



## EPC Exemption - Confirmation Notice

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16-09-2025

Dear Harrow Council,

### Re Property Address:

Harrow Recreation Ground, Former Toilet Block, Roxborough Road, HA1 1PB,  
Latitude 51.584231  
Longitude 0.344504

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 50m<sup>2</sup>.**

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 50m<sup>2</sup>, thereby meeting the criteria for an EPC exemption.

Kind Regards



David Sanders

Head of Energy Efficiency  
**Vibrant Energy Matters**