

ENER SERVICES & SURVEYS



EPC INFORMATION PACK

Project Reference: 2023-03-3026

3 Church Street

Barnoldswick

BB18 5UR



HM Government

ENERGY PERFORMANCE CERTIFICATE NON DOMESTIC

3 Church Street
BARNOLDSWICK
BB18 5UR

Energy rating

C

Valid until
10 March 2033

Certificate number
4951-9753-0240-8294-8822

Under 0

A+

Net zero CO2

0-25

A

26-50

B

51-75

C

76-100

D

101-125

E

126-150

F

Over 150

G

73 | c

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/4951-9753-0240-8294-8822>

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)

3 Church Street
BARNOLDSWICK
BB18 5UR

Energy rating

C

Valid until: 10 March 2033

Certificate number: 4951-9753-0240-8294-8822

Property type

Retail/Financial and Professional Services

Total floor area

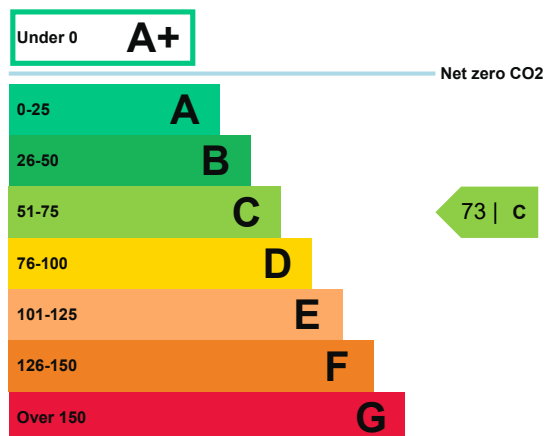
62 square metres

Rules on letting this property

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

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

17 | A

If typical of the existing stock

68 | C

Properties are given a rating from A+ (most efficient) to G (least efficient).

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)	47.77
Primary energy use (kWh/m ² per year)	507

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9295-7821-2292-3315-0994\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Neil Austin
Telephone	01253486919
Email	neil.austin@ener-services.co.uk

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/017379
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

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	10 March 2023
Date of certificate	11 March 2023

Energy performance certificate (EPC) recommendation report

3 Church Street
BARNOLDSWICK
BB18 5UR

Report number
9295-7821-2292-3315-0994

Valid until
10 March 2033

Energy rating and EPC

This property's current energy rating is C.

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

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Some windows have high U-values - consider installing secondary glazing.	Medium

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium

Additional recommendations

Recommendation	Potential impact
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider installing an air source heat pump.	High
Consider installing a ground source heat pump.	High
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

Property and report details

Report issued on	11 March 2023
Total useful floor area	62 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.1.4, 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: Sat Mar 11 08:50:16 2023

3 Church Street

Building type: Retail/Financial and Professional Services

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 52% of the CO2 emissions

The overall energy performance of HEATING provision is POOR

The overall CO2 performance of HEATING provision is POOR

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

Add optimum start/stop to the heating system.

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

Comments:

Add weather compensation controls to heating system.

Code: EPC-H8

Energy Impact: MEDIUM
CO2 Impact: MEDIUM
CO2 Saved per £ Spent: POOR
Applicable to: 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 0.9% 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 24.5% of the CO2 emissions

The overall energy performance of LIGHTING provision is FAIR

The overall CO2 performance of LIGHTING provision is FAIR

Consider replacing T8 lamps with retrofit T5 conversion kit.

Code: EPC-L5
Energy Impact: MEDIUM
CO2 Impact: MEDIUM
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.

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: 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.

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: Probably not appropriate at this location

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: No comments from assessor

Consider installing a ground source heat pump.

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

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 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 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:

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:

Recommendations for FUEL-SWITCHING

There are no recommendations for FUEL-SWITCHING

Recommendations for AUXILIARY

AUXILIARY accounts for 22.7% 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

Sat Mar 11 08:50:15 2023

v6.1.e.0

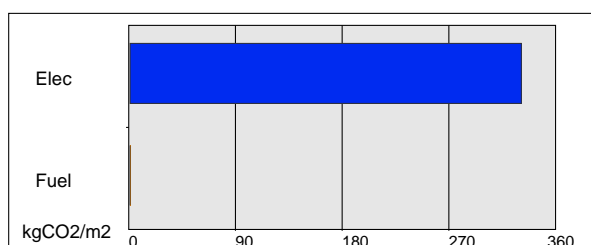
Building name

3 Church Street

Building type: Retail/Financial and Professional Services

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

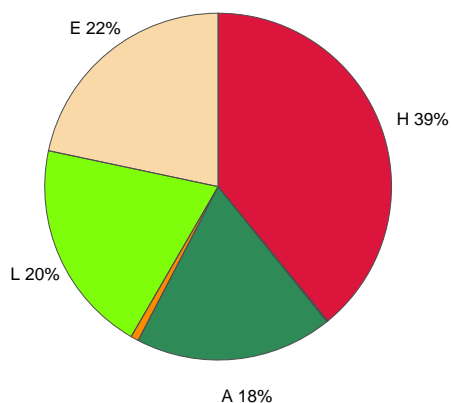


0 kgCO2/m2 displaced by the use of renewable sources.

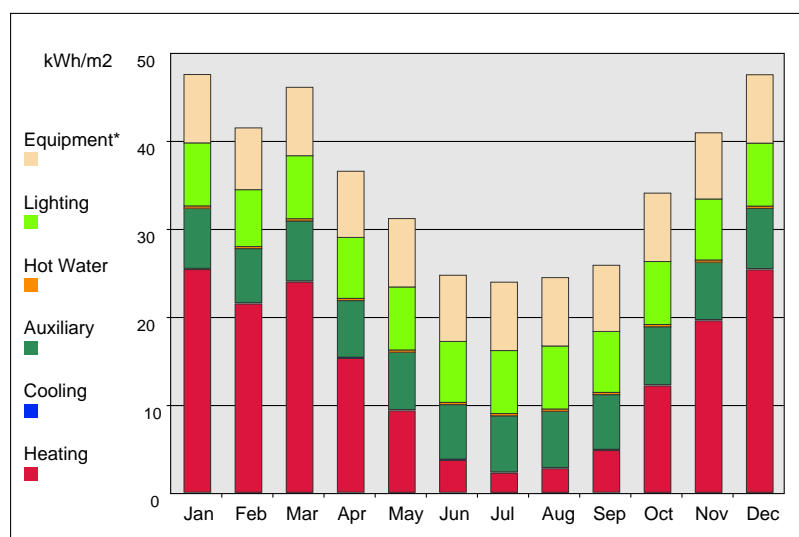
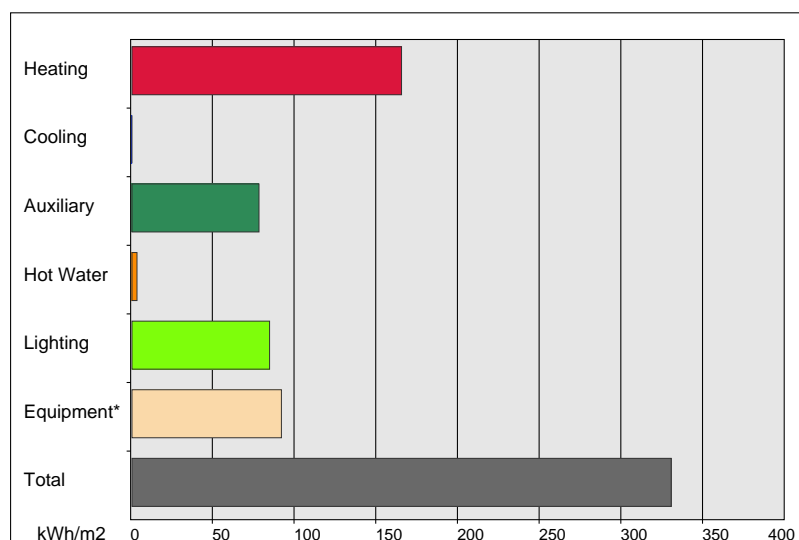
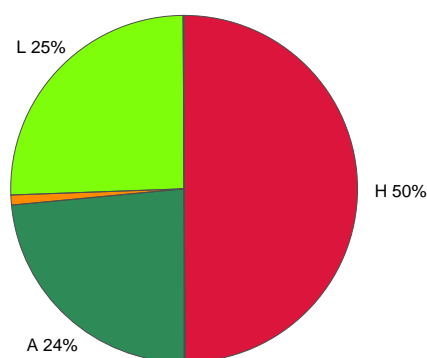
Building area is 62.13 m2

Annual Energy Consumption

(Pie chart including Equipment end-use)

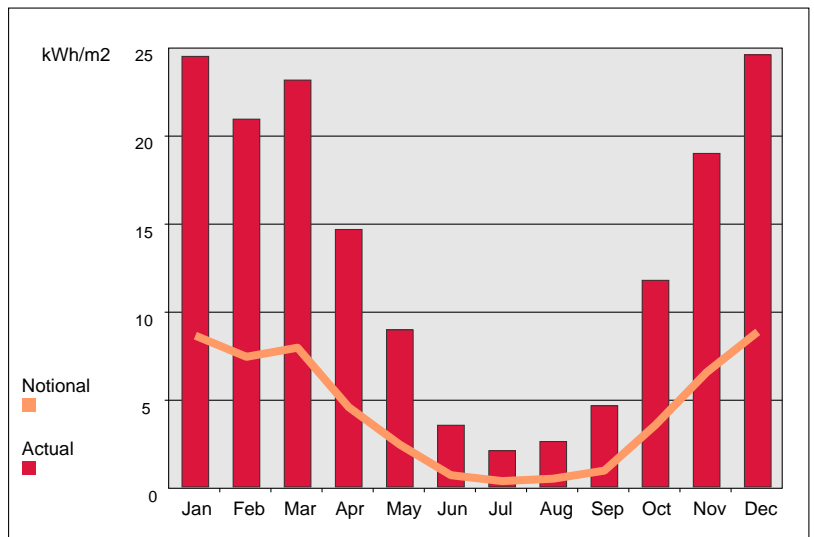
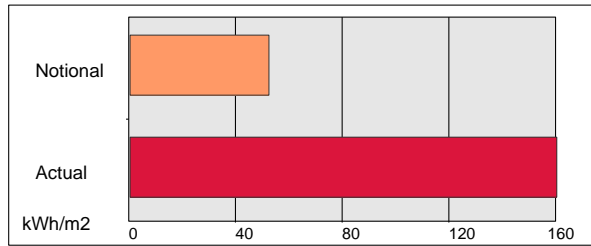


(Pie chart excluding Equipment end-use)



(*) 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

