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technical note

Project	Kings Way Care Home	Project no	PR12500
Note by	Gary Saunders	Date	3-Nov-25
Subject	As Built Verification		

Kings Way Care Home As Built Verification

1.0 Introduction

This technical note provides third party verification that the Kings Way Care Home, Burgess Hil has been constructed in accordance with the consented Sustainability Assessment, and is provided to address the relevant post completion planning condition which states:

"The development shall be carried out in accordance with the Sustainability Statement submitted as part of the application. On completion of the development, an independent final report shall be prepared and submitted to the Local Planning Authority to demonstrate that the care home has been constructed in accordance with the Sustainability Statement."

1.1 Report Writer & Verifier

This report has been completed by Gary Saunders, an Associate Sustainability Engineer at ERS consultants, who is a degree qualified, chartered mechanical engineer, with over 35 years' experience in the construction industry, with over 15 years of these leading on Sustainability Engineering. He has had no previous involvement in the project, and can therefore be considered to provide an independent third party assessment.

2.0 Verification of Measures

2.1 Passive Design Measures

The passive design measures set by the consented Sustainability Statement, are summarised as:

- Very high levels of insulation beyond the 2013 building regulations
- Good glazing and solar protection measures utilizing solar control glass
- Best practice airtightness measures.

As demonstrated by the as-built BRUKL report that accompanies this note, the as-built u-values and air tightness improve on both the 2013 and the current (2021) Building Regulations limiting fabric parameters as shown in Table 1 over:

Table 1: Summary of As-Built Fabric Performance			
	Part L Limiting U-value (2013) (W/m ² K)	Part L Limiting U-value (2021) (W/m ² K)	As-Built U-value (W/m ² K)
External Walls	0.35	0.26	0.26
Floors	0.25	0.18	0.11
Pitched Roof	0.25	0.16	0.15
Windows	2.2	1.6	1.4
Roof Lights	2.2	2.2	1.4
Personnel Doors	2.2	1.6	1.4
Air Permeability (m ³ /(h.m ² @ 50 Pa)	10	8	4.82

2.2 Efficient Building Services Design

The installed building services systems follow the measures set by the consented Sustainability Statement as follows:

Lighting:

- Good levels of daylighting in most occupied rooms
- High-efficiency artificial LED lighting, as demonstrated in the BRUKL report where the luminaire efficacy of all lighting exceeds the standard minimum value of 98 lm/W
- Auto ON/OFF lighting control with occupancy sensors provided in suitable locations

Water Consumption

- The provision of high-efficiency, low water flow sanitary ware, which reduces both the hot water energy consumption and the load on the local infrastructure.

Ventilation:

- Combination of natural and mechanical ventilation to provide long term comfort and energy saving.
- The mechanical ventilation systems utilises fans with low specific fan powers, with SFP's lower than the standard values set within the BRUKLs, and MVHR provided to the bedrooms, with heat recovery of 80% thermal efficiency to recover the heat during the winter and allow for free cooling during summer.

Heating System

- Heating is provided from a centralised high-efficiency (97% efficiency), gas condensing boiler providing heating and domestic hot water.

Cooling

- Cooling is not provided to the bedrooms, with overheating being mitigated against by the use of opening windows.
- Where cooling is provided, this is provided by a high efficiency VRF system with heat recovery, with a high co-efficient of performance (efficiency) of 7.23 as demonstrated by the as-built BRUKL report.

3.0 A-Built Performance

The utilisation of the above energy efficiency strategies results in the building improving on the minimum performance set out in Part L (2021) of the Building Regulations as shown in Table 2 and demonstrated by the as-built BRUKL report, and achieved an EPC rating of A, resulting in a highly energy efficient building.

Table 2: Summary of Part L Performance			
	Part L2021 Target	As-Built Performance	Improvement Over Part L Target
CO ₂ Emission Rate (kgCO ₂ /m ² .annum)	25.46	22.82	10.37 %
Primary Energy Rate (kWh _{PE} /m ² .annum)	150.21	126.46	15.81 %

4.0 Conclusion

This technical, along with the as-built BRUKL and EPC provide in Appendix A, provides an independent demonstration that the development has been carried out in accordance with the Sustainability Statement submitted as part of the application.

Appendix A – As Built BRUKL Report and EPC

Project name

Keymar Hall Care Home**As built**

Date: Wed Oct 29 09:56:52 2025

Administrative information

Building Details

Address: Keymer Hall, 11 Kings Way, BURGESS HILL,
RH15 0TH

Certifier details

Name: John Ward

Telephone number: 07527 065481

Address: Betton Consulting Ltd, 4 Langley House,
Wykeham Business Centre, Main Street,
Wykeham, Scarborough, YO13 9QP

Certification tool

Calculation engine: TAS

Calculation engine version: "v9.5.6"

Interface to calculation engine: TAS

Interface to calculation engine version: v9.5.6

BRUKL compliance module version: v6.1.e.0

Foundation area [m²]: 974.82The CO₂ emission and primary energy rates of the building must not exceed the targets

Target CO ₂ emission rate (TER), kgCO ₂ /m ² annum	25.46
Building CO ₂ emission rate (BER), kgCO ₂ /m ² annum	22.82
Target primary energy rate (TPER), kWh _{PE} /m ² annum	150.21
Building primary energy rate (BPER), kWh _{PE} /m ² annum	126.46
Do the building's emission and primary energy rates exceed the targets?	BER ≤ TER BPER ≤ TPER

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

Fabric element	U _{a-Limit}	U _{a-Calc}	U _{i-Calc}	First surface with maximum value
Walls*	0.26	0.26	0.28	External Wall (IN ROOF)
Floors	0.18	0.11	0.11	Ground Floor
Pitched roofs	0.16	0.15	0.15	Roof
Flat roofs	0.18	-	-	No flat roofs in project
Windows** and roof windows	1.6	1.4	1.4	CW1
Rooflights***	2.2	1.4	1.4	Rooflight
Personnel doors^	1.6	1.4	1.4	STAIR DOOR
Vehicle access & similar large doors	1.3	-	-	No vehicle access or similar large doors in project
High usage entrance doors	3	-	-	No high usage entrance doors in project
U _{a-Limit} = Limiting area-weighted average U-values [W/(m ² K)] U _{a-Calc} = Calculated area-weighted average U-values [W/(m ² K)] U _{i-Calc} = Calculated maximum individual element U-values [W/(m ² K)] * 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. *** Values for rooflights refer to the horizontal position. ^ For fire doors, limiting U-value is 1.8 W/m ² K NB: Neither roof ventilators (inc. smoke vents) nor swimming pool basins are modelled or checked against the limiting standards by the tool.				

Air permeability	Limiting standard	This building
m ³ /(h.m ²) at 50 Pa	8	4.82

Building services

For details on the standard values listed below, system-specific guidance, and additional regulatory requirements, refer to the Approved Documents.

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- UFH Nat Vent

	Heating efficiency	Cooling efficiency	Radiant efficiency	SFP [W/(l/s)]	HR efficiency
This system	0.97	-	-	-	-
Standard value	0.93*	N/A	N/A	N/A	N/A
Automatic monitoring & targeting with alarms for out-of-range values for this HVAC system					NO
* Standard shown is for gas single boiler systems <=2 MW output and overall for multi-boiler systems. For single boiler systems >2 MW or any individual boiler in a multi-boiler system, limiting efficiency is 0.88.					

2- UFH Extract (32 Zones)

	Heating efficiency	Cooling efficiency	Radiant efficiency	SFP [W/(l/s)]	HR efficiency
This system	0.97	-	-	-	-
Standard value	0.93*	N/A	N/A	N/A	N/A
Automatic monitoring & targeting with alarms for out-of-range values for this HVAC system					NO
* Standard shown is for gas single boiler systems <=2 MW output and overall for multi-boiler systems. For single boiler systems >2 MW or any individual boiler in a multi-boiler system, limiting efficiency is 0.88.					

3- UFH Supply (26 Zones)

	Heating efficiency	Cooling efficiency	Radiant efficiency	SFP [W/(l/s)]	HR efficiency
This system	0.97	-	-	0.5	-
Standard value	0.93*	N/A	N/A	1.5^	N/A
Automatic monitoring & targeting with alarms for out-of-range values for this HVAC system					NO
* Standard shown is for gas single boiler systems <=2 MW output and overall for multi-boiler systems. For single boiler systems >2 MW or any individual boiler in a multi-boiler system, limiting efficiency is 0.88.					
^ Limiting SFP may be increased by the amounts specified in the Approved Documents if the installation includes particular components.					

4- Comfort Cooling (22 Zones)

	Heating efficiency	Cooling efficiency	Radiant efficiency	SFP [W/(l/s)]	HR efficiency
This system	4.43	7.23	-	-	-
Standard value	0.93*	5	N/A	N/A	N/A
Automatic monitoring & targeting with alarms for out-of-range values for this HVAC system					NO
* Standard shown is for gas single boiler systems <=2 MW output and overall for multi-boiler systems. For single boiler systems >2 MW or any individual boiler in a multi-boiler system, limiting efficiency is 0.88.					

5- Kitchen (Kitchen)

	Heating efficiency	Cooling efficiency	Radiant efficiency	SFP [W/(l/s)]	HR efficiency
This system	0	-	-	1	-
Standard value	N/A	N/A	N/A	1.5^	N/A
Automatic monitoring & targeting with alarms for out-of-range values for this HVAC system					NO
^ Limiting SFP may be increased by the amounts specified in the Approved Documents if the installation includes particular components.					

6- Comfort Cooling Mech Vent (7 Zones)

	Heating efficiency	Cooling efficiency	Radiant efficiency	SFP [W/(l/s)]	HR efficiency
This system	0.97	7.23	-	1	0.8
Standard value	0.93*	5	N/A	1.5^	N/A
Automatic monitoring & targeting with alarms for out-of-range values for this HVAC system					NO
* Standard shown is for gas single boiler systems <=2 MW output and overall for multi-boiler systems. For single boiler systems >2 MW or any individual boiler in a multi-boiler system, limiting efficiency is 0.88.					
^ Limiting SFP may be increased by the amounts specified in the Approved Documents if the installation includes particular components.					

7- Bedroom MVHR (92 Zones)

	Heating efficiency	Cooling efficiency	Radiant efficiency	SFP [W/(l/s)]	HR efficiency
This system	0.97	-	-	0.6	0.8
Standard value	0.93*	N/A	N/A	1.5^	N/A
Automatic monitoring & targeting with alarms for out-of-range values for this HVAC system					NO
* Standard shown is for gas single boiler systems <=2 MW output and overall for multi-boiler systems. For single boiler systems >2 MW or any individual boiler in a multi-boiler system, limiting efficiency is 0.88.					
^ Limiting SFP may be increased by the amounts specified in the Approved Documents if the installation includes particular components.					

1- HWS

	Water heating efficiency	Storage loss factor [kWh/litre per day]
This building	0.97	0
Standard value	N/A	N/A

Zone-level mechanical ventilation, exhaust, and terminal units

ID	System type in the Approved Documents
A	Local supply or extract ventilation units
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 balanced supply and extract ventilation system
E	Local balanced supply and extract ventilation units
F	Other local ventilation units
G	Fan assisted terminal variable air volume units
H	Fan coil units
I	Kitchen extract with the fan remote from the zone and a grease filter
NB: Limiting SFP may be increased by the amounts specified in the Approved Documents if the installation includes particular components.	

Zone name	SFP [W/(l/s)]										HR efficiency	
ID of system type	A	B	C	D	E	F	G	H	I			
Standard value	0.3	1.1	0.5	2.3	2	0.5	0.5	0.4	1		Zone	Standard
Ensuite 1	0.2	-	-	-	-	-	-	-	-	-	-	N/A
Ensuite 2	0.2	-	-	-	-	-	-	-	-	-	-	N/A
Ensuite 3	0.2	-	-	-	-	-	-	-	-	-	-	N/A
Ensuite 4	0.2	-	-	-	-	-	-	-	-	-	-	N/A
Ensuite 5	0.2	-	-	-	-	-	-	-	-	-	-	N/A
Ensuite 6	0.2	-	-	-	-	-	-	-	-	-	-	N/A
Ensuite 7	0.2	-	-	-	-	-	-	-	-	-	-	N/A
Ensuite 8	0.2	-	-	-	-	-	-	-	-	-	-	N/A
Assisted Bath 1	0.2	-	-	-	-	-	-	-	-	-	-	N/A
Assisted Bath 2	0.2	-	-	-	-	-	-	-	-	-	-	N/A
Assisted Bath 3	0.2	-	-	-	-	-	-	-	-	-	-	N/A
Changing Male	0.2	-	-	-	-	-	-	-	-	-	-	N/A
Changing Female	0.2	-	-	-	-	-	-	-	-	-	-	N/A
Changing Kitchen	0.2	-	-	-	-	-	-	-	-	-	-	N/A
Hair Salon	0.2	-	-	-	-	-	-	-	-	-	-	N/A
Copier	0.2	-	-	-	-	-	-	-	-	-	-	N/A
Circulation 2	-	0.5	-	-	-	-	-	-	-	-	-	N/A
Circulation 3	-	0.5	-	-	-	-	-	-	-	-	-	N/A

Zone name		SFP [W/(l/s)]									HR efficiency	
ID of system type		A	B	C	D	E	F	G	H	I		
Standard value		0.3	1.1	0.5	2.3	2	0.5	0.5	0.4	1	Zone	Standard
Circulation 1		-	0.5	-	-	-	-	-	-	-	-	N/A
Circulation 4		-	0.5	-	-	-	-	-	-	-	-	N/A
Circulation 6		-	0.5	-	-	-	-	-	-	-	-	N/A
Circulation 7		-	0.5	-	-	-	-	-	-	-	-	N/A
Circulation 8		-	0.5	-	-	-	-	-	-	-	-	N/A
Circulation 9		-	0.5	-	-	-	-	-	-	-	-	N/A
Circulation 10		-	0.5	-	-	-	-	-	-	-	-	N/A
Circulation 11		-	0.5	-	-	-	-	-	-	-	-	N/A
Circulation 12		-	0.5	-	-	-	-	-	-	-	-	N/A
Circulation 13		-	0.5	-	-	-	-	-	-	-	-	N/A
Circulation 14		-	0.5	-	-	-	-	-	-	-	-	N/A
Circulation 15		-	0.5	-	-	-	-	-	-	-	-	N/A
Circulation 16		-	0.5	-	-	-	-	-	-	-	-	N/A
Circulation 17		-	0.5	-	-	-	-	-	-	-	-	N/A
Circulation 18		-	0.5	-	-	-	-	-	-	-	-	N/A
Circulation 19		-	0.5	-	-	-	-	-	-	-	-	N/A
Circulation 20		-	0.5	-	-	-	-	-	-	-	-	N/A
Circulation 21		-	0.5	-	-	-	-	-	-	-	-	N/A
Circulation 22		-	0.5	-	-	-	-	-	-	-	-	N/A
Circulation 23		-	0.5	-	-	-	-	-	-	-	-	N/A
Cleaner GF		0.2	-	-	-	-	-	-	-	-	-	N/A
Cleaner FF		0.2	-	-	-	-	-	-	-	-	-	N/A
Cleaner SF		0.2	-	-	-	-	-	-	-	-	-	N/A
Store COSHH		0.2	-	-	-	-	-	-	-	-	-	N/A
Staff Shower		0.2	-	-	-	-	-	-	-	-	-	N/A
WC 1		0.2	-	-	-	-	-	-	-	-	-	N/A
WC 2		0.2	-	-	-	-	-	-	-	-	-	N/A
WC 3		0.2	-	-	-	-	-	-	-	-	-	N/A
WC 4		0.2	-	-	-	-	-	-	-	-	-	N/A
WC 5		0.2	-	-	-	-	-	-	-	-	-	N/A
WC 6		0.2	-	-	-	-	-	-	-	-	-	N/A
WC 7		0.2	-	-	-	-	-	-	-	-	-	N/A
Sluice 1		0.2	-	-	-	-	-	-	-	-	-	N/A
Sluice 2		0.2	-	-	-	-	-	-	-	-	-	N/A
Sluice 3		0.2	-	-	-	-	-	-	-	-	-	N/A
Circulation 24		-	0.5	-	-	-	-	-	-	-	-	N/A
Circulation 25		-	0.5	-	-	-	-	-	-	-	-	N/A
Circulation 26		-	0.5	-	-	-	-	-	-	-	-	N/A
Circulation 27		-	0.5	-	-	-	-	-	-	-	-	N/A
Cleaner TF		0.2	-	-	-	-	-	-	-	-	-	N/A

General lighting and display lighting		General luminaire	Display light source	
Zone name		Efficacy [lm/W]	Efficacy [lm/W]	Power density [W/m²]
Standard value		95	80	0.3
Comms		95	-	-

General lighting and display lighting		General luminaire	Display light source	
Zone name		Efficacy [lm/W]	Efficacy [lm/W]	Power density [W/m²]
	Standard value	95	80	0.3
Stair 1		105	-	-
Stair 2		105	-	-
Stair 3		105	-	-
Ensuite 1		98	-	-
Ensuite 2		98	-	-
Ensuite 3		98	-	-
Ensuite 4		98	-	-
Ensuite 5		98	-	-
Ensuite 6		98	-	-
Ensuite 7		98	-	-
Ensuite 8		98	-	-
Ensuite 9		98	-	-
Ensuite 10		98	-	-
Ensuite 11		98	-	-
Ensuite 12		98	-	-
Ensuite 13		98	-	-
Ensuite 14		98	-	-
Ensuite 15		98	-	-
Ensuite 16		98	-	-
Ensuite 17		98	-	-
Ensuite 18		98	-	-
Ensuite 19		98	-	-
Ensuite 20		98	-	-
Ensuite 21		98	-	-
Ensuite 22		98	-	-
Ensuite 23		98	-	-
Ensuite 24		98	-	-
Ensuite 25		98	-	-
Ensuite 26		98	-	-
Ensuite 27		98	-	-
Ensuite 28		98	-	-
Ensuite 29		98	-	-
Ensuite 30		98	-	-
Ensuite 31		98	-	-
Ensuite 32		98	-	-
Ensuite 33		98	-	-
Ensuite 34		98	-	-
Ensuite 35		98	-	-
Ensuite 36		98	-	-
Ensuite 37		98	-	-
Ensuite 38		98	-	-
Ensuite 39		98	-	-
Ensuite 40		98	-	-

General lighting and display lighting		General luminaire	Display light source	
Zone name		Efficacy [lm/W]	Efficacy [lm/W]	Power density [W/m²]
	Standard value	95	80	0.3
Ensuite 41		98	-	-
Ensuite 42		98	-	-
Ensuite 43		98	-	-
Ensuite 44		98	-	-
Ensuite 45		98	-	-
Ensuite 46		98	-	-
Ensuite 47		98	-	-
Ensuite 48		98	-	-
Ensuite 49		98	-	-
Ensuite 50		98	-	-
Ensuite 51		98	-	-
Ensuite 52		98	-	-
Ensuite 53		98	-	-
Ensuite 54		98	-	-
Ensuite 55		98	-	-
Ensuite 56		98	-	-
Ensuite 57		98	-	-
Ensuite 58		98	-	-
Ensuite 59		98	-	-
Ensuite 60		98	-	-
Ensuite 61		98	-	-
Ensuite 62		98	-	-
Ensuite 63		98	-	-
Ensuite 64		98	-	-
Ensuite 65		98	-	-
Ensuite 66		98	-	-
Ensuite 67		98	-	-
Ensuite 68		98	-	-
Assisted Bath 1		125	-	-
Assisted Bath 2		125	-	-
Assisted Bath 3		125	-	-
Bedroom 1		98	-	-
Bedroom 2		98	-	-
Bedroom 3		98	-	-
Bedroom 4		98	-	-
Bedroom 5		98	-	-
Bedroom 6		98	-	-
Bedroom 7		98	-	-
Bedroom 8		98	-	-
Bedroom 9		98	-	-
Bedroom 10		98	-	-
Bedroom 11		98	-	-
Bedroom 12		98	-	-

General lighting and display lighting		General luminaire	Display light source	
Zone name		Efficacy [lm/W]	Efficacy [lm/W]	Power density [W/m²]
	Standard value	95	80	0.3
Bedroom 13		98	-	-
Bedroom 14		98	-	-
Bedroom 15		98	-	-
Bedroom 16		98	-	-
Bedroom 17		98	-	-
Bedroom 18		98	-	-
Bedroom 19		98	-	-
Bedroom 20		98	-	-
Bedroom 21		98	-	-
Bedroom 22		98	-	-
Bedroom 23		98	-	-
Bedroom 24		98	-	-
Bedroom 25		98	-	-
Bedroom 26		98	-	-
Bedroom 27		98	-	-
Bedroom 28		98	-	-
Bedroom 29		98	-	-
Bedroom 30		98	-	-
Bedroom 31		98	-	-
Bedroom 32		98	-	-
Bedroom 33		98	-	-
Bedroom 34		98	-	-
Bedroom 35		98	-	-
Bedroom 36		98	-	-
Bedroom 37		98	-	-
Bedroom 38		98	-	-
Bedroom 39		98	-	-
Bedroom 40		98	-	-
Bedroom 41		98	-	-
Bedroom 42		98	-	-
Bedroom 43		98	-	-
Bedroom 44		98	-	-
Bedroom 45		98	-	-
Bedroom 46		98	-	-
Bedroom 47		98	-	-
Bedroom 48		98	-	-
Bedroom 49		98	-	-
Bedroom 50		98	-	-
Bedroom 51		98	-	-
Bedroom 52		98	-	-
Bedroom 53		98	-	-
Bedroom 54		98	-	-
Bedroom 55		98	-	-

General lighting and display lighting		General luminaire	Display light source	
Zone name		Efficacy [lm/W]	Efficacy [lm/W]	Power density [W/m²]
	Standard value	95	80	0.3
Bedroom 56		98	-	-
Bedroom 57		98	-	-
Bedroom 58		98	-	-
Bedroom 59		98	-	-
Bedroom 60		98	-	-
Bedroom 61		98	-	-
Bedroom 62		98	-	-
Bedroom 63		98	-	-
Bedroom 64		98	-	-
Bedroom 65		98	-	-
Bedroom 66		98	-	-
Bedroom 67		98	-	-
Bedroom 68		98	-	-
Entrance Lobby		95	-	-
Changing Male		95	-	-
Changing Female		95	-	-
Changing Kitchen		95	-	-
Kitchen		103	-	-
Laundry		103	-	-
Managers Office		125	-	-
Admin Office		138	-	-
Hair Salon		125	-	-
Nurse GF		125	-	-
Nurse FF		125	-	-
Nurse SF		125	-	-
Copier		95	-	-
Training Room		138	-	-
Chef Office		138	-	-
Accounts Office		138	-	-
Reception		125	95	-
Plantroom		103	-	-
Tank Room		103	-	-
Foyer		125	-	-
Bistro		125	-	-
Dining 1		125	-	-
Dining 2		125	-	-
Dining 3		125	-	-
Lounge 1		125	-	-
Lounge 3		125	-	-
Lounge 5		125	-	-
Lounge 2		125	-	-
Lounge 4		125	-	-
Lounge 6		125	-	-

General lighting and display lighting		General luminaire	Display light source	
Zone name		Efficacy [lm/W]	Efficacy [lm/W]	Power density [W/m²]
	Standard value	95	80	0.3
Staff Room		125	-	-
Maintenance Office		138	-	-
Activities		95	-	-
Dep Manager F		125	-	-
Dep Manager S		125	-	-
Drugs 1		95	-	-
Drugs 2		95	-	-
Drugs 3		95	-	-
Visitor Room		125	-	-
Circulation 5 BoH		105	-	-
Circulation 2		94	-	-
Circulation 3		94	-	-
Circulation 1		94	-	-
Circulation 4		94	-	-
Circulation 6		94	-	-
Circulation 7		94	-	-
Circulation 8		94	-	-
Circulation 9		94	-	-
Circulation 10		94	-	-
Circulation 11		94	-	-
Circulation 12		94	-	-
Circulation 13		94	-	-
Circulation 14		94	-	-
Circulation 15		94	-	-
Circulation 16		94	-	-
Circulation 17		94	-	-
Circulation 18		94	-	-
Circulation 19		94	-	-
Circulation 20		94	-	-
Circulation 21		94	-	-
Circulation 22		94	-	-
Circulation 23		94	-	-
Circulation 31 BoH		105	-	-
Circulation 32 BoH		105	-	-
Circulation 33 BoH		105	-	-
Circulation 34 BoH		105	-	-
Circulation 35 BoH		105	-	-
Circulation 36 BoH		105	-	-
Store 1		105	-	-
Store 2		105	-	-
Hoist GF		105	-	-
Store 3		105	-	-
Store 4		105	-	-

General lighting and display lighting		General luminaire	Display light source	
Zone name		Efficacy [lm/W]	Efficacy [lm/W]	Power density [W/m²]
	Standard value	95	80	0.3
Store 6		105	-	-
Store 7		105	-	-
Cleaner GF		105	-	-
Store 9		105	-	-
Store 10		105	-	-
Store 11		105	-	-
Store 12		105	-	-
Store 14		105	-	-
Store 15		105	-	-
Hoist FF		105	-	-
Store 16		105	-	-
Store 17		105	-	-
Cleaner FF		105	-	-
Store 13		105	-	-
Store 20		105	-	-
Store 24		105	-	-
Store 22		105	-	-
Store 23		105	-	-
Hoist SF		105	-	-
Store 25		105	-	-
Store 21		105	-	-
Cleaner SF		105	-	-
Store 28		105	-	-
Linen TF		105	-	-
Store COSHH		105	-	-
Store Kitchen		105	-	-
Staff Shower		95	-	-
WC 1		105	-	-
WC 2		105	-	-
WC 3		105	-	-
WC 4		105	-	-
WC 5		105	-	-
WC 6		105	-	-
WC 7		105	-	-
Sluice 1		95	-	-
Sluice 2		95	-	-
Sluice 3		95	-	-
Store 26		105	-	-
Store Electric		105	-	-
Store 5		105	-	-
Linen GF		105	-	-
Linen FF		105	-	-
Linen SF		105	-	-

General lighting and display lighting		General luminaire	Display light source	
Zone name		Efficacy [lm/W]	Efficacy [lm/W]	Power density [W/m²]
	Standard value	95	80	0.3
Bedroom 69		98	-	-
Bedroom 70		98	-	-
Bedroom 71		98	-	-
Bedroom 72		98	-	-
Bedroom 73		98	-	-
Bedroom 74		98	-	-
Bedroom 75		98	-	-
Bedroom 76		98	-	-
Bedroom 77		98	-	-
Bedroom 78		98	-	-
Ensuite 69		98	-	-
Ensuite 70		98	-	-
Ensuite 71		98	-	-
Ensuite 72		98	-	-
Ensuite 73		98	-	-
Ensuite 74		98	-	-
Ensuite 75		98	-	-
Ensuite 76		98	-	-
Ensuite 77		98	-	-
Ensuite 78		98	-	-
Circulation 24		94	-	-
Circulation 25		94	-	-
Circulation 26		94	-	-
Circulation 27		94	-	-
Store 18		105	-	-
Store 19		105	-	-
Store 27		105	-	-
Store 8		105	-	-
Cleaner TF		95	-	-
Circulation 28		95	-	-
Circulation 29		95	-	-
Circulation 30		95	-	-
Dining 4		95	-	-

The spaces in the building should have appropriate passive control measures to limit solar gains in summer

Zone	Solar gain limit exceeded? (%)	Internal blinds used?
Comms	N/A	N/A
Bedroom 1	YES (+25%)	NO
Bedroom 2	NO (-33%)	NO
Bedroom 3	NO (-54%)	NO
Bedroom 4	YES (+10%)	NO
Bedroom 5	NO (-44%)	NO
Bedroom 6	NO (-16%)	NO

Zone	Solar gain limit exceeded? (%)	Internal blinds used?
Bedroom 7	NO (-16%)	NO
Bedroom 8	NO (-17%)	NO
Bedroom 9	NO (-18%)	NO
Bedroom 10	NO (-46%)	NO
Bedroom 11	NO (-31%)	NO
Bedroom 12	YES (+40%)	NO
Bedroom 13	NO (-32%)	NO
Bedroom 14	NO (-16%)	NO
Bedroom 15	NO (-44%)	NO
Bedroom 16	NO (-49%)	NO
Bedroom 17	NO (-44%)	NO
Bedroom 18	NO (-14%)	NO
Bedroom 19	NO (-43%)	NO
Bedroom 20	NO (-58%)	NO
Bedroom 21	NO (-53%)	NO
Bedroom 22	NO (-54%)	NO
Bedroom 23	NO (-54%)	NO
Bedroom 24	NO (-55%)	NO
Bedroom 25	NO (-56%)	NO
Bedroom 26	YES (+25%)	NO
Bedroom 27	NO (-33%)	NO
Bedroom 28	NO (-54%)	NO
Bedroom 29	YES (+10%)	NO
Bedroom 30	NO (-44%)	NO
Bedroom 31	NO (-17%)	NO
Bedroom 32	NO (-17%)	NO
Bedroom 33	NO (-17%)	NO
Bedroom 34	NO (-18%)	NO
Bedroom 35	NO (-46%)	NO
Bedroom 36	NO (-32%)	NO
Bedroom 37	YES (+41%)	NO
Bedroom 38	NO (-31%)	NO
Bedroom 39	NO (-16%)	NO
Bedroom 40	NO (-43%)	NO
Bedroom 41	NO (-48%)	NO
Bedroom 42	NO (-45%)	NO
Bedroom 43	NO (-13%)	NO
Bedroom 44	NO (-43%)	NO
Bedroom 45	NO (-58%)	NO
Bedroom 46	NO (-45%)	NO
Bedroom 47	NO (-67%)	NO
Bedroom 48	NO (-67%)	NO
Bedroom 49	NO (-62%)	NO
Bedroom 50	NO (-62%)	NO
Bedroom 51	NO (-53%)	NO
Bedroom 52	NO (-54%)	NO
Bedroom 53	NO (-54%)	NO
Bedroom 54	NO (-54%)	NO
Bedroom 55	NO (-52%)	NO

Zone	Solar gain limit exceeded? (%)	Internal blinds used?
Bedroom 56	YES (+25%)	NO
Bedroom 57	NO (-33%)	NO
Bedroom 58	NO (-54%)	NO
Bedroom 59	YES (+11%)	NO
Bedroom 60	NO (-17%)	NO
Bedroom 61	NO (-17%)	NO
Bedroom 62	NO (-18%)	NO
Bedroom 63	NO (-47%)	NO
Bedroom 64	NO (-32%)	NO
Bedroom 65	YES (+46%)	NO
Bedroom 66	NO (-31%)	NO
Bedroom 67	NO (-15%)	NO
Bedroom 68	NO (-37%)	NO
Laundry	NO (-65%)	NO
Managers Office	NO (-57%)	NO
Admin Office	NO (-66%)	NO
Hair Salon	NO (-52%)	NO
Nurse GF	N/A	N/A
Nurse FF	N/A	N/A
Nurse SF	N/A	N/A
Copier	N/A	N/A
Training Room	NO (-74%)	NO
Chef Office	N/A	N/A
Accounts Office	N/A	N/A
Reception	NO (-71%)	NO
Foyer	NO (-52%)	NO
Bistro	NO (-12%)	NO
Dining 1	NO (-47%)	NO
Dining 2	NO (-11%)	NO
Dining 3	NO (-6%)	NO
Lounge 1	NO (-36%)	NO
Lounge 3	NO (-47%)	NO
Lounge 5	NO (-52%)	NO
Lounge 2	NO (-49%)	NO
Lounge 4	NO (-49%)	NO
Lounge 6	NO (-49%)	NO
Staff Room	NO (-16%)	NO
Maintenance Office	N/A	N/A
Activities	N/A	N/A
Dep Manager F	N/A	N/A
Dep Manager S	N/A	N/A
Drugs 1	N/A	N/A
Drugs 2	N/A	N/A
Drugs 3	N/A	N/A
Visitor Room	YES (+39%)	NO
Bedroom 69	NO (-45%)	NO
Bedroom 70	NO (-45%)	NO
Bedroom 71	NO (-10%)	NO
Bedroom 72	NO (-43%)	NO

Zone	Solar gain limit exceeded? (%)	Internal blinds used?
Bedroom 73	NO (-57%)	NO
Bedroom 74	NO (-45%)	NO
Bedroom 75	NO (-66%)	NO
Bedroom 76	NO (-63%)	NO
Bedroom 77	NO (-61%)	NO
Bedroom 78	NO (-61%)	NO
Dining 4	NO (-47%)	NO

Regulation 25A: Consideration of high efficiency alternative energy systems

Were alternative energy systems considered and analysed as part of the design process?	YES
Is evidence of such assessment available as a separate submission?	YES
Are any such measures included in the proposed design?	YES

Technical Data Sheet (Actual vs. Notional Building)

Building Global Parameters

	Actual	Notional
Floor area [m ²]	3945	3945
External area [m ²]	4907	4907
Weather	LON	LON
Infiltration [m ³ /hm ² @ 50Pa]	5	3
Average conductance [W/K]	1725	1583
Average U-value [W/m ² K]	0.35	0.32
Alpha value* [%]	39.81	24.81

* Percentage of the building's average heat transfer coefficient which is due to thermal bridging

Building Use

% Area Building Type

Retail/Financial and Professional Services
 Restaurants and Cafes/Drinking Establishments/Takeaways
 Offices and Workshop Businesses
 General Industrial and Special Industrial Groups
 Storage or Distribution
 Hotels

100 Residential Institutions: Hospitals and Care Homes

Residential Institutions: Residential Schools
 Residential Institutions: Universities and Colleges
 Secure Residential Institutions
 Residential Spaces
 Non-residential Institutions: Community/Day Centre
 Non-residential Institutions: Libraries, Museums, and Galleries
 Non-residential Institutions: Education
 Non-residential Institutions: Primary Health Care Building
 Non-residential Institutions: Crown and County Courts
 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	12.35	18.24
Cooling	2.27	6.33
Auxiliary	5.62	7.67
Lighting	13.56	12.06
Hot water	91.73	91.58
Equipment*	79.09	79.09
TOTAL**	125.54	135.88

* Energy used by equipment does not count towards the total for consumption or 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	15.81	8.11
Wind turbines	0	0
CHP generators	0	0
Solar thermal systems	0	0
<i>Displaced electricity</i>	<i>15.81</i>	<i>8.11</i>

Energy & CO₂ Emissions Summary

	Actual	Notional
Heating + cooling demand [MJ/m ²]	100.76	167.51
Primary energy [kWh _{PE} /m ²]	126.46	150.21
Total emissions [kg/m ²]	22.82	25.46

HVAC Systems Performance

System Type	Heat dem MJ/m2	Cool dem MJ/m2	Heat con kWh/m2	Cool con kWh/m2	Aux con kWh/m2	Heat SSEFF	Cool SSEER	Heat gen SEFF	Cool gen SEER
[ST] Central heating using water: floor heating, [HS] LTHW boiler, [HFT] Natural Gas, [CFT] Electricity									
Actual	81.4	0	24.3	0	3.3	0.93	0	0.97	0
Notional	51.9	0	16.8	0	2	0.86	0	----	----
[ST] Central heating using water: floor heating, [HS] LTHW boiler, [HFT] Natural Gas, [CFT] Electricity									
Actual	59.8	0	17.9	0	3.4	0.93	0	0.97	0
Notional	42.3	0	13.7	0	2	0.86	0	----	----
[ST] Central heating using water: floor heating, [HS] LTHW boiler, [HFT] Natural Gas, [CFT] Electricity									
Actual	51.2	0	15.3	0	9.4	0.93	0	0.97	0
Notional	6.4	0	2.1	0	23.4	0.86	0	----	----
[ST] Split or multi-split system, [HS] LTHW boiler, [HFT] Electricity, [CFT] Electricity									
Actual	16.8	249.1	4.4	9.6	0	1.06	7.23	1.1	7.23
Notional	0.2	483.2	0.1	30.5	0	0.86	4.4	----	----
[ST] Central heating using water: floor heating, [HS] ASHP, [HFT] Natural Gas, [CFT] Electricity									
Actual	0	0	0	0	31.4	0	0	0	0
Notional	0	0	0	0	52.3	0	0	----	----
[ST] Split or multi-split system, [HS] LTHW boiler, [HFT] Natural Gas, [CFT] Electricity									
Actual	0.1	529.9	0	20.4	10	0.93	7.23	0.97	7.23
Notional	0	663.6	0	41.9	6.8	0	4.4	----	----
[ST] Central heating using water: floor heating, [HS] LTHW boiler, [HFT] Natural Gas, [CFT] Electricity									
Actual	9.1	0	2.7	0	8.9	0.93	0	0.97	0
Notional	2.5	0	0.8	0	10.1	0.86	0	----	----

Key to terms

Heat dem [MJ/m2]	= Heating energy demand
Cool dem [MJ/m2]	= Cooling energy demand
Heat con [kWh/m2]	= Heating energy consumption
Cool con [kWh/m2]	= Cooling energy consumption
Aux con [kWh/m2]	= Auxiliary energy consumption
Heat SSEFF	= 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

Energy performance certificate (EPC)

Keymer Hall 11 Kings Way BURGESS HILL RH15 0TH	Energy rating A	Valid until: 28 October 2035
		Certificate number: 1096-8215-6394-0800-8100

Property type	Residential Institutions: Hospitals and Care Homes
Total floor area	3,945 square metres

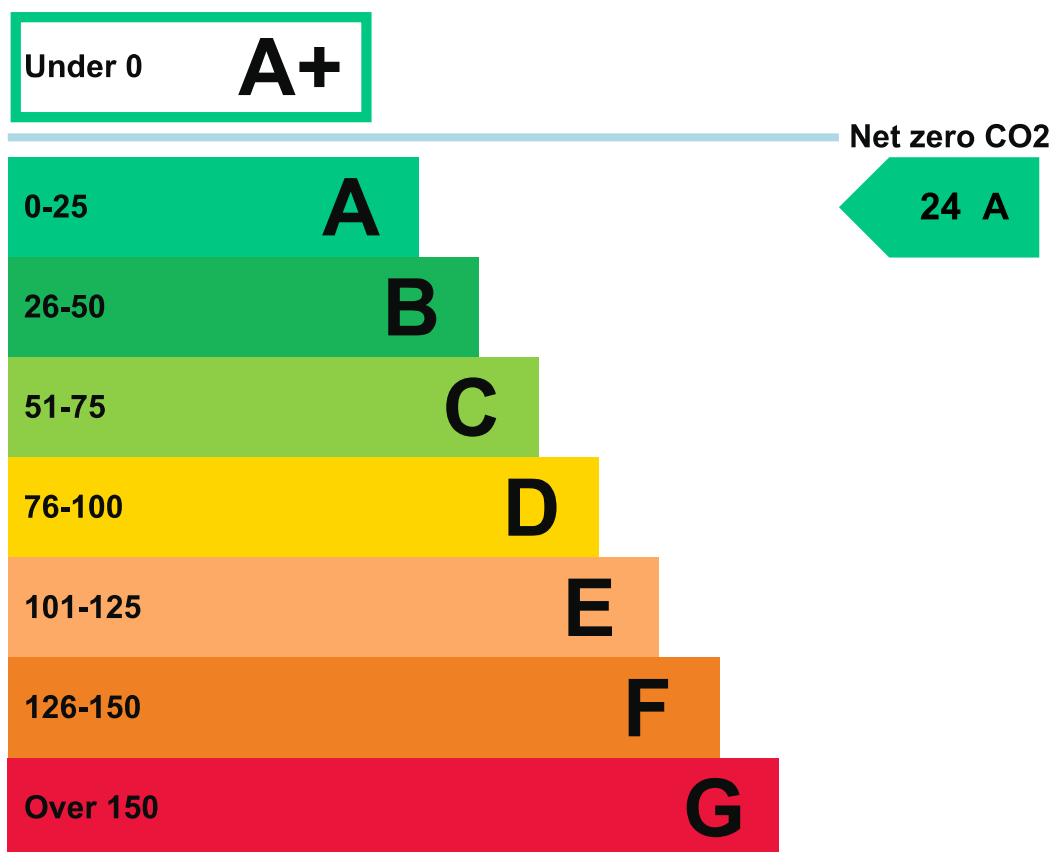
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is A.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

27 B

If typical of the existing stock

106 E

Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

Assessment level	5
Building emission rate (kgCO₂/m² per year)	22.82
Primary energy use (kWh/m² per year)	126

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6998-1463-1420-4054-1075\)](/energy-certificate/6998-1463-1420-4054-1075).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	John Ward
Telephone	07527 065 481
Email	jward@bettonconsulting.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	CIBSE Certification Limited
Assessor's ID	LCEA031715
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	Betton Consulting Ltd
Employer address	4 Langley House, Main Street, Wykeham Business Centre, Wykeham, Scarborough, YO13 9QP
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	27 October 2025
Date of certificate	29 October 2025

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

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