



EPC Exemption - Confirmation Notice

16-09-2025

Dear Harrow Council,

Re Property Address:

Roxeth Recreation Ground, Former Toilet Block, 33 Alexandra Avenue, HA2 8PX,
Latitude 51.561868
Longitude -0.350287

We have been instructed to carry out Energy Performance Certificate (EPC) reports for the above property. However, following a site survey, we can confirm that the property is exempt from the requirement to have an EPC for marketing, sale, or letting.

This exemption is based on the following criteria:

The duties relating to EPCs do not apply to stand-alone buildings with a total useful floor area of less than 50m².

As outlined in Improving the energy efficiency of our buildings: A guide to energy performance certificates for the construction, sale and let of non-dwellings (December 2012), published by the Department for Communities and Local Government (DCLG).
(You can view the guide [here](#))

We can confirm that we have measured the property, and it is less than 50m², thereby meeting the criteria for an EPC exemption.

Kind Regards



David Sanders

Head of Energy Efficiency
Vibrant Energy Matters