



Tuesday, 22 November 2022

To whom it may concern.

RE: Unit L, Cocker Avenue, Poulton Business Park, Poulton-le-Fylde. FY6 8JU



I am writing to confirm that the subject property is exempt from requiring an EPC certificate under The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

I attended and inspected the property on November 22, 2022.

The building has no heating, mechanical ventilation or air-conditioning, nor do I consider any of these to have been present and been removed to evade the requirement to provide a certificate.

There are no spaces that should be assumed to be conditioned by non-domestic EPC conventions under an assumed fit-out under the requirements in Section 6 of the Building Regulations. Consequently, the only activities within the building are workshop activities in spaces where conditioning is not a requirement under the aforementioned conventions and a WC, which under convention 6.11.g is exempt by virtue of it being the ONLY zone in the building that would otherwise have an expectation of conditioning.

Kind Regards

A handwritten signature in blue ink, appearing to read 'S.J. Gartside'.

S.J. Gartside (Partner) WBME, NDEA.

My accreditation is with Elmhurst Energy, and my accreditation # is EES/015463

Energy Performance Certificate

Non-Domestic Building



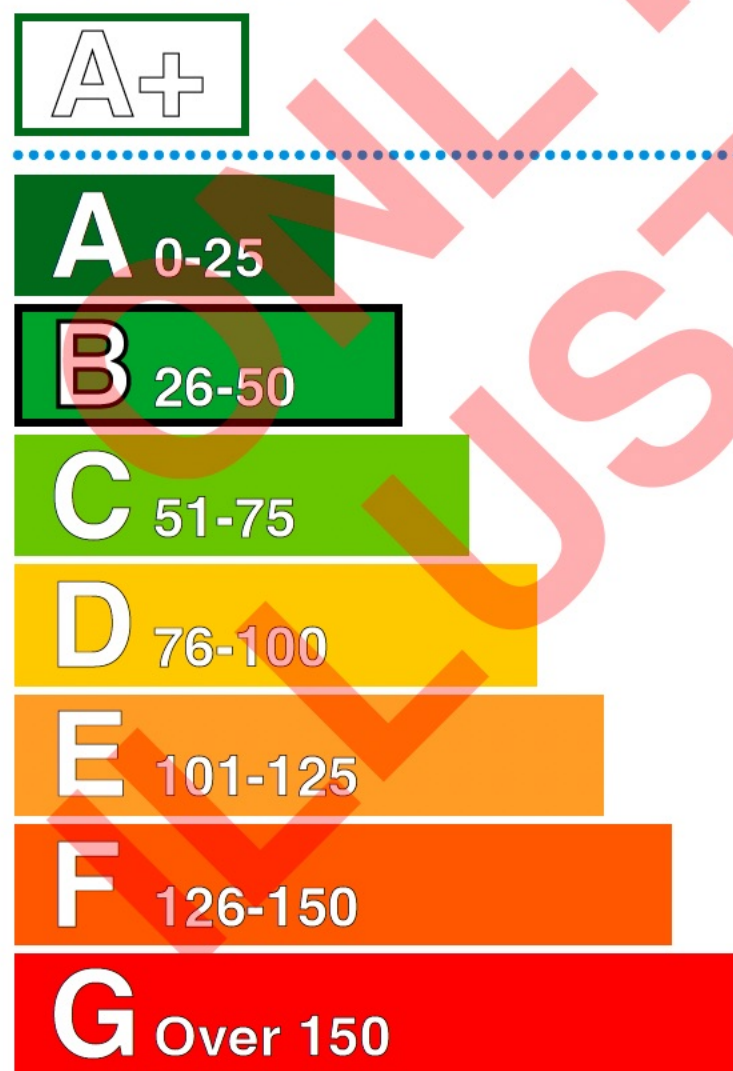
Unit L
Cocker Avenue
Poulton Business Park
POULTON-LE-FYLDE
FY6 8JU

Certificate Reference Number:
6266-4346-4342-6589-6230

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



◀ 47 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Other
Building environment:	Unconditioned
Total useful floor area (m ²):	158.6
Building complexity:	Level 3
Building emission rate (kgCO ₂ /m ² per year):	5.72
Primary energy use (kWh/m ² per year):	62.36

Benchmarks

Buildings similar to this one could have ratings as follows:

13	If newly built
53	If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

Assessment Software:	iSBEM v6.1.d using calculation engine SBEM v6.1.d.0
Property Reference:	UPRN-000000000000
Assessor Name:	Steven James Gartside
Assessor Number:	EES/015463
Accreditation Scheme:	Elmhurst Energy Systems
Assessor Qualifications:	NOS3
Employer/Trading Name:	S.J. Gartside Property Management Services
Employer/Trading Address:	The Estate Office, Cocker Ave, Poulton Business Park, Lancashire. FY6 8JU
Issue Date:	01 Dec 2022
Valid Until:	30 Nov 2032 (unless superseded by a later certificate)
Related Party Disclosure:	Financial interest in the property

Recommendations for improving the energy performance of the building are contained in the associated Recommendation Report: 1820-4042-6186-4054-1965

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Elmhurst Energy Systems. You can obtain contact details of the Accreditation Scheme at www.elmhurstenergy.co.uk.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.ndepcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at www.opendatacommunities.org.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. For further information about how data about the property are used, please visit www.ndepcregister.com. To opt out of having information about your building made publicly available, please visit www.ndepcregister.com/optout.

There is more information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government website at:

www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document and advises on how to identify the authenticity of a certificate and how to make 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.