surveyors

RAF Neatishoad
Norfolk
GRID REF: TQ 345184
SCALE 1:2,500 @ A3





RAF NEATISHEAD

SCHEDULE OF PROPERTY

No.	Building	Sq.M. (gross ext.)	Sq.Ft. (gross ext.)
1	Property Management	335	3,606
2	Garages (ex small archive store)	69	74
3	Store with lean-to	24 (+ 20)	258 (+ 215)
4	Station Headquarters and Headquarters Extension	698	7,511
5	Combined Mess	1,910	20,560
6	Squash Courts and Changing Rooms	163	1,754
7	Old Fitness Suite	110.5	1,189
8	Bungalow	466	5,021
9	Former Medical Centre and Dental Centre	146	1,572
10	Office Building	331	3,560
11	MT Main Building and stores	750	8,076
12	MT Hangar	856	9,216
13	Gymnasium	513	5,524
14	Gym Changing Rooms	178.5	1,921
15	Building no longer in existence	-	-
16	R12 Two storey (and basement) former radar equipment building 58m x 47m	6,122 *	65,873 *
17	R3 Underground former operations block	1,935 *	20,820 *
	Totals	14,627	157,445

* Approximate areas for indicative purposes only, as supplied by the RAF.



SITUATION

The property is located approximately 10km north-east of Norwich, just north of the A1062 Hoveton to Potter Heigham Road, within easy access of the Broads, Norwich, Great Yarmouth and Lowestoft. It is approximately 2km south of Neatishead and 1km north of Horning.

LOCATION

From Norwich, take the A1151 to Hoveton and then the A1062 east towards Horning and Potter Heigham. Opposite the turning to Horning, turn left into Bird Lane at the RRH Neatishead sign. At the next crossroads turn right and RAF Neatishead is on the left. Postal Code for Sat. Nav. purposes is NR12 8YB.

SITE ACCESS

There are three; the main one in the south, a supplementary access at the south-east corner and an emergency access (which is separately gated and fenced) at the north-east corner.



South-east exit / entrance



DESCRIPTION

The site is a former RAF now RRH (remote radar head) radar monitoring station and extends to 10.3 hectares (25½ acres). It was established in the 1940's and parts de-commissioned in 2006. (Parts of the land edged red on the plan have been retained by Defence Estates on behalf of the RAF). The site is relatively flat, but is one of the higher local points.

The buildings on site are extensive. A summary of areas and locations is at the front of these details, with more details below. The numbers on the list coincide with the numbers on the plan inside the front cover. Additional site photographs are available separately.

Building 1 - Property Management Building

Gross ext. - 335 sq.m. / 3,606 sq.ft.

This was constructed in 1996. It is of single storey brick and a flat metal sheeted roof, with a felt and bitumen cover, gently sloping to downpipes at various points along the perimeter; brick walls and a concrete floor. The windows are UPVC double glazed.

Internally, it is laid out for use as offices, with a tennis court and stores to the rear.

Building 2 - Garage

Gross ext. - 69 sq.m. / 746 sq.ft.

6.1m x 10.02m max - internal area, with an indented store forming part of the corner with its own separate access.

It is of single storey brick with a flat metal sheeted roof, and a felt and bitumen cover, gently sloping with downpipes at various points along the perimeter; brick walls and a concrete floor.

Entrance via two garage doors, each 2.7 wide x 3.11 high. Between the garages and the offices there is a chain link and gated concrete hardstanding. The garages have a concrete floor, electric power and switches and an external water point.

Building 3 - Store

Gross ext. - 24 sq.m. / 258 sq.ft., plus open fronted lean to 20m / 215 sq.ft.

5.93m x 2.75m gross internal to main store

Single store with wooden double doors, grilled windows and concrete floor, with electric power and power point.

It is of single storey brick with a flat metal sheeted roof, and a felt and bitumen cover, gently sloping with downpipes at various points along the perimeter; brick walls and a concrete floor.



In the rear corner there is a toilet and wash-basin accessed by its own separate door and on the west side, there is a corrugated steel roofed, open fronted lean-to store.

Adjacent: access to the red tarmaced tennis court, with mesh fence surround.



Building 4 - Old Headquarters Building - Offices

Gross ext. - 698 sq.m / 7511 sq.ft.

Single storey offices, constructed in two sections with link.

Single storey, shallow pitched felted roof, cavity brick walls, double glazing.

The original building was built in 1991, with a linked extension in 2001.

Access is via three sets of double doors into a central corridor with rooms off.

Internally floors have carpet tiles and the rooms have suspended ceilings with tiles and integral lighting and walls have dado trunking surrounds. Heating is by electric panel radiators.

Voltage intake is 415V.



Building 5 - The Officer's Mess / Combined Ranks Mess

Gross ext. - including second floor plant room - 1,910 sq.m. / 20,560 sq.ft.

30.6m x 30.6m gross external, per floor.

Internal measurements are shown on the attached plans. (Larger scale plans are available on application). This two storey steel frame structure of brick and pantile surround was built in the mid 1990's. (There is a small plant room on a second floor).

Ground Floor:

On the ground floor there is a central cooking area, with adjacent vegetable preparation area, larder, crock wash and office. The cooking area leads to two serveries and three dining rooms.

Three lots of toilets are well spaced and there is also a boiler room, kitchen and grocery storey, with adjacent plant and electric rooms and a combined equipment and linen store, with a refuse exit.

First Floor:

A central bar serves three internal lounges and three external terraces. There are conservatories leading to each of the terraces, and they comprise stud-brick walls, with UPVC frame and double glazed roofing, with tiled floor. Internally, there is a folding sound proof panel between two bar sections

There is a manager's office adjacent to one stairwell.

Four stairwells link the floors and these are naturally lit. There is UPVC glazing throughout.

Most areas are carpeted, ceilings are suspended with integral tiles and fluorescent lights; walls have electric panel wall heaters, stained skirtings. The catering and food areas have tiled floors. The building has its own dedicated car park with 50 tarmac car spaces. A plant room and water tanks are on a reduced second floor area..



Building 5 - Combined Mess



Building 6 - Squash Court - 93 sq.m. / 1,002 sq.ft., gross ext.

Attached changing rooms - 70 sq.m. / 752 sq.ft., gross ext.

Brick built with a pitched corrugated metal roof. Attached to the north end is a single storey corrugated pitched metal roofed changing area, with double glazed windows.

Access is through a door into a lobby, with carpet tile floor, leading to a single wooden floored squash court, with stairs to a viewing gallery above. Off the lobby there are ladies and gents changing rooms; in the gents there are two urinals and two hand basins, wc, changing area and two showers. In the ladies there is a single toilet with changing area and two showers.

Building 7 - Old Fitness Suite

Gross ext. - 110.5 sq.m. / 1,189 sq.ft.

Storey and a half, brick with a metal profile roof, asphalt covered, with glazing around the top of the walls and a single storey lean-to office attached.

Access is through a lobby and the main internal room measurements are 9.99m x 8m.

This is a square room with walls, fluorescent lights, power points, carpet tiles on a concrete floor. Access is via double doors and a fire door to the rear. At one end there is a separate small office with fluorescent lighting and power points. This measures 6.02m x 1.8m internally.

Building 8 - Bungalow

466 sq.m. / 5,021 sq.ft.

Offices / Admin

This building is the access to the under-ground bunker. It is known as the Bungalow, although parts of it are two storey. It is constructed of brick, with a pantile roof, with part dormer windows to the upstairs, UPVC double glazing throughout. There are various ground and first floor administrative rooms with a stairwell leading down to both the under-ground bunker and the annex. The under-ground section is over-topped with an earth mound on which are located air intake / exhaust housing and emergency exits.

There is a small above ground transformer to the rear.

The upstairs has metal fire escapes at either end of the building and since the plans were drawn a covered walkway with open passageway above has been added across the front of the single storey section.



Building 9 - Former Medical and Dental Centre

Gross ext. - 146 sq.m. / 1,572 sq.ft.

Single storey, principally with a pitched corrugated asbestos roof, although to one end there is a flat roof section with a separate access. The walls are painted or rendered brick, with double glazed windows and porch access to the main door.

Internally it has six rooms in the main section (with wc and shower room) and two in the flat roofed extension. In addition there is a toilet and a shower section.

External measurements - flat roof extension 4.5m (14'11") x 5.54m (18'2") and the main building is 18.8m (61'9") x 6.23m (20'6").

Building 10 - Office Building

Gross ext. 331 sq.m. / 3,560 sq.ft.

This building is a single storey building, with brick walls and pantile roof, enclosing a metal modulised building, internally. UPVC doors and windows throughout.

Front doors are accessed via a concrete ramp under a tiled portico.

Internally it has fluorescent lights, electric panel heaters, floor carpets and dado trunking. Eleven offices, including one with a kitchen sink and units, together with male and female wc's.



Building 10 - Offices



Building 11 - Motor Transport Maintenance Building and Stores

Gross ext. - 750 sq.m. / 8,076 sq.ft.

41m / 134'6" wide x 18.3m / 60' deep

Building 12 - Motor Transport Hanger

Gross ext. 856 sq.m. / 9,216 sq.ft.

42.6m / 130'10" wide x 20.1m / 66' deep

Both these buildings were constructed in 1994. They are built of steel frames with block infill walls with exterior concrete panel fascias to 2.3m on the outside, above which there is profile metal sheeting to the eaves and on the roof. Along the front of each building there is a slotted concrete and steel drainage channel. Both buildings face onto a concrete hardstanding yard.

The original dedicated access is within the area retained by the RAF and a small section of road will therefore have to be constructed to link the hardstanding with the external perimeter wall (estimated to be in the region of 20m in length).

Maintenance Building and Stores

(See attached plan for individual offices - but excluding the main transport section).

Internally there are two floors to either side, with the central main workshop area to full height in the middle. The individual rooms and sizes are shown on the plan. This building has four roller-shutter doors to the front, two to 5m in height and two to 3.5m in height. Internally there is a concrete floor, natural lighting from roof lights and there is a 415V 50Hz exhaust fan, together with cabling, infra red lamps and compression lines. (None of these have been tested).

Motor Transport Hanger

This has six roller-shutter doors to 5m in height. Internally there is a concrete floor with two internal porta-cabins used for locker rooms at either end. The roof has natural roof lights and within there are lighting and exhaust ventilation systems. (Not tested).



Buildings 11 and 12 (left)



Internal - Building 11



Building 13 - Gymnasium

513 sq.m. / 5,524 sq.ft.

Gross ext. - 28.2m (92'6" x 18.2m (59'9"))

Steel frame. Internal block wall to 2.5m with concrete panel external fascia; above this there is metal profile walling to eaves, with similar metal profile walling on the roof. There are external pedestrian accesses with double doors and also a roller shutter door 4.4m high. There are roof lights, and infra-red panel heaters to the roof. The eaves height is 5.2m.

The gym has rubberised flooring, wood panel walling to 3m. The internal measurements are 26.87m x 16.92m and the roller shutter door accesses direct into the corner.

A glazed link runs from this to the changing rooms.



Gymnasium

Building 14 - Changing Rooms

Gross ext. - 178.5 sq.m. / 1,921 sq.ft. (excluding glazed link)

13.36m (43'10") x 13.36m (43'10")

Single storey brick building, with a pantile roof, with roof lights, and a glazed link on a brick stub walls to the gym.

Access to the changing rooms is via a glazed link into a large room of which there is access to the changing rooms and a separate disabled toilet. Within the changing rooms there are three areas: changing with benches and wall hooks, communal showers and wc's / wash hand basins.



Building 15 - No longer in existence.

Building 16 (R12) - Above ground three floor former radar equipment building

Gross ext. - 6,122 sq.m. / 65,873 sq.ft.

It is constructed of a reinforced concrete frame with a flat bitumen roof. This building housed the equipment and plant for radar that used to be mounted on the top. It is essentially a rectangular building measuring approximately 58m x 47m, comprising two above ground storeys and a basement.

The basement is mostly ducting space for air cooling via six chillers.

Ground Floor:

On the ground floor there is a plant room, former control room, together with various store rooms. The plant room houses 3 no. 11KVA generators with switch gear (two are on and one off and requires servicing). There is an intact high voltage ring main.

The former control room is also intact.

Second Floor (Upper Opps):

The second floor is accessed via a crane with loading bay. It has raised wooden floors with ducting below. The flat roof is strong enough, we understand, to take a helicopter.



Building No.16 - Former Radar Equipment Building



Building 17 (R3) - Underground former operations block

Gross ext. - 1,935 sq.m. / 20,820 sq.ft.

Lying beneath and accessed through the “bungalow” above it. It has two floors.

This bungalow above it is of brick and pantile, built in the 1980's. The complex was originally built in the 1950's, but substantially upgraded in the 1980's.



**Building 8 - Bungalow
(Access to Building 17)**

**Building 17
Inside R3 Under-ground
Building**





SERVICES

The information below is based on information provided by the RAF. We cannot vouch for its correctness and individuals should make their own investigations and be satisfied before making an offer.

1. Electricity

Power is brought to site at 11000 V via a dual feed to an above ground intake switchboard near to the site entrance. Here the EDF Energy switch gear and transformers are located in a self contained cabin. From this intake switchboard, power is distributed in a single high voltage closed loop ring main to seven sub-stations, two of which feed the under-ground bunker (R3). The distribution sub-stations then serve individual buildings in the vicinity with low voltage cabling. The sub-stations have closed loops with inter-link protection.

We understand that the total site reserve capacity is 1500 KVA (for all buildings) although this has apparently been temporarily reduced to 500 KVA for metering purposes.

Regarding R3, there are two sub-stations serving it, one above ground and the other below ground, inside the bunker. The former is in an above ground brick building and contains some BVP17HV switchgear and 1000 KVA transformer.

The below ground one consists of BVP17HV switchgear and a 1000 KVA transformer.

LV cables enter the bunker from the sub-stations via an EMPF fluted plate and filters. The switchgear is GEC System 4.

R3 Power Capacity:

The R3 Bunker is fed via two HV sub stations "N" and "M" both feeding 415V 3 phase at 630 DCB (amps) into the LV switch room via independent 1600A TP&N ACB's onto a common bus bar. An automatic mains failure ACB is also connected to the common bus bar to supply Generator power when both transformer supplies fail. Any one of these supplies can supply the bunker electrical loads. This feeds into SM/1 to supply the removed Buffer Sets, Lower ops, Computer Room, Uniter Room.

The removed Buffer Set supplies via SM/U the main equipment distribution boards in Upper and Lower Opps. SM/U is still in place but the Buffer Sets and control equipment have been removed, some cabling remains in place.

The standby Generators have been removed, but could be replaced and connected back into the system. Reinstatement could be achieved with a system matched to the new perceived load.



R3 Fresh Air Systems

The system provides fresh air to three environmental AHU and comprises of two air conditioning elements, with twin stage contra-rotating axial flow fans, located in the Gas Filter room. The fresh air plant serves the following AHU's.

Upper Ops environmental system
Lower Ops environmental system
General primary environmental system

The air is conveyed to the three AHU's via duct-work, and fed into each AHU mixing chambers. The systems provide conditioned air, at a constant volume and variable temperature to the:

- a) Upper Ops environmental system:
The AHU draws in 0.476m³/s of fresh air via the fresh air supply system and 0.96m³/s of re-circulated air via a common return air plenum.
- b) Lower Ops environmental system:
The AHU draws in 0.55m³/s of fresh air via the fresh air supply system and 0.704m³/s of re-circulated air via a common return air plenum.
- c) General primary environmental system:
The AHU draws in 1.971m³/s of fresh air via the fresh air supply system and 2.071m³/s of re-circulated air via a common return air plenum.
- d) Upper / Lower Ops, and computer equipment cooling systems:
The operational equipment in these locations are served by AHU's which provides conditioned air at variable volumes from 4% to 100% off air discharged onto the equipment at a constant air temperature of 20 °C.

Standby Power:

An annex to the R3 building was built in the early 1990's to provide protection to standby generators (3 x 750 KVA). These are no longer in place but the exhaust and fuel systems remain in place. The fuel system is, we understand, still intact. There are 5 buried tanks of 60000 litre capacity, each.



2. **Communications**

The BT cabling came to site through the RAF Museum, being retained land by Defence Estates. This has been disconnected there, although we understand it is still intact on the site.

We are informed that the data links enter the site at the north-west and south-west corners from Horning and Wroxham exchanges. These have been disconnected at the exchanges though we believe that the cables are intact within the site, laid within ducting.

Inquiries as to communications should be made through BT in the first instance.

The R3 under-ground bunker data capacity is only limited by how much communications data BT can handle through the local Horning Exchange. Regarding the R3 building, two data cable entry points are located to both sides of the bunker above ground transformer building. The pit to the west is the most direct link to the outside world as cabling is all still in place. We are informed that the communications tray work and M&E support equipment is also apparently still in place.

3. **Computer - (R3)**

There is a local Cogent computer network racking cabling and data outlets with a designation of "NTHR000XX". Numerous fibre optic cables, generally inside concrete ducting, link various facilities.

4. **Water and Sewage**

There is an incoming water main which feeds the site, via the main gate. There are separate storm and foul drains with storm water to soak-aways. The foul previously went to septic tanks but the foul system has now been consolidated into mixed gravity and pumping systems, ultimately draining to a building in the south-west corner of the site. The sewage is then pumped to the Anglian Water System in Horning Village.

The system is inter-linked across the site between Defence Estates and the land for sale, and is maintained on a long term agreement by Aquastream (subsidiary of Severn Trent).

5. **Gas** - None.

6. **Abstraction Licence**

There is a ground-water abstraction for a private water supply on the site, at the R3 bunker, which is licenced to RAF Neatishead. However, this does not appear to be used as there is a mains supply, now in existence.



TOWN AND COUNTRY PLANNING

This property is administered by North Norfolk District Council (01263 513811 - www.northnorfolk.org). The Local Plan was adopted in 1998 but this is being replaced by a new Local Development Framework. The Core Strategy for this has been submitted to and examined by a Government appointed Inspector at inquiry, and his report was published in July 2008.

The Inspector has declared the Core Strategy 'sound' thus the Council having set out in it, the key elements of the planning framework for North Norfolk these will be used when considering individual planning proposals. It will cover the period from 2001 to 2021, but can be reviewed on a regular basis during that time if necessary. When adopted, the Core Strategy will replace the existing Local Plan. The Local Plan was saved until September 2007 and thereafter a number of selected policies were saved for a further period until the Core Strategy is adopted.

The Council prepared a "Position Paper" on RAF Neatishead which can be accessed through the Council's web-site via Core Strategy, then Core Strategy Exam library and then I 31 (i) and scroll down.

The Council believes that RAF Neatishead may have the potential to be converted / redeveloped to accommodate a variety of alternative uses; including the following which is not necessarily exhaustive:-

- * Low density employment uses such as a secure data storage facility, or HQ office accommodation (eg., Officers mess building) and workshops etc., for public sector / charitable or business organisation.
- * Development of site for intensive farming uses eg., mushroom farm / worm farm operations.
- * Equestrian uses.
- * Low key / small scale leisure and tourism uses.

The Inspector, in his report stated that "Some reasonable flexibility is apparent in that part of the Council's policy which states that "new build employment generating proposals will be permitted in the areas designated as Countryside where there is particular environmental or operational justification." There is nothing in the policy, when read alongside policy EC8 "The location of new tourism development", which would fundamentally preclude a well conceived tourism / leisure / recreation proposal with employment generating potential provided it was of an acceptable scale, form and local traffic impact, and compatible with the retained parts. I conclude, therefore, that this part of policy EC4 is sound."



In June 2011, planning consent was approved for the erection of PV cells on parts of the periphery of the site, subject to a s106 agreement. The site area was c. 3 hectares and productive capacity was c. 1 megawatt of electric.

Further discussions: Contact Steve Blatch, Strategic Director, 01263 516232 or
E-mail: sblatch@north-norfolk.gov.uk.

LISTED BUILDINGS

It would appear that the R12 radar building and R3 under-ground operations block, together with the free-standing Type 84 radar modulator building and radar plinths are listed.

TENURE AND POSSESSION

The property is freehold and vacant possession will be given on completion.

GUIDE PRICE

£2,500,000 (Two million five hundred thousand pounds)

Unconditional offers should be submitted to Barlow Associates Limited.

VIEWING

By appointment with the sole Agents:-

Contact:	Mr Nick Barlow
Telephone:	01676 522552
Facsimile:	01676 523399
E-mail:	nick@packingtonestate.co.uk

SOLICITORS

Contact:	Mr Jon Austin Higgs & Sons 134 High Street Brierley Hill West Midlands DY5 3BG
Telephone:	01384 342100
E-mail:	jon.austin@higgsandsons.co.uk



IMPORTANT NOTICE

Barlow Associates for themselves and for the Owners of this property whose Agents they are give notice that:-

- i) The particulars are prepared as a general outline only and are for the guidance and convenience of intended Purchasers.
- ii) All descriptions, dimensions, distances and orientations are approximate and intended only to give a reasonable impression of the property.
- iii) Nothing in these particulars shall be taken as implying that any necessary planning, building regulation or other consents have been obtained.
- iv) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Prospective Purchasers should satisfy themselves as to the condition and details generally.
- v) Any photographs show only parts and aspects of the property at the time when the photographs were taken. These may have changed and it should not be assumed that the property remains precisely as displayed. Furthermore, no assumption should be made in respect of parts of the property which are not shown in the photographs.
- vi) Descriptions of a property are inevitably subjective and descriptions contained herein are used in good faith as an opinion and not by way of a statement of fact.
- vii) No person in the employment of Barlow Associates has any authority to make or give any representations or warranty in relation to this property.
- viii) In this instance we have had to rely on information provided on purchase from or through Defence Estates and should be checked by prospective purchasers.







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For details of catering equipment
contact us at
Dorling 102/493

For details of toilet layouts
see Dorlings 4597/4598, 4599, 4592,
and 4593.

For details of mechanical joints
in brick and blockwork see
Bricklay's drawings

[illegible]Feilden + Mawson
ARCHITECTS AND PLANNERS

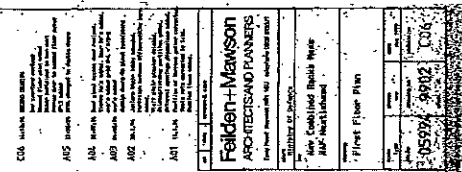
NAME Richard St. Bernard
 NEW COMBINED BAPTIST CHURCH

Page 1 of 1

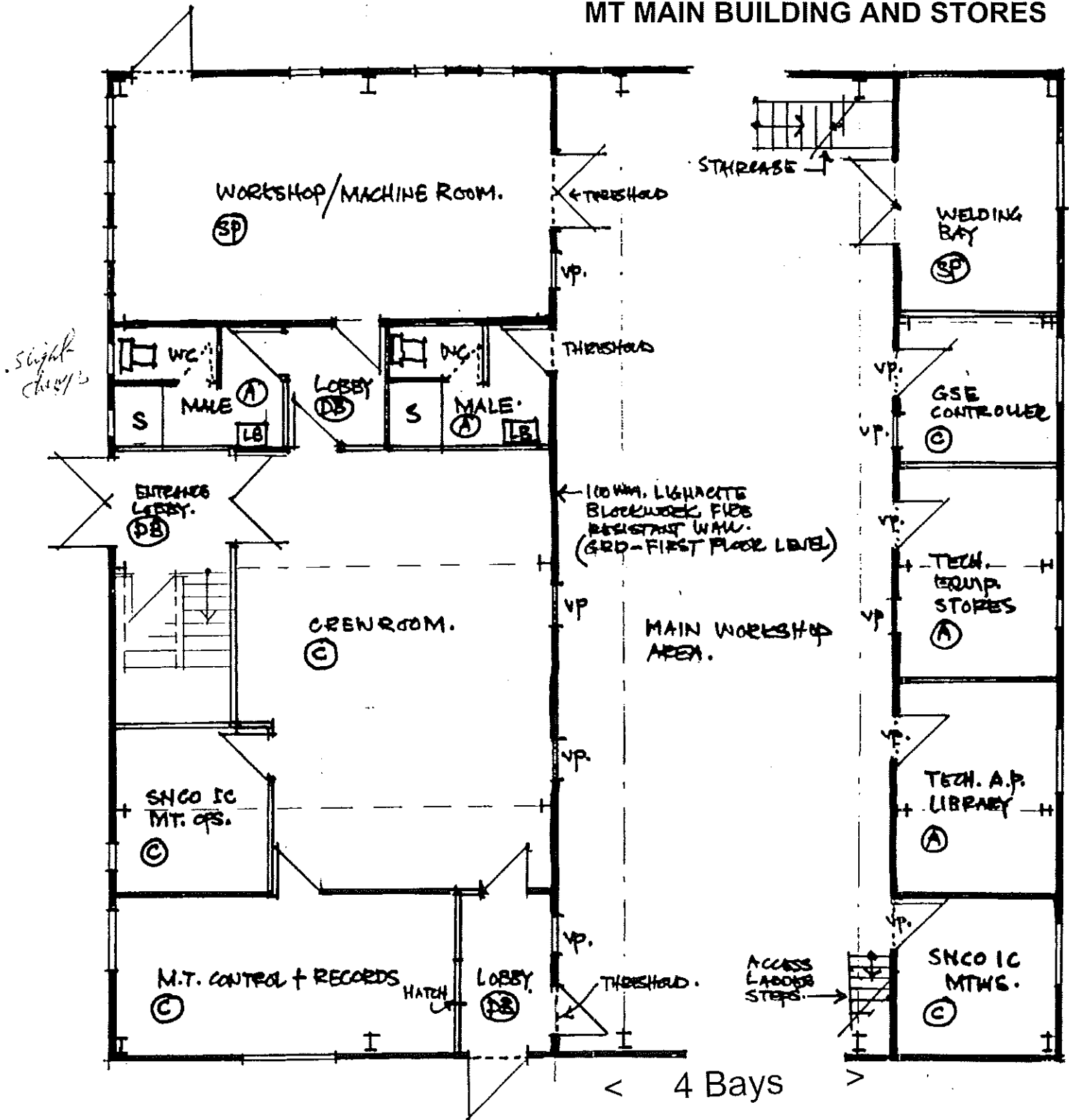
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NEIS / 1263

COMBINED MESS



BUILDING 11
MT MAIN BUILDING AND STORES



GROUND FLOOR LEVEL 1-100.

- (C) FLOTEX CARPET.
- (A) ALTO-SAFETY FLOOR
- (SP) SLIP RESIST. CONC. TILES.
- (DB) DUST BUSTER TILES

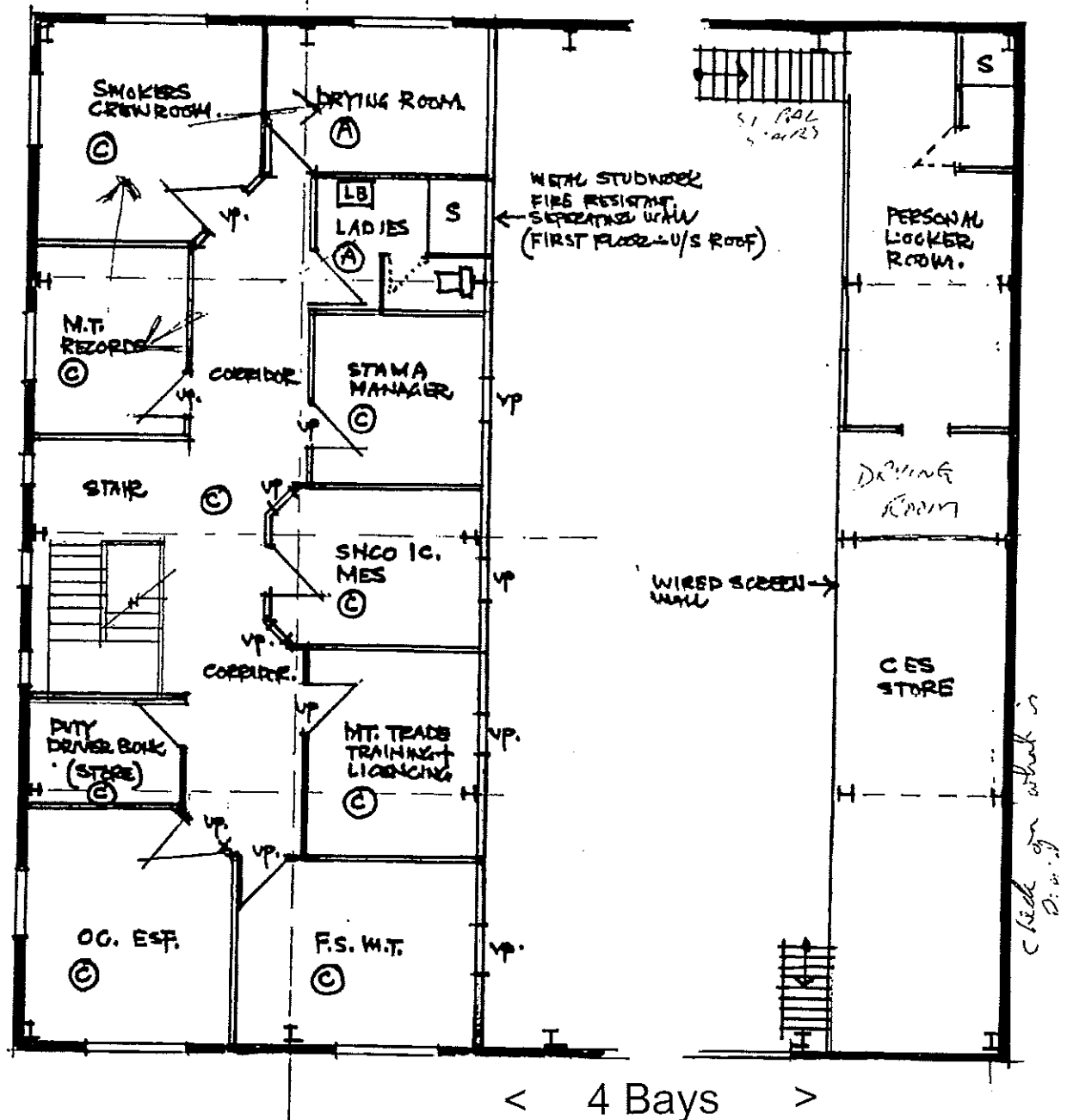
LAMBERT SCOTT & INNES
The Old Drill Hall, 23a Cattle Market Street, Norwich NR1 3DY
Telephone: (0603) 660711. Fax: (0603) 623213

LAMBERT SCOTT & INNES

CLIENT	LAING MANAGEMENT LTD.		
JOB	RAF NERTISHEND,	JOB NO 8002	
TITLE	NEW, M.T. BUILDING INTERNAL LAYOUT		
DATE	FEB 94	CODE	REV
DRAWN BY		(SK)	01.

7453

BUILDING 11 MT MAIN BUILDING AND STORES



FIRST FLOOR LEVEL 1-100.

REFER TO DRAWING NO. 8002 (SK) 01
FOR DETAILS OF FLOOR FINISH REFERENCES.

LAMBERT SCOTT & INNES
The Old Drill Hall, 23a Cattle Market Street, Norwich NR1 3DY
Telephone: (0603) 660711, Fax: (0603) 623213

LAMBERT SCOTT & INNES

CLIENT	LAING MANAGEMENT LTD.		
JOB	R.A.F. NORTISHEAD	(JOB NO)	8002
TITLE	NEW M.T. BUILDING. INTERNAL LAYOUT		
DATE	FEB 94	CODE	REV
DRAWN BY		(SK)	02.

7487

Energy Performance Certificate

Non-Domestic Building



PROPERTY MANAGEMENT BUILDING

Royal Air Force

Neatishead

NORWICH

NR12 8YB

Certificate Reference Number:

9602-3055-0627-0004-0691

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

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **135**

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	313
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	90.51

Benchmarks

Buildings similar to this one could have rating as follows:

40

If newly built

106

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

Assessment Software:	CLG, ISBEM, v4.1.d, SBEM, v4.1.d.0
Property Reference:	627660500004
Assessor Name:	Edward Speir
Assessor Number:	STRO001299
Accreditation Scheme:	Stroma Accreditation
Employer/Trading Name:	Greenleaf Commercial Limited
Employer/Trading Address:	Brook House, Middleton Tyas, Near Richmond, North Yorkshire DL10 6RP
Issue Date:	2012-05-22
Valid Until:	2022-05-21
Related Party Disclosure:	Not related to the occupier.

Recommendations for Improving the property are contained in Report Reference Number: 0064-0042-0679-2595-6002

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 Department's website at www.epb.dfpni.gov.uk, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.

Energy Performance Certificate

Non-Domestic Building



STATION HEADQUARTERS AND HEADQUARTERS EXTENSION
Royal Air Force
Neatishead
NORWICH
NR12 8YB

Certificate Reference Number:
9602-3055-0627-0008-0695

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

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **151**

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	590
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	107.13

Benchmarks

Buildings similar to this one could have rating as follows:

36

If newly built

95

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

Assessment Software:	CLG, ISBEM, v4.1.d, SBEM, v4.1.d.0
Property Reference:	627660500008
Assessor Name:	Edward Spelr
Assessor Number:	STRO001299
Accreditation Scheme:	Stroma Accreditation
Employer/Trading Name:	Greenleaf Commercial Limited
Employer/Trading Address:	Brook House, Middleton Tyas, Near Richmond, North Yorkshire DL10 6RP
Issue Date:	2012-05-22
Valid Until:	2022-05-21
Related Party Disclosure:	Not related to the occupier.

Recommendations for improving the property are contained in Report Reference Number: 0068-0042-0679-2595-6006

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 Department's website at www.epb.dfpni.gov.uk, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

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Energy Performance Certificate

Non-Domestic Building



COMBINED MESS

Royal Air Force

Neatishead

NORWICH

NR12 8YB

Certificate Reference Number:

0069-0032-0679-2595-6006

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

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

◀ **103**

This is how energy efficient the building is.

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	1426
Building complexity (NOS level):	4
Building emission rate (kgCO ₂ /m ²):	224.67

Benchmarks

Buildings similar to this one could have rating as follows:

41

If newly built

110

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

Assessment Software:	CLG, ISBEM, v4.1.d, SBEM, v4.1.d.0
Property Reference:	627660500009
Assessor Name:	Edward Speir
Assessor Number:	STRO001299
Accreditation Scheme:	Stroma Accreditation
Employer/Trading Name:	Greenleaf Commercial Limited
Employer/Trading Address:	Brook House, Middleton Tyas, Near Richmond, North Yorkshire DL10 6RP
Issue Date:	2012-05-23
Valid Until:	2022-05-22
Related Party Disclosure:	Not related to the occupier.

Recommendations for improving the property are contained in Report Reference Number: 0950-6966-0472-0059-0020

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 Department's website at www.epb.dfpni.gov.uk, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

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Energy Performance Certificate

Non-Domestic Building



SQUASH COURTS AND CHANGING ROOM

Royal Air Force

Neatishead

NORWICH

NR12 8YB

Certificate Reference Number:

9602-3055-0627-1000-0695

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

A 0-25

B 26-50

C 51-75

D 76-100

95

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	60
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	386.01

Benchmarks

Buildings similar to this one could have rating as follows:

48

If newly built

128

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

Assessment Software:	CLG, ISBEM, v4.1.d, SBEM, v4.1.d.0
Property Reference:	627660500010
Assessor Name:	Edward Speir
Assessor Number:	STRO001299
Accreditation Scheme:	Stroma Accreditation
Employer/Trading Name:	Greenleaf Commercial Limited
Employer/Trading Address:	Brook House, Middleton Tyas, Near Richmond, North Yorkshire DL10 6RP
Issue Date:	2012-05-23
Valid Until:	2022-05-22
Related Party Disclosure:	Not related to the occupier.

Recommendations for improving the property are contained in Report Reference Number: 0060-0042-0679-2595-6106

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 Department's website at www.epb.dfpni.gov.uk, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

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Energy Performance Certificate

Non-Domestic Building



OLD FITNESS SUITE

Royal Air Force

Neatishead

NORWICH

NR12 8YB

Certificate Reference Number:

0061-0032-0679-2595-6106

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

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **267**

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	87
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	324.27

Benchmarks

Buildings similar to this one could have rating as follows:

94

If newly built

250

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

Assessment Software:	CLG, ISBEM, v4.1.d, SBEM, v4.1.d.0
Property Reference:	627660500011
Assessor Name:	Edward Speir
Assessor Number:	STRO001299
Accreditation Scheme:	Stroma Accreditation
Employer/Trading Name:	Greenleaf Commercial Limited
Employer/Trading Address:	Brook House, Middleton Tyas, Near Richmond, North Yorkshire DL10 6RP
Issue Date:	2012-05-22
Valid Until:	2022-05-21
Related Party Disclosure:	Not related to the occupier.

Recommendations for improving the property are contained in Report Reference Number: 0950-6966-0472-0051-0120

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 Department's website at www.epb.dfpni.gov.uk, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

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Energy Performance Certificate

Non-Domestic Building



BUNGALOW
Royal Air Force
Neatishead
NORWICH
NR12 8YB

Certificate Reference Number:
0950-6966-0372-0052-0120

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

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **108**

This is how energy efficient
the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	397
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	73.13

Benchmarks

Buildings similar to this one
could have rating as follows:

36

If newly built

95

If typical of the
existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

Assessment Software:	CLG, ISBEM, v4.1.d, SBEM, v4.1.d.0
Property Reference:	627660500012
Assessor Name:	Edward Speir
Assessor Number:	STRO001299
Accreditation Scheme:	Stroma Accreditation
Employer/Trading Name:	Greenleaf Commercial Limited
Employer/Trading Address:	Brook House, Middleton Tyas, Near Richmond, North Yorkshire DL10 6RP
Issue Date:	2012-05-22
Valid Until:	2022-05-21
Related Party Disclosure:	Not related to the occupier.

Recommendations for improving the property are contained in Report Reference Number: 9602-4055-0627-1002-0691

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 Department's website at www.epb.dfpni.gov.uk, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

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Energy Performance Certificate

Non-Domestic Building



FORMER MEDICAL CENTRE AND DENTAL BUILDING

Royal Air Force

Neatishead

NORWICH

NR12 8YB

Certificate Reference Number:

9602-3055-0627-1003-0691

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

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **327**

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	117
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	143.35

Benchmarks

Buildings similar to this one could have rating as follows:

65

If newly built

173

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

Assessment Software:	CLG, ISBEM, v4.1.d, SBEM, v4.1.d.0
Property Reference:	627660500013
Assessor Name:	Edward Speir
Assessor Number:	STRO001299
Accreditation Scheme:	Stroma Accreditation
Employer/Trading Name:	Greenleaf Commercial Limited
Employer/Trading Address:	Brook House, Middleton Tyas, Near Richmond, North Yorkshire DL10 6RP
Issue Date:	2012-05-22
Valid Until:	2022-05-21
Related Party Disclosure:	Not related to the occupier.

Recommendations for improving the property are contained in Report Reference Number: 0063-0042-0679-2595-6102

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 Department's website at www.epb.dfpni.gov.uk, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

Opportunity to benefit from a Green Deal on this property

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To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.

Energy Performance Certificate

Non-Domestic Building



OFFICE BUILDING

Royal Air Force

Neatishead

NORWICH

NR12 8YB

Certificate Reference Number:

0064-0032-0679-2595-6102

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

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

◀ **114**

This is how energy efficient the building is.

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	267
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	83.62

Benchmarks

Buildings similar to this one could have rating as follows:

34

If newly built

91

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

Assessment Software:	CLG, ISBEM, v4.1.d, SBEM, v4.1.d.0
Property Reference:	627660500014
Assessor Name:	Edward Speir
Assessor Number:	STRO001299
Accreditation Scheme:	Stroma Accreditation
Employer/Trading Name:	Greenleaf Commercial Limited
Employer/Trading Address:	Brook House, Middleton Tyas, Near Richmond, North Yorkshire DL10 6RP
Issue Date:	2012-05-22
Valid Until:	2022-05-21
Related Party Disclosure:	Not related to the occupier.

Recommendations for improving the property are contained in Report Reference Number: 0692-9050-7541-0600-6243

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 Department's website at www.epb.dfpni.gov.uk, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

Opportunity to benefit from a Green Deal on this property

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Energy Performance Certificate

Non-Domestic Building



MT MAIN BUILDING AND STORES

Royal Air Force

Neatishead

NORWICH

NR12 8YB

Certificate Reference Number:

0692-9050-7531-0600-6253

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

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **144**

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Mechanical Ventilation
Total useful floor area (m ²):	885
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	178.65

Benchmarks

Buildings similar to this one could have rating as follows:

30

If newly built

81

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

Assessment Software:	CLG, ISBEM, v4.1.d, SBEM, v4.1.d.0
Property Reference:	627660500015
Assessor Name:	Edward Speir
Assessor Number:	STRO001299
Accreditation Scheme:	Stroma Accreditation
Employer/Trading Name:	Greenleaf Commercial Limited
Employer/Trading Address:	Brook House, Middleton Tyas, Near Richmond, North Yorkshire DL10 6RP
Issue Date:	2012-05-22
Valid Until:	2022-05-21
Related Party Disclosure:	Not related to the occupier.

Recommendations for improving the property are contained in Report Reference Number: 0950-6966-0472-0055-0124

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 Department's website at www.epb.dfpni.gov.uk, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

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Energy Performance Certificate

Non-Domestic Building



GYMNASIUM
Royal Air Force
Neatishead
NORWICH
NR12 8YB

Certificate Reference Number:
9602-3055-0627-1007-0695

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

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **146**

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Mechanical Ventilation
Total useful floor area (m ²):	468
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	118.07

Benchmarks

Buildings similar to this one could have rating as follows:

37

If newly built

100

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

Assessment Software:	CLG, ISBEM, v4.1.d, SBEM, v4.1.d.0
Property Reference:	627660500017
Assessor Name:	Edward Speir
Assessor Number:	STRO001299
Accreditation Scheme:	Stroma Accreditation
Employer/Trading Name:	Greenleaf Commercial Limited
Employer/Trading Address:	Brook House, Middleton Tyas, Near Richmond, North Yorkshire DL10 6RP
Issue Date:	2012-05-22
Valid Until:	2022-05-21
Related Party Disclosure:	Not related to the occupier.

Recommendations for improving the property are contained in Report Reference Number: 0067-0042-0679-2595-6106

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 Department's website at www.epb.dfpni.gov.uk, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

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Energy Performance Certificate

Non-Domestic Building



GYMNASIUM CHANGING ROOMS

Royal Air Force

Neatishead

NORWICH

NR12 8YB

Certificate Reference Number:

0068-0032-0679-2595-6106

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

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

◀ **107**

This is how energy efficient the building is.

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	150
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	261.86

Benchmarks

Buildings similar to this one could have rating as follows:

54

If newly built

143

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

Assessment Software:	CLG, ISBEM, v4.1.d, SBEM, v4.1.d.0
Property Reference:	627660500018
Assessor Name:	Edward Speir
Assessor Number:	STRO001299
Accreditation Scheme:	Stroma Accreditation
Employer/Trading Name:	Greenleaf Commercial Limited
Employer/Trading Address:	Brook House, Middleton Tyas, Near Richmond, North Yorkshire DL10 6RP
Issue Date:	2012-05-22
Valid Until:	2022-05-21
Related Party Disclosure:	Not related to the occupier.

Recommendations for improving the property are contained in Report Reference Number: 0950-6966-0472-0058-0120

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 Department's website at www.epb.dfpni.gov.uk, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

Opportunity to benefit from a Green Deal on this property

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To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.

Energy Performance Certificate

Non-Domestic Building



R12 FORMER RADAR EQUIPMENT BUILDING

Royal Air Force

Neatishead

NORWICH

NR12 8YB

Certificate Reference Number:

0950-6966-0372-0059-0120

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

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **160**

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	4123
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	55.08

Benchmarks

Buildings similar to this one could have rating as follows:

47

If newly built

126

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

Assessment Software:	CLG, ISBEM, v4.1.d, SBEM, v4.1.d.0
Property Reference:	627660500019
Assessor Name:	Edward Speir
Assessor Number:	STRO001299
Accreditation Scheme:	Stroma Accreditation
Employer/Trading Name:	Greenleaf Commercial Limited
Employer/Trading Address:	Brook House, Middleton Tyas, Near Richmond, North Yorkshire DL10 6RP
Issue Date:	2012-05-22
Valid Until:	2022-05-21
Related Party Disclosure:	Not related to the occupier.

Recommendations for improving the property are contained in Report Reference Number: 9602-4055-0627-1009-0691

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 Department's website at www.epb.dfnl.gov.uk, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

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Energy Performance Certificate

Non-Domestic Building



R3 UNDERGROUND FORMER OPERATIONS BLOCK
Royal Air Force
Neatishead
NORWICH
NR12 8YB

Certificate Reference Number:
0060-0032-0679-2595-6206

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

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

247

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	2692
Building complexity (NOS level):	4
Building emission rate (kgCO ₂ /m ²):	263.19

Benchmarks

Buildings similar to this one could have rating as follows:

37

If newly built

100

If typical of the existing stock

Green Deal Information

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Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

Assessment Software:	CLG, ISBEM, v4.1.d, SBEM, v4.1.d.0
Property Reference:	627660500020
Assessor Name:	Edward Speir
Assessor Number:	STRO001299
Accreditation Scheme:	Stroma Accreditation
Employer/Trading Name:	Greenleaf Commercial Limited
Employer/Trading Address:	Brook House, Middleton Tyas, Near Richmond, North Yorkshire DL10 6RP
Issue Date:	2012-05-25
Valid Until:	2022-05-24
Related Party Disclosure:	Not related to the occupier.

Recommendations for improving the property are contained in Report Reference Number: 0950-6966-0472-0050-0220

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 Department's website at www.epb.dfpni.gov.uk, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

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