

ENER SERVICES & SURVEYS



EPC INFORMATION PACK

Project Reference: 2024-03-3336

37 Green Street

Burnley

BB10 1SZ

ENER SERVICES & SURVEYS LTD | AIREY HOUSE | SHEPHERD ROAD | LYTHAM ST ANNES | FY8 3ST

t: 01253 486 919 e: office@ener-services.co.uk



HM Government

ENERGY PERFORMANCE CERTIFICATE NON DOMESTIC

37 Green Street
Burnley
BB10 1SZ

Energy rating

D

Valid until
10 March 2034

Certificate number
4120-5535-8439-7503-8124

Under 0

A+

Net zero CO2

0-25

A

26-50

B

51-75

C

76-100

D

96 **D**

101-125

E

126-150

F

Over 150

G

Rules on letting this property

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

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

The validity of this certificate can be confirmed by visiting the link below

<https://find-energy-certificate.service.gov.uk/energy-certificate/4120-5535-8439-7503-8124>

ENER SERVICES & SURVEYS



This document has been produced as a service to clients by

Ener Services & Surveys Ltd, Airey House, Shepherd Road, Lytham St Annes, FY8 3ST
T: 01253 486 919 E: office@ener-services.co.uk W: www.ener-services.co.uk



HM Government

**ENERGY PERFORMANCE
CERTIFICATE
NON DOMESTIC**

THIS PAGE HAS BEEN LEFT BLANK

Energy performance certificate (EPC)

37 Green Street
Burnley
BB10 1SZ

Energy rating

D

Valid until: **10 March 2034**

Certificate number: **4120-5535-8439-7503-8124**

Property type	General Industrial and Special Industrial Groups
Total floor area	113 square metres

Rules on letting this property

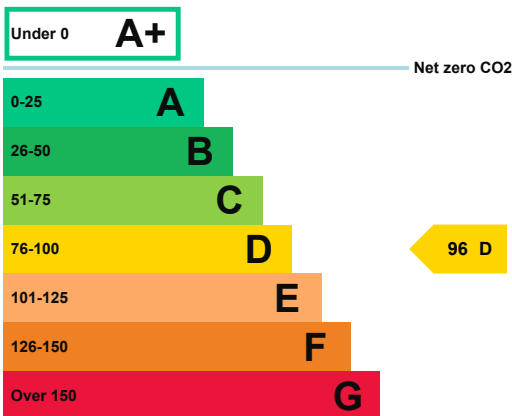
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

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

26 B

If typical of the existing stock

104 E

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	9.25
Primary energy use (kWh/m ² per year)	93

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8299-2003-1093-7168-7432\)](/energy-certificate/8299-2003-1093-7168-7432).

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	Neil Austin
Telephone	01253486919
Email	neil.austin@ener-services.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/017379
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Ener Services & Surveys Ltd
Employer address	Airey House Shepherd Road Lytham St Annes
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	8 March 2024
Date of certificate	11 March 2024

Energy performance certificate (EPC) recommendation report

37 Green Street
Burnley
BB10 1SZ

Report number
8299-2003-1093-7168-7432

Valid until
10 March 2034

Energy rating and EPC

This property's energy rating is D.

For more information on the property's energy performance, see the EPC for this property.

Recommendations

Additional recommendations

Recommendation	Potential impact on carbon emissions
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Install more efficient water heater.	Medium
Consider installing building mounted wind turbine(s).	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Consider installing solar water heating.	Low
Consider replacing HWS with point of use system.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium

Property and report details

Report issued on	11 March 2024
Total useful floor area	113 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.2.0, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Neil Austin
Telephone	01253486919
Email	neil.austin@ener-services.co.uk
Employer's name	Ener Services & Surveys Ltd
Employer's address	Airey House Shepherd Road Lytham St Annes
Assessor ID	EES/017379
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

Secondary Recommendations Report

Not for Official Submission

v6.1.e.0

Building name

Date: Mon Mar 11 08:06:30 2024

37 Green Street

Building type: General Industrial and Special Industrial Groups

This report lists recommendations for energy-efficiency improvements to the building.

Key to colour codes used in this report

Included by the calculation

Included by the user

Excluded by the user

Recommendations for HEATING

HEATING accounts for 27.8% of the CO2 emissions

The overall energy performance of HEATING provision is FAIR

The overall CO2 performance of HEATING provision is FAIR

The average energy efficiency of HEATING provision is GOOD

The average CO2 efficiency of HEATING provision is GOOD

This recommendation was excluded by the assessor.

Add optimum start/stop to the heating system.

Code: EPC-H7
Energy Impact: HIGH
CO2 Impact: HIGH
CO2 Saved per £ Spent: GOOD
Applicable to: Whole building

Comments: No comments from assessor

This recommendation was excluded by the assessor.

Add weather compensation controls to heating system.

Code: EPC-H8
Energy Impact: HIGH
CO2 Impact: HIGH
CO2 Saved per £ Spent: GOOD
Applicable to: Whole building

Comments: No comments from assessor

This recommendation was excluded by the assessor.

The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.

Code: EPC-H4
Energy Impact: HIGH
CO2 Impact: HIGH
CO2 Saved per £ Spent: GOOD
Applicable to: Whole building

Comments: No comments from assessor

The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.

Code: EPC-H4
Energy Impact: LOW
CO2 Impact: LOW
CO2 Saved per £ Spent: POOR
Applicable to: Default Electric Fanned HVAC

Comments:

Add optimum start/stop to the heating system.

Code: EPC-H7
Energy Impact: MEDIUM
CO2 Impact: MEDIUM
CO2 Saved per £ Spent: POOR
Applicable to: Default Electric Fanned HVAC

Comments:

Add weather compensation controls to heating system.

Code: EPC-H8
Energy Impact: LOW
CO2 Impact: LOW
CO2 Saved per £ Spent: POOR
Applicable to: Default Electric Fanned HVAC

Comments:

Recommendations for COOLING

COOLING accounts for 0% of the CO2 emissions

The overall energy performance of COOLING provision is NOT APPLICABLE

The overall CO2 performance of COOLING provision is NOT APPLICABLE

The average energy efficiency of COOLING provision is NOT APPLICABLE

The average CO2 efficiency of COOLING provision is NOT APPLICABLE

There are no recommendations for COOLING

Recommendations for HOT-WATER

HOT-WATER accounts for 12.8% of the CO2 emissions

The overall energy performance of HOT-WATER provision is FAIR

The overall CO2 performance of HOT-WATER provision is FAIR

The average energy efficiency of HOT-WATER provision is POOR

The average CO2 efficiency of HOT-WATER provision is POOR

Install more efficient water heater.

Code: EPC-W1
Energy Impact: LOW
CO2 Impact: MEDIUM
CO2 Saved per £ Spent: POOR
Applicable to: Whole building

Comments: The recommendations have been left as standard as the property is to be totally refurbished once the transaction has been concluded, requiring either Building Control or Planning Consent.

Consider replacing HWS with point of use system.

Code: EPC-W2
Energy Impact: LOW
CO2 Impact: MEDIUM
CO2 Saved per £ Spent: POOR
Applicable to: Whole building

Comments: The recommendations have been left as standard as the property is to be totally refurbished once the transaction has been concluded, requiring either Building Control or Planning Consent.

Install more efficient water heater.

Code: EPC-W1
Energy Impact: LOW
CO2 Impact: LOW
CO2 Saved per £ Spent: POOR
Applicable to: Default Electric Instant DHW

Comments:

Consider replacing HWS with point of use system.

Code: EPC-W2
Energy Impact: LOW
CO2 Impact: LOW
CO2 Saved per £ Spent: POOR
Applicable to: Default Electric Instant DHW

Comments:

Install more efficient water heater.

Code: EPC-W1
Energy Impact: LOW
CO2 Impact: MEDIUM
CO2 Saved per £ Spent: POOR
Applicable to: Project DHW

Comments:

Consider replacing HWS with point of use system.

Code: EPC-W2
Energy Impact: LOW
CO2 Impact: MEDIUM
CO2 Saved per £ Spent: POOR
Applicable to: Project DHW

Comments:

Recommendations for LIGHTING

LIGHTING accounts for 58.8% of the CO2 emissions

The overall energy performance of LIGHTING provision is POOR

The overall CO2 performance of LIGHTING provision is POOR

Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.

Code: EPC-L2
Energy Impact: LOW
CO2 Impact: LOW
CO2 Saved per £ Spent: GOOD
Applicable to: Whole building

Comments: A review of the lighting is recommended with a view to upgrading all lighting to LED. This

would reduce energy consumption, improve light quality and reduce maintenance issues. Worth exploring.

Consider replacing T8 lamps with retrofit T5 conversion kit.

Code: EPC-L5
Energy Impact: HIGH
CO2 Impact: HIGH
CO2 Saved per £ Spent: FAIR
Applicable to: Whole building

Comments: A review of the lighting is recommended with a view to upgrading all lighting to LED. This would reduce energy consumption, improve light quality and reduce maintenance issues. Worth exploring.

Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.

Code: EPC-L7
Energy Impact: LOW
CO2 Impact: LOW
CO2 Saved per £ Spent: POOR
Applicable to: Whole building

Comments: A review of the lighting is recommended with a view to upgrading all lighting to LED. This would reduce energy consumption, improve light quality and reduce maintenance issues. Worth exploring.

Recommendations for RENEWABLES

Consider installing a ground source heat pump.

Code: EPC-R1
Energy Impact: HIGH
CO2 Impact: HIGH
CO2 Saved per £ Spent: POOR
Applicable to: Whole building

Comments: Probably not appropriate at this location

Consider installing building mounted wind turbine(s).

Code: EPC-R2
Energy Impact: LOW
CO2 Impact: LOW
CO2 Saved per £ Spent: POOR
Applicable to: Whole building

Comments: Probably not appropriate at this location

Consider installing solar water heating.

Code: EPC-R3
Energy Impact: LOW
CO2 Impact: LOW
CO2 Saved per £ Spent: POOR
Applicable to: Whole building

Comments: Probably not appropriate at this location

Consider installing PV.

Code: EPC-R4
Energy Impact: LOW
CO2 Impact: LOW
CO2 Saved per £ Spent: POOR
Applicable to: Whole building

Comments: Economics and practicalities would require careful investigation prior to any investment

Consider installing an air source heat pump.

Code: EPC-R5
Energy Impact: HIGH
CO2 Impact: HIGH
CO2 Saved per £ Spent: POOR
Applicable to: Whole building

Comments: Probably not appropriate at this location

Consider installing a ground source heat pump.

Code: EPC-R1
Energy Impact: HIGH
CO2 Impact: HIGH
CO2 Saved per £ Spent: POOR
Applicable to: Default Electric Fanned HVAC

Comments:

Consider installing an air source heat pump.

Code: EPC-R5
Energy Impact: HIGH
CO2 Impact: HIGH
CO2 Saved per £ Spent: POOR
Applicable to: Default Electric Fanned HVAC

Comments:

Recommendations for OVERHEATING

In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.

Code: EPC-V1
Energy Impact: MEDIUM
CO2 Impact: MEDIUM
CO2 Saved per £ Spent: POOR
Applicable to: Whole building

Comments: The recommendations have been left as standard as the property is to be totally refurbished once the transaction has been concluded, requiring either Building Control or Planning Consent.

Recommendations for ENVELOPE

Some floors are poorly insulated - introduce and/or improve insulation. Add insulation to the exposed surfaces of floors adjacent to underground, unheated spaces or exterior.

Code: EPC-E1
Energy Impact: MEDIUM
CO2 Impact: MEDIUM
CO2 Saved per £ Spent: POOR
Applicable to: Whole building

Comments: Nature of the building would require major investment to either upgrade walls externally including insulation or insulate internally. Economics and planning consents would be extremely difficult

to justify.

Some solid walls are poorly insulated - introduce or improve internal wall insulation.

Code: EPC-E3
Energy Impact: MEDIUM
CO2 Impact: MEDIUM
CO2 Saved per £ Spent: POOR
Applicable to: Whole building

Comments: Nature of the building would require major investment to either upgrade walls externally including insulation or insulate internally. Economics and planning consents would be extremely difficult to justify.

Some walls have uninsulated cavities - introduce cavity wall insulation.

Code: EPC-E4
Energy Impact: MEDIUM
CO2 Impact: MEDIUM
CO2 Saved per £ Spent: POOR
Applicable to: Whole building

Comments: Nature of the building would require major investment to either upgrade walls externally including insulation or insulate internally. Economics and planning consents would be extremely difficult to justify.

Some windows have high U-values - consider installing secondary glazing.

Code: EPC-E5
Energy Impact: MEDIUM
CO2 Impact: MEDIUM
CO2 Saved per £ Spent: POOR
Applicable to: Whole building

Comments: Some of the windows are of an age where more efficient glazing units are available. In the event that maintenance is required it would be well worth considering upgrading to argon and reflective units. Maybe planning/cost/benefit issues here.

Some loft spaces are poorly insulated - install/improve insulation.

Code: EPC-E6
Energy Impact: MEDIUM
CO2 Impact: MEDIUM
CO2 Saved per £ Spent: POOR
Applicable to: Whole building

Comments: It is the nature of construction and age in the event that maintenance is required it would be worth bringing the standard up to current Building Regulations.

This recommendation was excluded by the assessor.

Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.

Code: EPC-E7
Energy Impact: HIGH
CO2 Impact: HIGH
CO2 Saved per £ Spent: GOOD
Applicable to: Whole building

Comments: No comments from assessor

Some glazing is poorly insulated. Replace/improve glazing and/or frames.

Code: EPC-E8
Energy Impact: MEDIUM
CO2 Impact: MEDIUM
CO2 Saved per £ Spent: POOR
Applicable to: Whole building

Comments: Some of the windows are of an age where more efficient glazing units are available. In the

event that maintenance is required it would be well worth considering upgrading to argon and reflective units. Maybe planning/cost/benefit issues here.

Recommendations for FUEL-SWITCHING

There are no recommendations for FUEL-SWITCHING

Recommendations for AUXILIARY

AUXILIARY accounts for 0.6% of the CO2 emissions
The overall energy performance of AUXILIARY provision is **POOR**
The overall CO2 performance of AUXILIARY provision is **POOR**

There are no recommendations for AUXILIARY

Recommendations for OTHER

There are no recommendations for OTHER

SBEM Main Calculation Output Document

Mon Mar 11 08:06:30 2024

v6.1.e.0

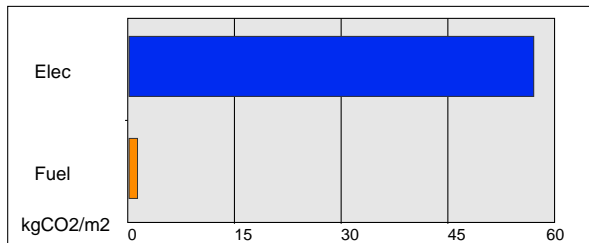
Building name

37 Green Street

Building type: General Industrial and Special Industrial Groups

SBEM is an energy calculation tool for the purpose of assessing and demonstrating compliance with Building Regulations (Part L for England and Wales, Section 6 for Scotland, Part F for Northern Ireland, and Building Bye-laws Jersey Part 11) and to produce Energy Performance Certificates and Building Energy Ratings. Although the data produced by the tool may be of use in the design process, **SBEM is not intended as a building design tool.**

Building Energy Performance and CO2 emissions

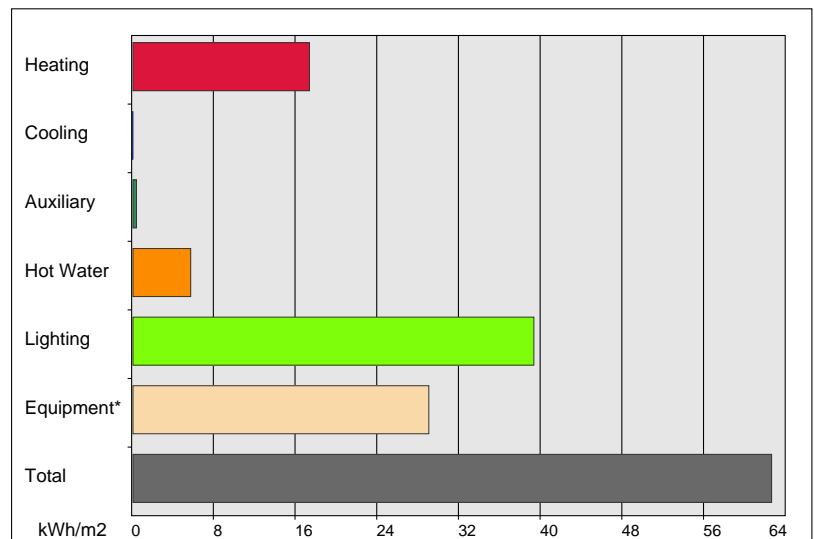
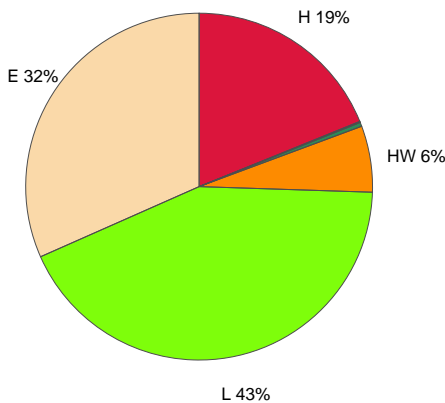


0 kgCO2/m2 displaced by the use of renewable sources.

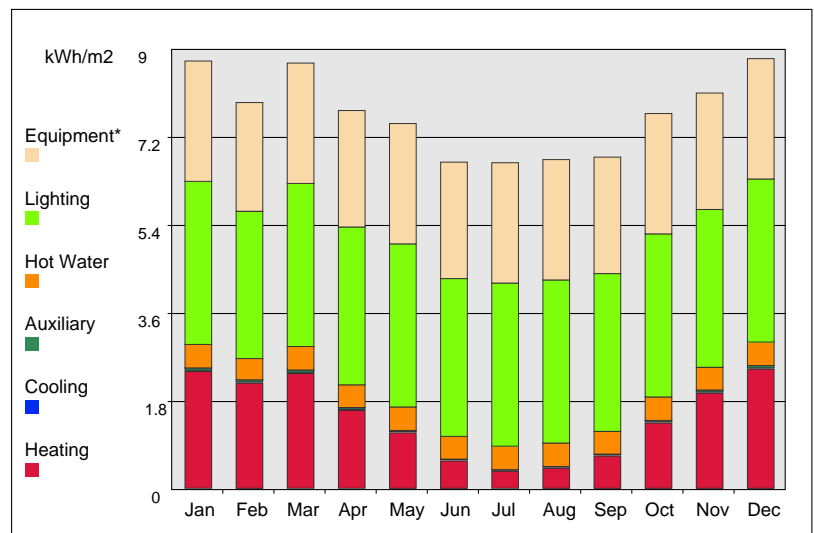
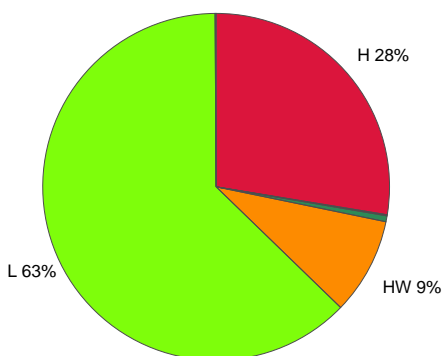
Building area is 112.66 m2

Annual Energy Consumption

(Pie chart including Equipment end-use)

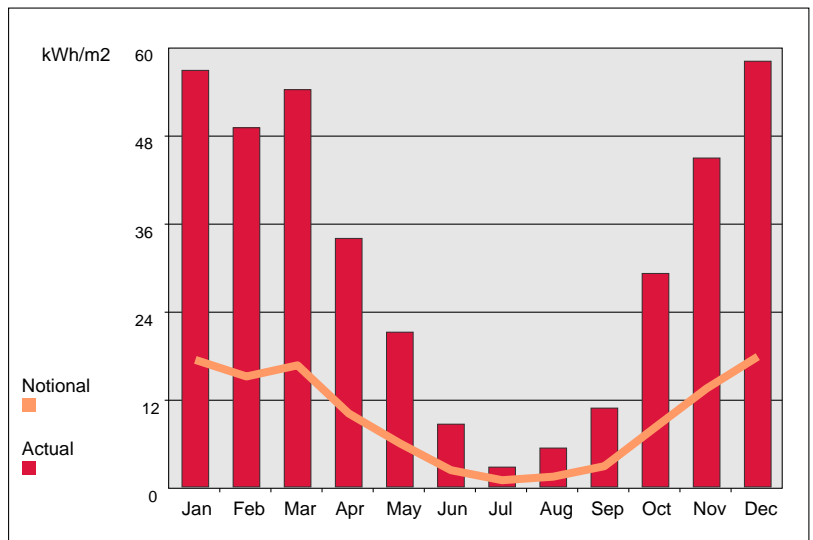
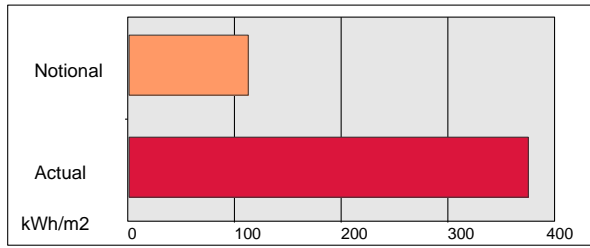


(Pie chart excluding Equipment end-use)



(*) Although energy consumption by equipment is shown in the graphs for information, this end-use has not been included in the total results of the building or the calculation of the ratings.

Annual Heating Demand



Annual Cooling Demand

