

Energy performance certificate (EPC)

The Warehouse
Fulford Road
HAVANT
PO9 5AX

Energy rating

D

Valid until: **13 April 2024**

Certificate number: **9166-3097-0240-0800-0021**

Property type

B8 Storage or Distribution

Total floor area

9940 square metres

Rules on letting this property

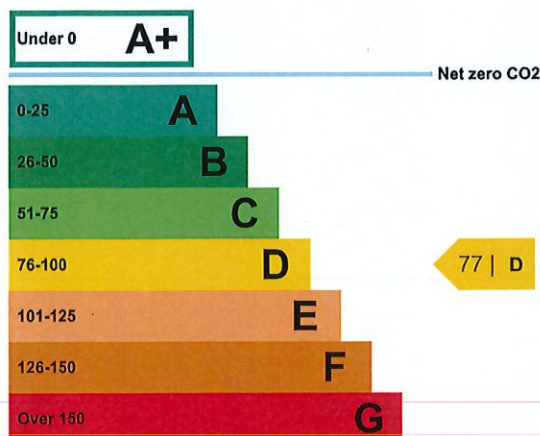
Properties can be let if they have an energy rating from A+ to E.

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.

Energy efficiency rating for this property

This property's current energy rating is D.



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

26 | B

If typical of the existing stock

69 | C

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

Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO₂/m² per year)

44.96

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0010-0844-6209-6927-0002\)](/energy-certificate/0010-0844-6209-6927-0002).

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 | Jeremy Maltby |
| Telephone | 01420 549 247 |
| Email | jeremy.maltby@ukesurveys.com |

Accreditation scheme contact details

| | |
|----------------------|--|
| Accreditation scheme | BRE |
| Assessor ID | BREC400319 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

Assessment details

| | |
|------------------------|---|
| Employer | UK Energy Surveys |
| Employer address | 21 Curtis Road Alton GU34 2SD |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 20 March 2014 |
| Date of certificate | 14 April 2014 |

Energy performance certificate (EPC) recommendation report

The Warehouse
Fulfood Road
HAVANT
PO9 5AX

Report number
0010-0844-6209-6927-0002

Valid until
13 April 2024

Energy rating and EPC

This property's current energy rating is D.

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 years

| Recommendation | Potential impact |
|--|------------------|
| Consider replacing T8 lamps with retrofit T5 conversion kit. | High |
| In some spaces, the solar gain limit in criterion 3 of ADL2A 2010 is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows. | Medium |

Changes that pay for themselves within 3 to 7 years

| Recommendation | Potential impact |
|--|------------------|
| Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required. | Low |

Changes that pay for themselves in more than 7 years

| Recommendation | Potential impact |
|---|------------------|
| Add time control to heating system. | Low |
| Add optimum start/stop to the heating system. | Low |
| 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. | Low |
| Consider installing building mounted wind turbine(s). | Low |
| Some walls have uninsulated cavities - introduce cavity wall insulation. | Medium |

Additional recommendations

| Recommendation | Potential impact |
|---|------------------|
| Recommend movement and daylight sensors for the lighting controls | Low |

Property and report details

| | |
|-------------------------|--|
| Report issued on | 14 April 2014 |
| Total useful floor area | 9940 square metres |
| Building environment | Heating and Natural Ventilation |
| Calculation tool | DesignBuilder Software Ltd, DesignBuilder SBEM, v3.0.0, SBEM, v4.1.d.0 |

Assessor's details

| | |
|------------------------|--|
| Assessor's name | Jeremy Maltby |
| Telephone | 01420 549 247 |
| Email | jeremy.maltby@ukesurveys.com |
| Employer's name | UK Energy Surveys |
| Employer's address | 21 Curtis Road Alton GU34 2SD |
| Assessor ID | BREC400319 |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Accreditation scheme | BRE |