

# ENER SERVICES & SURVEYS



## **EPC INFORMATION PACK**

**Project Reference: 2024-02-3326**

**Units 10-12, Vantage Court**

**Riverside Way, Barrowford**

**Nelson**

**BB9 6BP**

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HM Government

# ENERGY PERFORMANCE CERTIFICATE NON DOMESTIC

Units 10-12  
Vantage Court  
Riverside Way, Barrowford  
NELSON  
BB9 6BP

Energy rating

# B

Valid until  
**6 March 2034**

Certificate number  
**1977-4428-6576-9619-5983**

Under 0

# A+

Net zero CO2

0-25

# A

26-50

# B

38 B

51-75

# C

76-100

# 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/1977-4428-6576-9619-5983>

ENER SERVICES & SURVEYS



This document has been produced as a service to clients by

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HM Government

**ENERGY PERFORMANCE  
CERTIFICATE  
NON DOMESTIC**

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# Energy performance certificate (EPC)

Units 10-12  
Vantage Court  
Riverside Way, Barrowford  
NELSON  
BB9 6BP

Energy rating

**B**

Valid until: **6 March 2034**

Certificate number: **1977-4428-6576-9619-5983**

Property type	Offices and Workshop Businesses
Total floor area	603 square metres

## Rules on letting this property

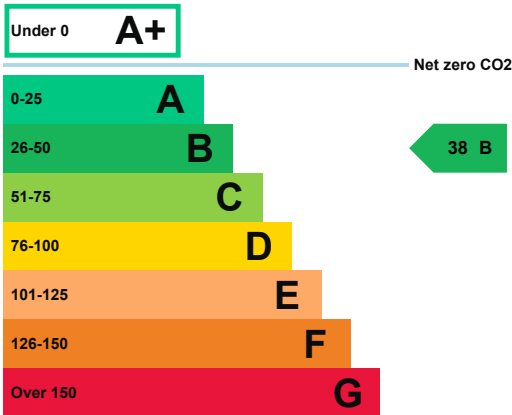
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is B.

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

10 A

If typical of the existing stock

39 B

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## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	13.13
Primary energy use (kWh/m <sup>2</sup> per year)	142

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9548-9046-4192-2542-7284\)](/energy-certificate/9548-9046-4192-2542-7284).

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## 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	<a href="mailto:neil.austin@ener-services.co.uk">neil.austin@ener-services.co.uk</a>

### 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	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### 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	23 February 2024
Date of certificate	7 March 2024

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# Energy performance certificate (EPC) recommendation report

Units 10-12  
Vantage Court  
Riverside Way, Barrowford  
NELSON  
BB9 6BP

Report number  
**9548-9046-4192-2542-7284**

Valid until  
**6 March 2034**

## Energy rating and EPC

This property's energy rating is B.

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

## Recommendations

### Additional recommendations

Recommendation	Potential impact on carbon emissions
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 installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Consider installing an air source heat pump.	Medium
Consider installing a ground source heat pump.	Medium
Consider installing PV.	Low

## Property and report details

Report issued on	7 March 2024
Total useful floor area	603 square metres
Building environment	Air Conditioning
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.2.0, SBEM, v6.1.e.0

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## Assessor's details

Assessor's name	Neil Austin
Telephone	01253486919
Email	<a href="mailto:neil.austin@ener-services.co.uk">neil.austin@ener-services.co.uk</a>
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

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# Secondary Recommendations Report

Not for Official Submission

v6.1.e.0

Building name

Date: Thu Mar 07 08:04:09 2024

## Unit 10-12

Building type: Offices and Workshop Businesses

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 25.2% 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

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**Add optimum start/stop to the heating system.**

Code: EPC-H7  
Energy Impact: LOW  
CO2 Impact: LOW  
CO2 Saved per £ Spent: POOR  
Applicable to: Biv 10 AC Units Var & Electric Unfanned HVAC

Comments:

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**Add weather compensation controls to heating system.**

Code: EPC-H8  
Energy Impact: LOW  
CO2 Impact: LOW  
CO2 Saved per £ Spent: POOR  
Applicable to: Biv 10 AC Units Var & Electric Unfanned HVAC

Comments:

---

**Add optimum start/stop to the heating system.**

Code: EPC-H7  
Energy Impact: LOW  
CO2 Impact: LOW  
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:

---

**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: Biv Electric Unfanned & Electric Fanned HVAC

Comments:

---

**Add optimum start/stop to the heating system.**

Code: EPC-H7  
Energy Impact: LOW  
CO2 Impact: LOW  
CO2 Saved per £ Spent: POOR  
Applicable to: Biv Electric Unfanned & 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: Biv Electric Unfanned & Electric Fanned HVAC

Comments:

---

**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: Electric Unfanned HVAC

Comments:

---

**Add optimum start/stop to the heating system.**

Code: EPC-H7  
Energy Impact: LOW  
CO2 Impact: LOW  
CO2 Saved per £ Spent: POOR  
Applicable to: Electric Unfanned 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: Electric Unfanned HVAC

Comments:

---

**Add optimum start/stop to the heating system.**

Code: EPC-H7  
Energy Impact: LOW  
CO2 Impact: LOW  
CO2 Saved per £ Spent: POOR  
Applicable to: 10 AC Units Var HVAC

Comments:

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**Add weather compensation controls to heating system.**

Code: EPC-H8  
Energy Impact: LOW  
CO2 Impact: LOW  
CO2 Saved per £ Spent: POOR  
Applicable to: 10 AC Units Var HVAC

Comments:

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## Recommendations for COOLING

### **COOLING accounts for 11.9% of the CO2 emissions**

The overall energy performance of COOLING provision is POOR

The overall CO2 performance of COOLING provision is POOR

The average energy efficiency of COOLING provision is GOOD

The average CO2 efficiency of COOLING provision is GOOD

There are no recommendations for COOLING

## Recommendations for HOT-WATER

### **HOT-WATER accounts for 5.3% 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 GOOD

The average CO2 efficiency of HOT-WATER provision is GOOD

There are no recommendations for HOT-WATER

## Recommendations for LIGHTING

### **LIGHTING accounts for 56.6% of the CO2 emissions**

The overall energy performance of LIGHTING provision is POOR

The overall CO2 performance of LIGHTING provision is POOR

There are no recommendations for LIGHTING

## Recommendations for RENEWABLES

### **Consider installing a ground source heat pump.**

Code: EPC-R1  
Energy Impact: MEDIUM  
CO2 Impact: MEDIUM  
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 however potential benefit given the presence of AC throughout units

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**Consider installing an air source heat pump.**

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

Comments: Already installed in primary areas

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**Consider installing a ground source heat pump.**

Code: EPC-R1  
Energy Impact: MEDIUM  
CO2 Impact: MEDIUM  
CO2 Saved per £ Spent: POOR  
Applicable to: Biv 10 AC Units Var & Electric Unfanned HVAC

Comments:

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**Consider installing an air source heat pump.**

Code: EPC-R5  
Energy Impact: MEDIUM  
CO2 Impact: MEDIUM  
CO2 Saved per £ Spent: POOR  
Applicable to: Biv 10 AC Units Var & Electric Unfanned HVAC

Comments:

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**Consider installing a ground source heat pump.**

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

Comments:

---

**Consider installing an air source heat pump.**

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

Comments:

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**Consider installing a ground source heat pump.**

Code: EPC-R1  
Energy Impact: MEDIUM  
CO2 Impact: MEDIUM  
CO2 Saved per £ Spent: POOR  
Applicable to: Biv Electric Unfanned & Electric Fanned HVAC

Comments:

---

**Consider installing an air source heat pump.**

Code: EPC-R5  
Energy Impact: MEDIUM  
CO2 Impact: MEDIUM  
CO2 Saved per £ Spent: POOR  
Applicable to: Biv Electric Unfanned & Electric Fanned HVAC

Comments:

---

### Consider installing a ground source heat pump.

Code: EPC-R1  
Energy Impact: MEDIUM  
CO2 Impact: MEDIUM  
CO2 Saved per £ Spent: POOR  
Applicable to: Electric Unfanned HVAC

Comments:

---

### Consider installing an air source heat pump.

Code: EPC-R5  
Energy Impact: MEDIUM  
CO2 Impact: MEDIUM  
CO2 Saved per £ Spent: POOR  
Applicable to: Electric Unfanned HVAC

Comments:

## Recommendations for OVERHEATING

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**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: No comments from assessor

## Recommendations for ENVELOPE

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**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

## Recommendations for FUEL-SWITCHING

There are no recommendations for FUEL-SWITCHING

## Recommendations for AUXILIARY

### **AUXILIARY accounts for 0.9% of the CO2 emissions**

The overall energy performance of AUXILIARY provision is FAIR

The overall CO2 performance of AUXILIARY provision is FAIR

There are no recommendations for AUXILIARY

## Recommendations for OTHER

There are no recommendations for OTHER

ONLY FOR ILLUSTRATION

# SBEM Main Calculation Output Document

Thu Mar 07 08:04:09 2024

v6.1.e.0

Building name

## Unit 10-12

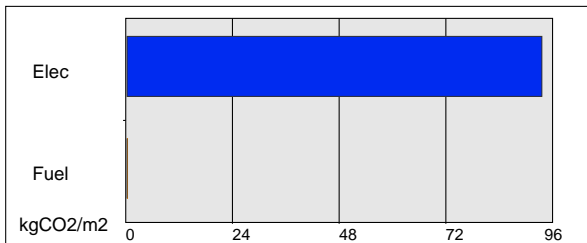
Building type: Offices and Workshop Businesses

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

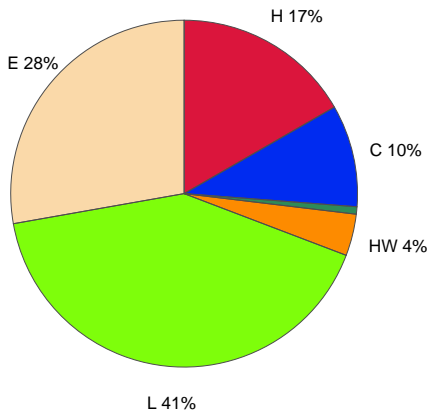
0 kgCO2/m2 displaced by the use of renewable sources.

Building area is 603.41 m2

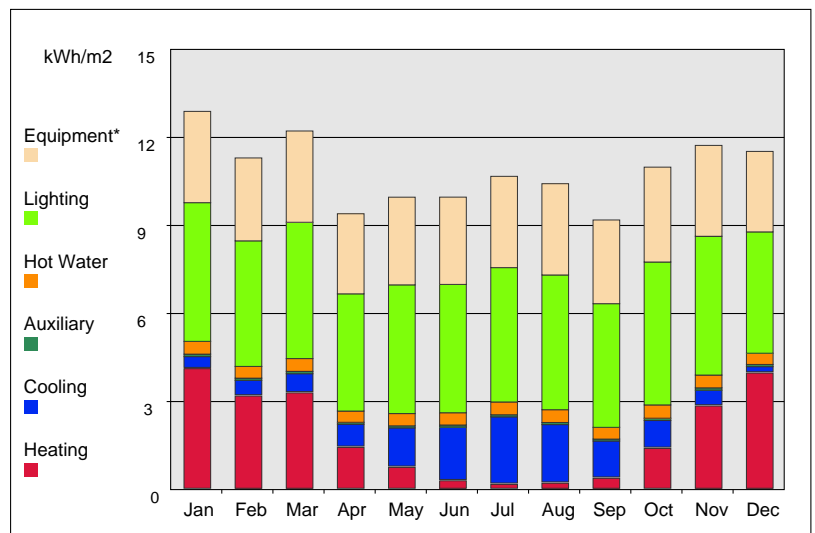
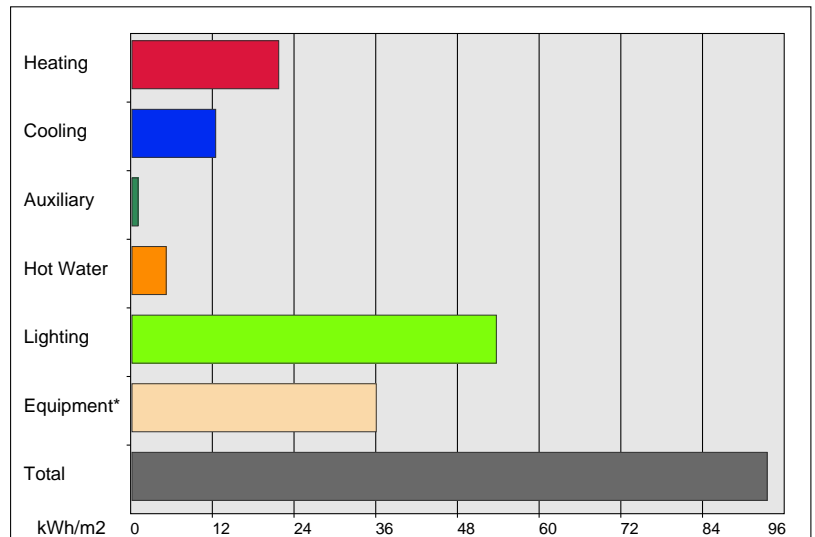
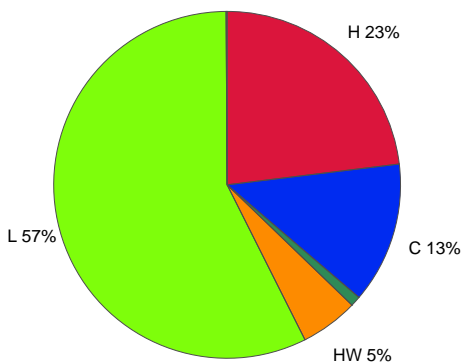


### Annual Energy Consumption

(Pie chart including Equipment end-use)

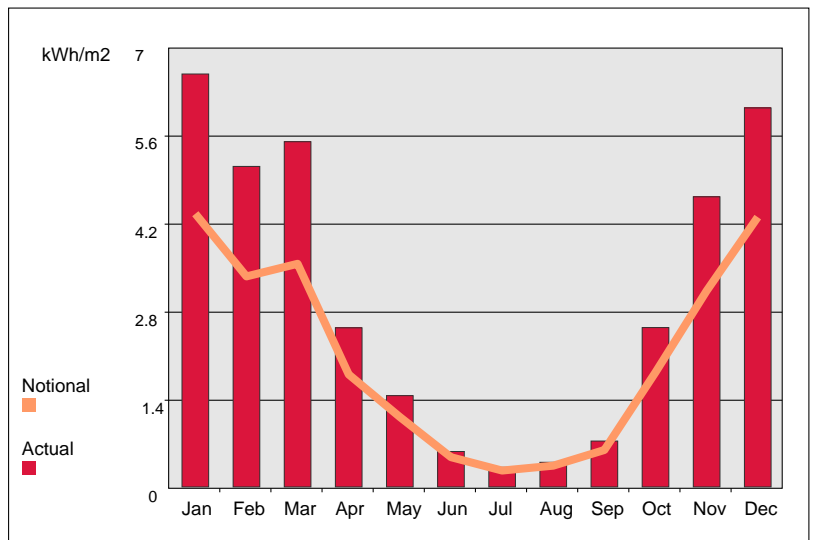
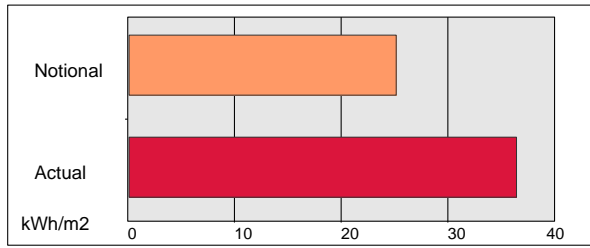


(Pie chart excluding Equipment end-use)



(\*) 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

