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Bryssau Barbers
57 Lordens Hill
Dinnington
Sheffield
S25 2QF

My Ref: 20041801
25th April 2018

For the attention of David Bryssau

Dear David

Bryssau Barbers, 57 Lordens Hill, Dinnington, Sheffield, S25 2QF
ENERGY PERFORMANCE CERTIFICATE REQUIREMENTS

I refer to your request to provide a Report in respect of the above property on 19th April 2018. This letter states the reasons why an Energy Performance Certificate is not currently required for the above property.

The property was inspected on 19th April 2018. It consists of a detached single storey building with frontage to Lordens Hill. It is constructed of cavity walls with a rendered façade to the main frontage, with a concrete tile roof, and is an unusual triangular shape. Photos of the property are shown at Appendix A. Internally the property has basic facilities for hot water and night storage heaters. Lighting is either LED or compact fluorescent. The total measured internal area of the property is approximately 35.5sq.metres.

From 1 October 2008, an Energy Performance Certificate is required on all non – residential properties, with few exceptions, when let or sold. In Statutory Instrument 2007/991 ‘The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 (as amended)’ the definition of a building is:

‘means a roofed construction having walls, for which energy is used to condition the indoor climate, and a reference to a building includes a reference to a building which has been designed or altered to be used separately.’

In the Government Guidance notes which have been issued on this matter, the phrase ‘for which energy is used to condition the indoor climate’ is further detailed. The Guidance notes state that for the building to fall within the requirement for an EPC, the building must have one or more of the following **fixed** services: heating, mechanical ventilation, or air conditioning.

Although the provision of hot water is a fixed building service, it does not 'condition the indoor environment' and would therefore not be a trigger for an Energy Performance Certificate. The same argument applies to electric lighting. Further guidance also states that where a building does not have fixed heating, but contains offices or personnel accommodation e.g. canteen, then an EPC is required.

In addition to the above, there are specific exceptions within the above Regulations for certain types of property:

- Places of worship;
- Temporary building with a planned time of use of less than two years;
- Buildings with a low energy demand e.g. agricultural buildings or stores; and
- Free standing buildings of less than 50 sq.m.

From my inspection, in my professional opinion, the building falls within the definition of a building, but is less than 50sq.m total useful floor area (gross internal area) and is not connected to any other building.

Therefore in my professional opinion, 57 Lordens Hill Dinnington is exempt from the requirements as buildings as it does not meet minimum size of 50sq.m as stated within the Regulations.

I trust that the above is sufficient for your needs but if you have any queries please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'K J Needham', with a stylized flourish at the end.

Mrs K J Needham B.Sc(Hons) MRICS
Commercial Energy Assessor Accreditation No:STRO008376

Appendix A

