

30 March 2023

Attn Paul Stevens,
Elm Cottage,
Goffs Hill,
Crays Pond,
RG8 7QD

Dear Sir

Reference: 1 Pitcroft Avenue, Reading RG6 1NH

Exemption from the Energy Performance of Buildings Regulations 2007.

The Energy Performance of Buildings regulations state that if you have a building (with a roof and walls) that uses energy to condition the indoor climate (i.e. has heating, air conditioning or mechanical ventilation) then it will require an Energy Performance Certificate (EPC) when it is sold or let. Certain buildings are exempt from the requirement to have an EPC. This includes industrial sites, workshops and non-residential agricultural buildings with low energy demand.



Following the site visit on 23rd February 2023, I can confirm that 1 Pitcroft Avenue, Reading RG6 1NH, as shown in the picture above, are unheated workshops. As such it comes under the classification of an industrial building with low energy demand. I am happy to confirm this building does not require EPCs in order to effect sales or lettings at this time. Any future alterations to the buildings may result in the need for EPCs to be provided.

Yours sincerely

A handwritten signature in black ink, appearing to read "Steve Elphick".

Steve Elphick
MCIBSE, MIET, M.Inst.R., MASHRAE, MRIN, LCEA, ESOS
Energy Assessor Number: 425