



COMMERCIAL
EPC

Commercial Property Energy Report

Elder & Froy
2 South Terrace, South Street
DORCHESTER
DT1 1DE

Report Reference No:2826434

Date: 06 February 2012

Energy Performance
Certificate enclosed



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Elder & Froy, 2 South Terrace, South Street, DORCHESTER, DT1 1DE

Introduction to Energy Performance Certificates

An Energy Performance Certificate (EPC) is required when a building, or part of a building (including a part of a building which has been designed or altered to be used separately), is constructed, sold or let. This EPC and associated Recommendations Report have been produced in accordance with this legal requirement. The purpose of the EPC is to provide an indication of the energy efficiency of the building fabric and the installed heating, ventilation, cooling and lighting systems. It does not take into account how the organisation in occupation at the time of inspection uses the installed systems. EPCs can only be produced by an Energy Consultant accredited by a government approved Accreditation Scheme. To be valid, both the EPC and the Recommendations Report must be lodged with the government approved Central Register. The EPC is valid for a period of 10 years. However, if the building is modified it may need a revised EPC. The EPC is identified by a unique 20 digit reference number on the top right hand side of the EPC report that relates to the specific premises.

Production of the EPC

The EPC and associated Recommendations Report have been prepared in accordance with the latest version of SBEM, the government approved UK National Calculation Methodology for non domestic property. A number of government approved software products exist which work in conjunction with the National Calculation Methodology. The assessment software used to produce this report is identified within the Administrative Information section of the EPC.

About the Energy Consultant

This report has been produced by an energy consultant who is an approved energy assessor and a member of the NHER Accreditation Scheme operated by NES Ltd. To join the NHER Accreditation Scheme and become an approved energy consultant, applicants must demonstrate that they:-

- hold the required qualification and are competent and possess the appropriate skills to conduct energy assessments in accordance with the approved National Calculation Methodology.
- maintain their competence over the lifetime of their membership of the scheme.
- have in place appropriate procedures to address complaints.
- have in place Public Indemnity and Public Liability insurance for the purposes of carrying out assessments and producing EPCs.

This EPC and Recommendations Report may be subject to monitoring by the NHER Accreditation Scheme in accordance with its obligations under the terms of government approval to ensure that EPCs are consistently and accurately produced.

Related Parties

Where the energy consultant has any known commercial relationship with any persons or organisations related to the subject property this will be identified in the Related Parties Disclosure section within the Administrative Information section of the EPC.

General conditions relating to this report, the EPC and the Recommendations Report

- The data items are collected and summarised within the Client Report, EPC and Recommendations Report. They are used for the purpose of producing these documents and should not be relied on for any other purposes.
- For the avoidance of doubt, the Client Report, EPC and Recommendations Report are not structural surveys, schedule of conditions, schedules of dilapidations or reports relating to any obligations or liabilities under any other legislation.
- The Client Report, EPC and Recommendations Report have been produced on the basis that any information supplied in respect of the subject property is accurate and complete.
- No enquiries have been made and no legal advice has been taken concerning the title of the subject property.
- No enquiries have been made of the local planning department to confirm that the particular use of the property is allowed under planning law and the building type and occupation activity reported is based on the observation at the time of inspection.
- No investigations have been carried out to determine whether or not any deleterious, hazardous, contaminating or polluting materials have been used in the construction of the property or have since been incorporated and it is beyond the scope of this report to confirm, or otherwise, that the property is free from risk in this respect.
- Consents from the landlord and/or relevant planning authorities may be required for any or all of the recommendations in the Recommendations Report. In addition no enquiries have been made of any authorities as to whether the measures within the Recommendations Report will be allowed.

Property details

Full address and postcode of the property	Elder & Froy 2 South Terrace, South Street DORCHESTER DT1 1DE	
Date of inspection	06 February 2012	
Description of the property	Mid terrace, ground floor retail unit	
Building type for the purposes of producing the EPC	A1/A2 Retail and Financial/Professional services	
Energy rating of this property	62	Band C
EPC certificate reference number	9975-3052-0922-0800-6105	
Floor area (m ²)	52.1	

Energy consultant details

Energy consultant's name	Mr Martin Durow	
Energy consultant's NHER accreditation scheme membership number	NHER003888	
Company/Organisation name	Enwest	
Company/Organisation address	Old House Farm Mangerton Lane Bridport DT6 3SF	
Company/Organisation contact details	Email	martin@enwest.co.uk
	Telephone	01308 424312
	Fax	

Section C - Energy Performance Certificate Data Inputs and Limitations



Construction

Solid brick

Property age

Unknown

Openings

Personnel doors and single glazed windows

Space heating

Split A/C

Water heating

None in unit. (SBEM default used)

Lighting

T5 fluorescent

Extractors

Air conditioning

As heating

Mechanical ventilation

Renewable energy

Limitations

Energy consultant's notes

Energy Performance Certificate

Non-Domestic Building



Elder & Froy
2 South Terrace, South Street
DORCHESTER
DT1 1DE

Certificate Reference Number:
9975-3052-0922-0800-6105

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

A+

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

◀ 62

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	52
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	97.53

Benchmarks

Buildings similar to this one could have ratings as follows:

29 If newly built

77 If typical of the existing stock

Administrative information

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

Assessment Software: iSBEM v4.1.d using calculation engine SBEM v4.1.d.0

Property Reference: 952918570000

Assessor Name: Martin Durow

Assessor Number: NHER003888

Accreditation Scheme: National Energy Services

Employer/Trading Name: Enwest

Employer/Trading Address: Old House Farm, Mangerton Lane, Bridport DT6 3SF

Issue Date: 13 Feb 2012

Valid Until: 12 Feb 2022 (unless superseded by a later certificate)

Related Party Disclosure: Not related to the owner

Recommendations for improving the property are contained in Report Reference Number: 0690-0842-7929-5502-1006

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on 0800 085 2005

Recommendation Report



Report Reference Number: 0690-0842-7929-5502-1006

Elder & Froy
2 South Terrace, South Street
DORCHESTER
DT1 1DE

Building Type(s): A1/A2 Retail and Financial/Professional services

ADMINISTRATIVE INFORMATION	
Issue Date:	13 Feb 2012
Valid Until:	12 Feb 2022 (*)
Total Useful Floor Area (m ²):	52
Calculation Tool Used:	iSBEM v4.1.d using calculation engine SBEM v4.1.d.0
Property Reference:	952918570000
Energy Performance Certificate for the property is contained in Report Reference Number: 9975-3052-0922-0800-6105	

ENERGY ASSESSOR DETAILS	
Assessor Name:	Martin Durow
Employer/Trading Name:	Enwest
Employer/Trading Address:	Old House Farm, Mangerton Lane, Bridport DT6 3SF
Assessor Number:	NHER003888
Accreditation scheme:	National Energy Services
Related Party Disclosure:	Not related to the owner

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ONLY FOR ILLUSTRATION

1. Background

Statutory Instrument 2007 No. 991, *The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007*, as amended, transposes the requirements of Articles 7.2 and 7.3 of the Energy Performance of Buildings Directive 2002/91/EC.

This report is a Recommendation Report as required under regulations 16(2)(a) and 19 of the Statutory Instrument SI 2007:991.

This section provides general information regarding the building:

Total Useful Floor Area (m ²):	52
Building Environment:	Air Conditioning

2. Introduction

This Recommendation Report was produced in line with the Government's approved methodology and is based on calculation tool iSBEM v4.1.d using calculation engine SBEM v4.1.d.0 .

In accordance with Government's current guidance, the Energy Assessor did undertake a walk around survey of the building prior to producing this Recommendation Report.

3. Recommendations

The following sections list recommendations selected by the energy assessor for the improvement of the energy performance of the building. The recommendations are listed under four headings: short payback, medium payback, long payback, and other measures.

a) Recommendations with a short payback

This section lists recommendations with a payback of less than 3 years:

No recommendations of short term payback have been identified

b) Recommendations with a medium payback

This section lists recommendations with a payback of between 3 and 7 years:

No recommendations of medium term payback have been identified

c) Recommendations with a long payback

This section lists recommendations with a payback of more than 7 years:

Recommendation	Potential impact
Install more efficient water heater.	MEDIUM
Add optimum start/stop to the heating system.	LOW
Some windows have high U-values - consider installing secondary glazing.	LOW
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	LOW

d) Other recommendations

This section lists other recommendations selected by the energy assessor, based on an understanding of the building, and / or based on a valid existing energy report.

No recommendations defined by the energy assessor have been identified

4. Next steps

a) Your Recommendation Report

As the building occupier, regulation 10(1) of SI 2007:991 requires that an Energy Performance Certificate "must be accompanied by a recommendation report".

You must be able to produce a copy of this Recommendation Report within seven days if requested by an Enforcement Authority under regulation 39 of SI 2007:991.

This Recommendation Report has also been lodged on the Government's central register. Access to the report, to the data used to compile the report, and to previous similar documents relating to the same building can be obtained by request through the Non-Dwellings Register (www.epcregister.com) using the report reference number of this document.

b) Implementing recommendations

The recommendations are provided as an indication of opportunities that appear to exist to improve the building's energy efficiency.

The calculation tool has automatically produced a set of recommendations, which the Energy Assessor has reviewed in the light of his / her knowledge of the building and its use. The Energy Assessor may have comments on the recommendations based on his / her knowledge of the building and its use. The Energy Assessor may have inserted additional measures in section 3d (Other Recommendations). He / she may have removed some automatically generated recommendations or added additional recommendations.

These recommendations do not include matters relating to operation and maintenance which cannot be identified from the calculation procedure.

c) Legal disclaimer

The advice provided in this Recommendation Report is intended to be for information only. Recipients of this Recommendation Report are advised to seek further detailed professional advice before reaching any decision on how to improve the energy performance of the building.

d) Complaints

Details of the assessor and the relevant accreditation scheme are on this report and the energy performance certificate. You can get contact details of the accreditation scheme from our website at www.communities.gov.uk/epbd, together with details of their procedures for confirming authenticity of a certificate and for making a complaint.

5. Glossary

a) Payback

The payback periods are based on data provided by Good Practice Guides and Carbon Trust energy survey reports and are average figures calculated using a simple payback method. It is assumed that the source data is correct and accurate using up to date information.

The figures have been calculated as an average across a range of buildings and may differ from the actual payback period for the building being assessed. Therefore, it is recommended that each suggested measure be further investigated before reaching any decision on how to improve the energy efficiency of the building.

b) Carbon impact

The High / Medium / Low carbon impact indicators against each recommendation are provided to distinguish, between the suggested recommendations, those that would have most impact on carbon emissions from the building. For automatically generated recommendations, the carbon impact indicators are determined by software, but may have been adjusted by the Energy Assessor based on his / her knowledge of the building. The impact of other recommendations are determined by the assessor.

c) Valid report

A valid report is a report that has been:

- Produced within the past 10 years
- Produced by an Energy Assessor who is accredited to produce Recommendation Reports through a Government Approved Accreditation Scheme
- Lodged on the Register operated by or on behalf of the Secretary of State.