



EPC INFORMATION PACK

Project Reference: 2026-08-4051

Unit 11 Sovereign Court

Wyrefields

Poulton Le Fylde

FY6 8JX



HM Government

ENERGY PERFORMANCE CERTIFICATE NON DOMESTIC

Unit 11
Sovereign Court
Wyrefields
POULTON-LE-FYLDE
FY6 8JX

Energy rating

B

Valid until
23 August 2036

Certificate number
5429-8522-4494-1317-8178

Under 0

A+

Net zero CO₂

0-25

A

26-50

B

47 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/5429-8522-4494-1317-8178>

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
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HM Government

**ENERGY PERFORMANCE
CERTIFICATE
NON DOMESTIC**

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Energy performance certificate (EPC)

Unit 11
Sovereign Court
Wyrefields
POULTON-LE-FYLDE
FY6 8JX

Energy rating

B

Valid until: **23 August 2036**

Certificate number: **5429-8522-4494-1317-8178**

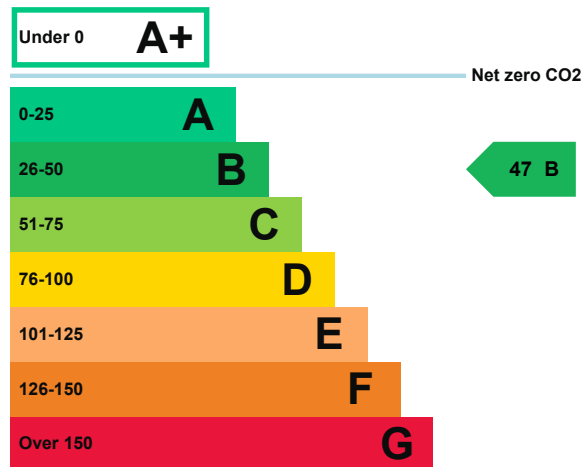
Property type: Offices and Workshop Businesses
Total floor area: 413 square metres

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

14 A

If typical of the existing stock

55 C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	8.9
Primary energy use (kWh/m ² per year)	74

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5569-4338-6575-5787-4122\)](/energy-certificate/5569-4338-6575-5787-4122).

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 - 07774 454454
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 Lytham St Annes FY8 3ST
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 August 2026
Date of certificate	24 August 2026

Energy performance certificate (EPC) recommendation report

Unit 11
Sovereign Court
Wyrefields
POULTON-LE-FYLDE
FY6 8JX

Report number
5569-4338-6575-5787-4122

Valid until
23 August 2036

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
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Consider installing building mounted wind turbine(s).	Low
Consider switching from gas to biomass.	High
Consider installing solar water heating.	Low
Consider installing an air source heat pump.	Medium
Consider installing a ground source heat pump.	High
Consider installing PV.	Low

Property and report details

Report issued on	24 August 2026
Total useful floor area	413 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.3.1, SBEM, v6.1.e.2

Assessor's details

Assessor's name	Neil Austin - 07774 454454
Telephone	01253486919
Email	neil.austin@ener-services.co.uk
Employer's name	Ener Services & Surveys Ltd
Employer's address	Airey House Lytham St Annes FY8 3ST
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.1

Building name

Date: Mon Aug 24 15:34:38 2026

11 Sovereign Court Wyrefields

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 53.5% of the CO2 emissions

(If hot water is provided by the HVAC system, then the % of CO2 emissions includes hot water provision)

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 time control to heating system.

Code:	EPC-H2
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 local time control to heating system.

Code:	EPC-H5
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 local temperature control to the heating system.

Code:	EPC-H6
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 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

Add time control to heating system.

Code:	EPC-H2
Energy Impact:	LOW
CO2 Impact:	LOW
CO2 Saved per £ Spent:	POOR
Applicable to:	BIV Mixed AC Generic & Worcester HVAC

Comments:

Add local time control to heating system.

Code:	EPC-H5
Energy Impact:	LOW
CO2 Impact:	LOW
CO2 Saved per £ Spent:	POOR
Applicable to:	BIV Mixed AC Generic & Worcester HVAC

Comments:

Add local temperature control to the heating system.

Code:	EPC-H6
Energy Impact:	LOW
CO2 Impact:	LOW
CO2 Saved per £ Spent:	POOR
Applicable to:	BIV Mixed AC Generic & Worcester 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 Mixed AC Generic & Worcester 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 Mixed AC Generic & Worcester HVAC

Comments:

Add local time control to heating system.

Code: EPC-H5
Energy Impact: LOW
CO2 Impact: LOW
CO2 Saved per £ Spent: POOR
Applicable to: Worcester Greenstar 30SI Combi Mark IV HVAC

Comments:

Add optimum start/stop to the heating system.

Code: EPC-H7
Energy Impact: LOW
CO2 Impact: MEDIUM
CO2 Saved per £ Spent: POOR
Applicable to: Worcester Greenstar 30SI Combi Mark IV HVAC

Comments:

Add weather compensation controls to heating system.

Code: EPC-H8
Energy Impact: LOW
CO2 Impact: MEDIUM
CO2 Saved per £ Spent: POOR
Applicable to: Worcester Greenstar 30SI Combi Mark IV 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: Default 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: 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 0.7% of the CO2 emissions

The overall energy performance of COOLING provision is FAIR

The overall CO2 performance of COOLING provision is FAIR

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 0% of the CO2 emissions

(If hot water is provided by the HVAC system, then hot water provision is included in the % of CO2 emissions due to HEATING)

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 NOT APPLICABLE

The average CO2 efficiency of HOT-WATER provision is NOT APPLICABLE

There are no recommendations for HOT-WATER

Recommendations for LIGHTING

LIGHTING accounts for 43.1% of the CO2 emissions

The overall energy performance of LIGHTING provision is POOR

The overall CO2 performance of LIGHTING provision is POOR

Consider replacing T8 lamps with retrofit T5 conversion kit.

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

Comments: DO NOT ACTION ANY ELEMENTS OF THE RECOMMENDATION WITHOUT FIRST CONSULTING ENER SERVICES ON 01253 486919. SOME WORKS SHOWN IN THE RECOMMENDATION COULD BE CONSIDERED GENERIC. 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: DO NOT ACTION ANY ELEMENTS OF THE RECOMMENDATION WITHOUT FIRST CONSULTING ENER SERVICES ON 01253 486919. SOME WORKS SHOWN IN THE RECOMMENDATION COULD BE

CONSIDERED GENERIC. 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: DO NOT ACTION ANY ELEMENTS OF THE RECOMMENDATION WITHOUT FIRST CONSULTING ENER SERVICES ON 01253 486919. SOME WORKS SHOWN IN THE RECOMMENDATION COULD BE CONSIDERED GENERIC. 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: DO NOT ACTION ANY ELEMENTS OF THE RECOMMENDATION WITHOUT FIRST CONSULTING ENER SERVICES ON 01253 486919. SOME WORKS SHOWN IN THE RECOMMENDATION COULD BE CONSIDERED GENERIC. 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: DO NOT ACTION ANY ELEMENTS OF THE RECOMMENDATION WITHOUT FIRST CONSULTING ENER SERVICES ON 01253 486919. SOME WORKS SHOWN IN THE RECOMMENDATION COULD BE CONSIDERED GENERIC. 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: DO NOT ACTION ANY ELEMENTS OF THE RECOMMENDATION WITHOUT FIRST CONSULTING ENER SERVICES ON 01253 486919. SOME WORKS SHOWN IN THE RECOMMENDATION COULD BE CONSIDERED GENERIC. 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: MEDIUM
CO2 Saved per £ Spent: POOR
Applicable to: Whole building

Comments: DO NOT ACTION ANY ELEMENTS OF THE RECOMMENDATION WITHOUT FIRST CONSULTING ENER SERVICES ON 01253 486919. SOME WORKS SHOWN IN THE RECOMMENDATION COULD BE CONSIDERED GENERIC. Economics and practicalities would require careful investigation prior to any investment

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: MEDIUM
CO2 Saved per £ Spent: POOR
Applicable to: Default Electric Fanned HVAC

Comments:

Recommendations for OVERHEATING

This recommendation was excluded by the assessor.

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: HIGH
CO2 Impact: HIGH
CO2 Saved per £ Spent: GOOD
Applicable to: Whole building

Comments: No comments from assessor

Recommendations for ENVELOPE

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

Consider switching from gas to biomass.

Code: EPC-F5
Energy Impact: LOW
CO2 Impact: HIGH
CO2 Saved per £ Spent: GOOD
Applicable to: Whole building

Comments: DO NOT ACTION ANY ELEMENTS OF THE RECOMMENDATION WITHOUT FIRST CONSULTING ENER SERVICES ON 01253 486919. SOME WORKS SHOWN IN THE RECOMMENDATION COULD BE CONSIDERED GENERIC. With the enhancement of the renewable energy contribution electric based heating is favoured by the EPC calculations therefore buildings whose primary heating fuel gas suffer with lower EPC ratings. It is worth exploring a change from gas to electric heating either electric panel or air conditioning.

Consider switching from gas to biomass.

Code: EPC-F5
Energy Impact: LOW
CO2 Impact: HIGH
CO2 Saved per £ Spent: GOOD
Applicable to: Worcester Greenstar 30SI Combi Mark IV HVAC

Comments:

Recommendations for AUXILIARY

AUXILIARY accounts for 2.7% 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

SBEM Main Calculation Output Document

Mon Aug 24 15:34:37 2026

v6.1.e.2

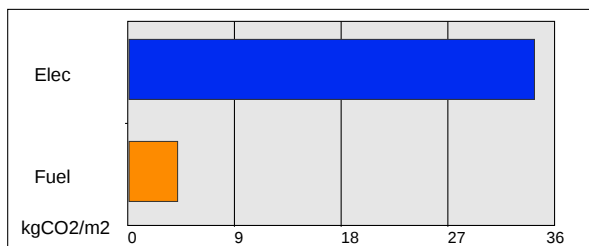
Building name

11 Sovereign Court Wyrefields

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

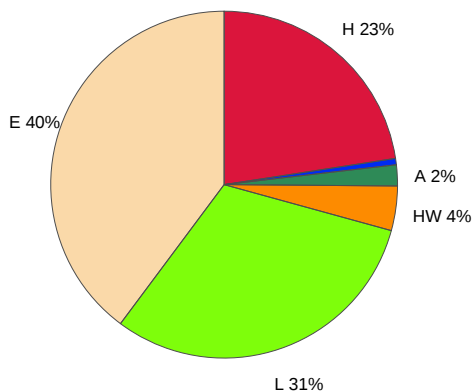


0 kgCO2/m2 displaced by the use of renewable sources.

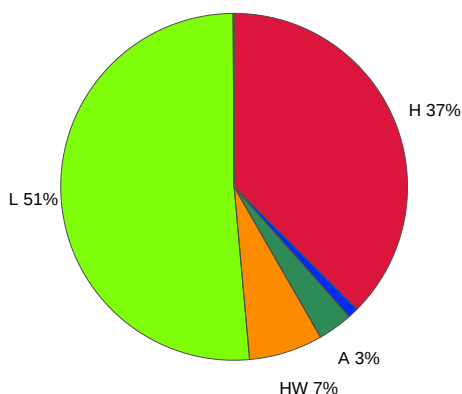
Building area is 412.54 m2

Annual Energy Consumption

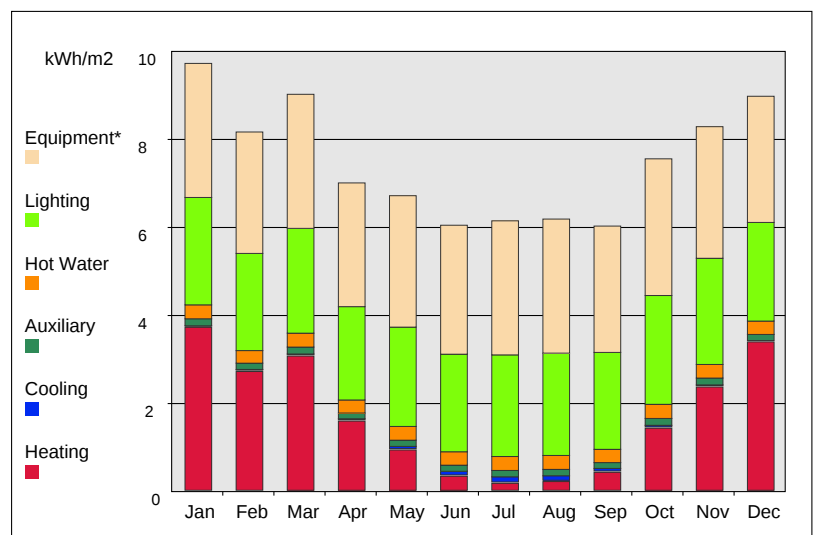
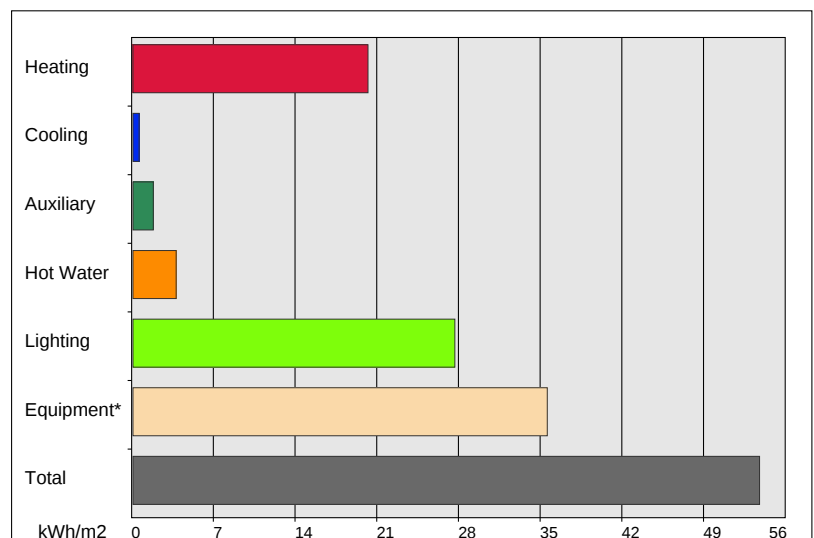
(Pie chart including Equipment end-use)



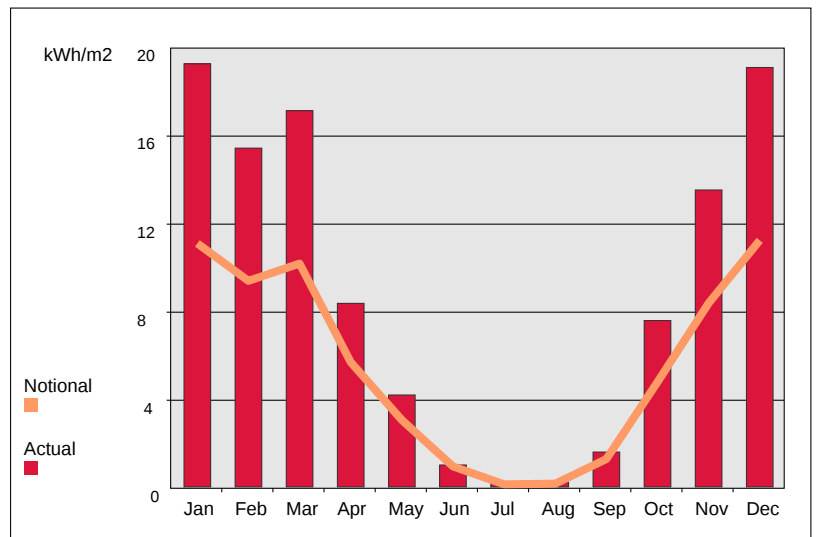
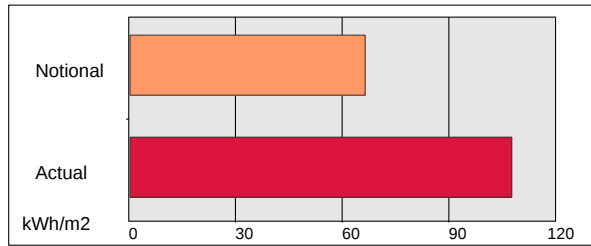
(Pie chart excluding Equipment end-use)



(*) 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

