Building Regulations Part L & EPC Report
Project: Radisson Red, George Hotel, Huddersfield
Date:16/04/2025
Revision: P01

Version	P01
Date of Issue	16.04.25
Document No.	L054-WAL-06-XX-R-Z-50001-Part L & EPC-The George Hotel
Status	S4 – Suitable for Stage Approval
Author	Toby Britton
Reviewed / Approved	Joe Noquet/Luke Mitchell

AMENDMENT RECORD SHEET

REV	DESCRIPTION	DATE	APPROVED
P01	Issued for RIBA Stage 3 Reviewed - Contract Issue	14.04.25	LM

CONTENTS

1 Executive Summary 5
1.1 Building Regulations Part L2 (BRUKL) 5
1.2 Energy Performance Certificate (EPC) 5
1.3 BREEAM 5
1.4 Embodied Carbon 6
1.5 Net Zero Carbon 6
2 Introduction 7
3 Building Design 8
3.1 Building Type 8
3.2 Site Location 8
3.3 Site Weather 8
3.4 Microclimate 8
3.5 Building Layout, Orientation and Form 8
3.7 Building Regulations Areas 9
3.8 Room Type 10
3.9 Building Fabric 11
3.10 Assigned U-values 12
4 Building Services 13
4.1 Heating and Cooling Strategy 13
4.2 Ventilation Strategy 13
4.3 HVAC Strategy 14
4.4 Domestic Hot Water 15
4.5 Lighting 16
4.6 Lighting Control Strategy 16
4.7 Metering & Monitoring 16
4.8 LZC 16
5 Conclusion 17
5.1 Building Regulations Part L2 (BRUKL) 17
5.2 Energy Performance Certificate (EPC) 17
6 Appendices 18
A. Architectural Information 18
B. IES Model Images 19

C. Certificates 21

1 Executive Summary

This report has been prepared on behalf of GMI to review compliance with Part L2 2021 of the Building Regulations at The George Hotel, St George's Square, Huddersfield HD1 1JA on behalf of Radisson.

This project includes the refurbishment of the grade II listed George Hotel (block A) and two new building blocks including kitchen, restaurant and ensuite bedrooms (B and C).

To demonstrate compliance with Part L2A 2021 of the building regulations for the new building element, the Building Emission Rate (BER) is required to be less than or equivalent to the carbon emissions of the notional building set by the Target Emissions Rating (TER).
The following results are based on the current concept Architectural, Mechanical and Electrical design proposals, system efficiencies are assumed based on industry standards at this stage with further detailed design development at the subsequent stages.

1.1 Building Regulations Part L2 (BRUKL)

This building complies with Part L2A 2021 with an actual building emissions rate (BER) demonstrating a reduction in carbon emissions in comparison with the notional building target emissions rate (TER).

The CO_2 emission and primary energy rates of the building must not exceed the targets

Target CO_2 emission rate (TER), $kgCO_2/m^2annum$	11.29	
Building CO_2 emission rate (BER), $kgCO_2/m^2annum$	11.09	
Target primary energy rate (TPER), kWh_{PE}/m^2annum	122.24	
Building primary energy rate (BPER), kWh_{PE}/m^2annum	120.06	
Do the building's emission and primary energy rates exceed the targets?	BER =< TER	BPER =< TPER

1.2 Energy Performance Certificate (EPC)

The EPC rating is based on the whole building (new and existing blocks) the current design indicates an EPC rating 8 band A.

1.3 BREEAM

It is understood this scheme is targeting BREEAM version 6.1 'Good' rating the current design for the new building indicates the following:

Credits available
13

Credits awarded
7

Exemplary credits available
2

Exemplary credits awarded
0

Minimum Standard
Excellent

1.4 Embodied Carbon

A whole life carbon assessment is not included in this scope of works. It is understood an embodied carbon modelling and assessment is not a requirement for this development.

1.5 Net Zero Carbon

This development is being designed using high efficiency low carbon equipment to reduce energy and carbon consumption, however it is not being designed to achieve or targeting net zero carbon (NZC).

2 Introduction

Project	Detail
Project name	George Hotel
Address 1	St George's Square
Town	Huddersfield
Post code	HD1 1JA
Part L2 2021	Part (New), EPC (Whole building)
PLANNING	n/a
BREEAM	tbc
Weather file	Leeds
Orientation	350°
Building Type	Hotel
Area m²	3096
Air test m³hm² @ 50pa	3
Client	GMI
Architect	AHR
RIBA Stage	3
Analysis Stage	Design
Energy Engineer	Toby Britton
Accreditation Number	LCEA089923
Software Used	IES
Software Version	ve2024.1.0.0
BRUKL Engine	v6.1.e.1

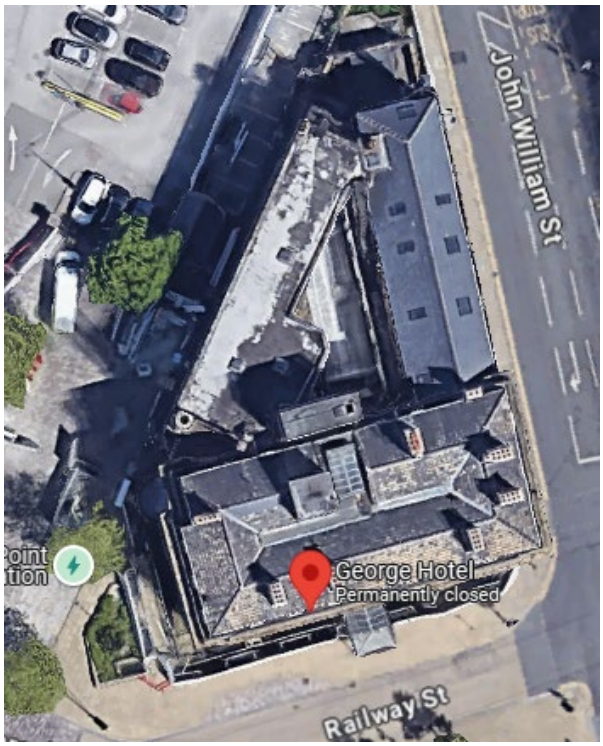
3 Building Design

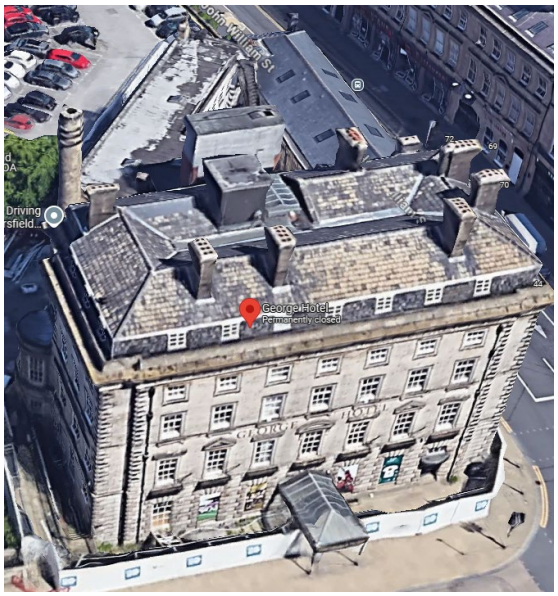
3.1 Building Type

This project has a planning classification C1:hotel.

3.2 Site Location

The building is on St George's Square in the centre of Huddersfield adjacent to the railway station.





3.3 Site Weather

The site weather is **Leeds** and selected in accordance with NCM guidance.

3.4 Microclimate

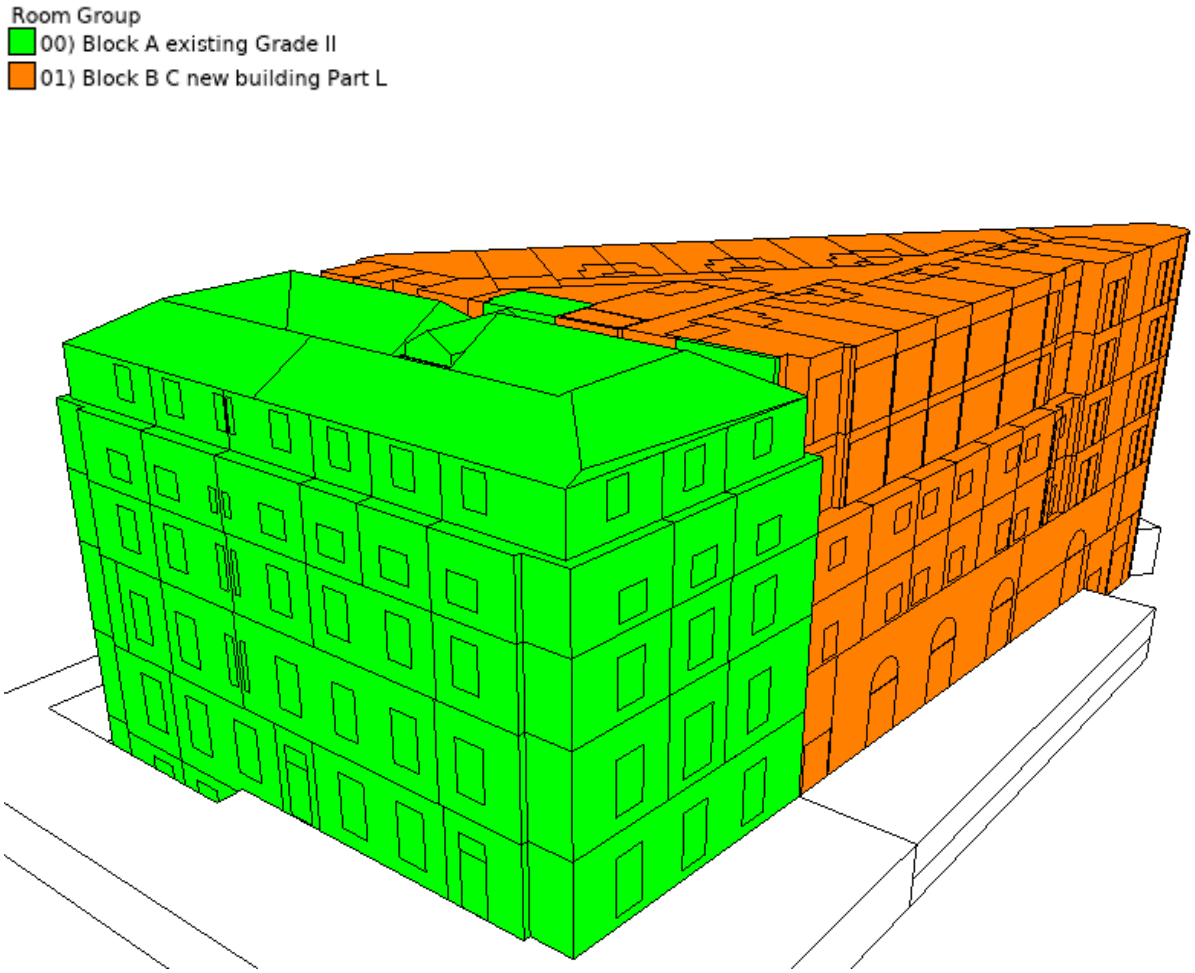
The George Hotel site is in the centre of Huddersfield with a large open urban aspect typical of Georgian developments.

3.5 Building Layout, Orientation and Form

This is a five storey hotel plus basement which includes 108 ensuite bedrooms, restaurant, lounge, bar, kitchen, conference, meeting and welfare facilities.

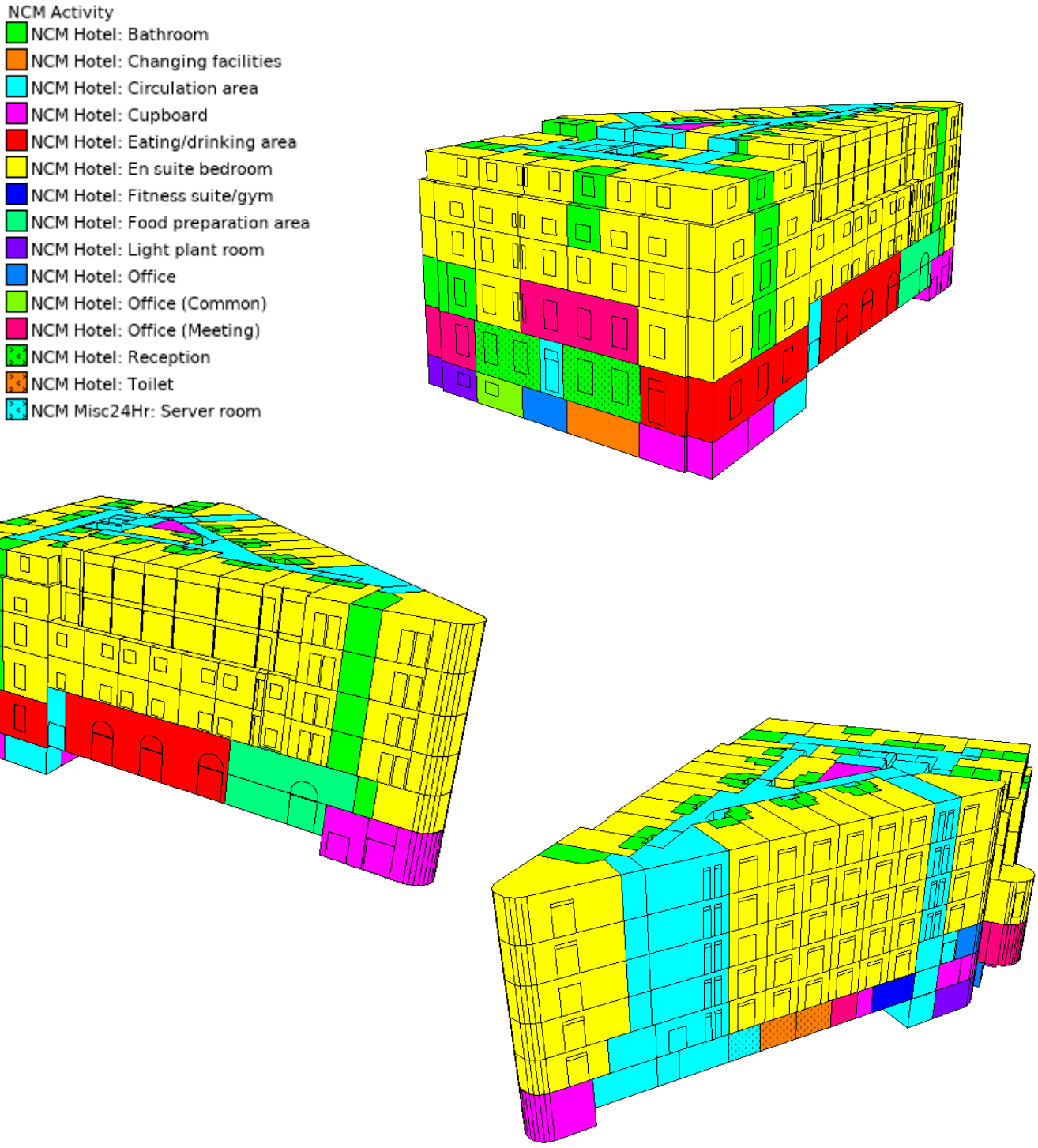
3.7 Building Regulations Areas

Compliance with Part L2 of the Building Regulations is provided for new building elements only. The EPC includes all elements of the building.



3.8 Room Type

The image below indicates the room activities applied to this building based on the national calculation methodology (NCM) database.



3.9 Building Fabric

At this stage glazing to the reception area has been assumed based on the existing building large window sets. Highlighted values are assumed at this stage.

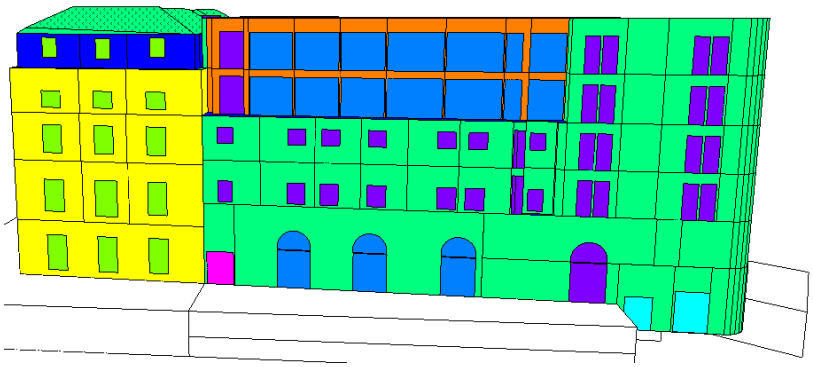
Construction Element	New U-Value W/m²k	Existing U-Value W/m²k
Roof	0.13	1.42
External Wall	0.2	
Ground Floor	0.16	
Partitions	varies	
Windows	1.6	
Curtain Walling	1.6	
Roof Light	1.91	
Glazed Doors	1.6	
Pedestrian Doors	1.6	
Spandrel	1.6	
Air Test m³/(h.m²)@50Pa	3	

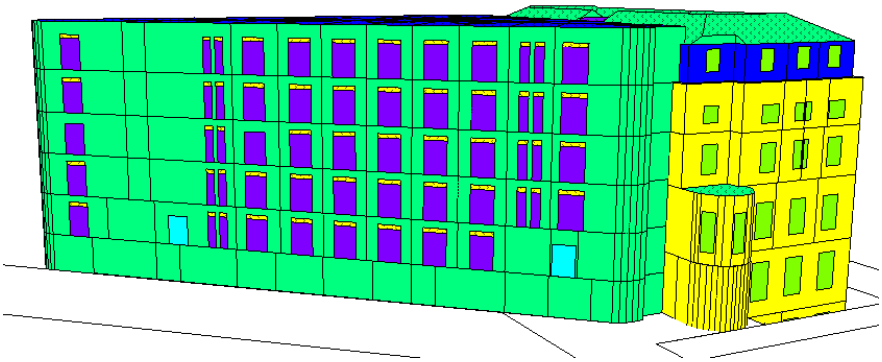
Glazing Properties	G-value	LT
Windows	0.4	0.7
Doors	0.4	0.7
Rooflight	0.55	0.6

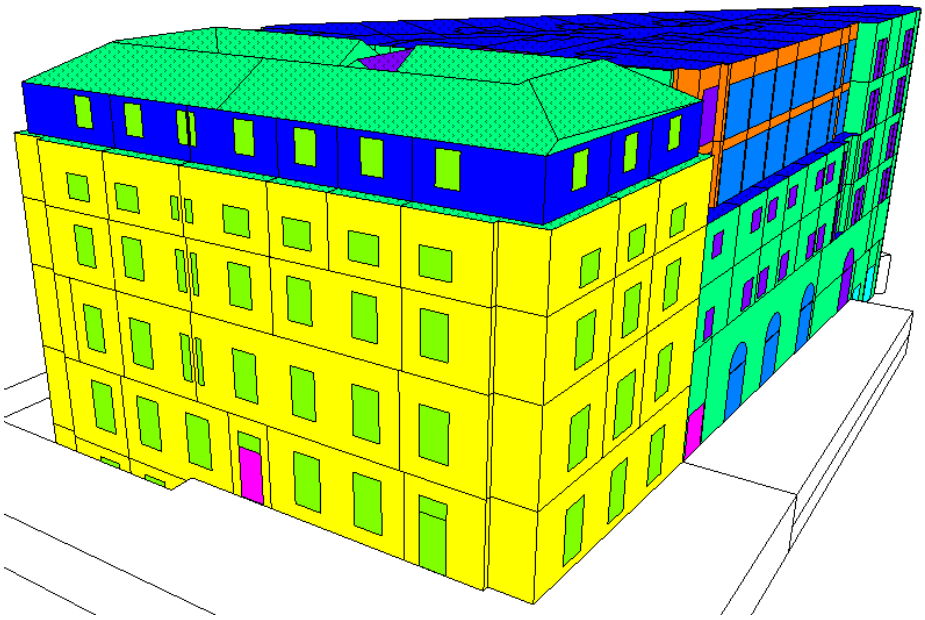
Thermal bridging coefficient assumed to be 25% of the proposed U-values as defaulted for Pt L2021. Through design development we would anticipate a more accurate assessment of predicted thermal bridging to improve this value.

3.10 Assigned U-values

Construction
- Ceiling (WNTR0003)
- Curtain wall U=1.6 (NCMT0011)
- Door U=1.6 (GDR20001)
- Ext Glazed door U=1.6 G=0.4 LT=0.7 (GXTR0002)
- Ext Wall Basement U=0.2 tbc (BBW90-D3)
- Ext Wall Existing U=0.2 (BBW90-D2)
- Ext Wall Existing U=0.2 4th (BBW90-D5)
- Ext Wall New U=0.2 (BBW90-D1)
- Ext Window U=1.6 G=0.4 LT=0.7 (GXTR0001)
- Ext Window U=1.6 G=0.4 LT=0.7 Blinds (GXTR0007)
- Ext Window existing U=1.6 G=0.4 LT=0.7 (GXTR0005)
- Ground floor U=0.16 (NCM_2113)
- Int Flr ceiling (WNTR0002)
- Int Flr solid (WNTR0001)
- Int Partition 100mm (GNTR0003)
- Int Partition 150mm insulated (GNTR0000)
- Int partition solid existing (BBW90-D6)
- Louvre Panel U=1.6 (NCMR0021)
- Roof U=0.13 (STD_WAL2)
- Roof existing U=1.42 uninsulated (SROOF2)
- Roof light U=1.6 G=0.55 LT=0.6 (GXTR0003)







4 Building Services

4.1 Heating and Cooling Strategy

Heating and cooling to ensuite bedrooms, restaurant, offices, conference and occupied areas is provided via high efficiency VRF system.

A separate split DX system is provided for the server room.

Electric panel heaters provide heating as required for circulation and ancillary areas.

At this stage it is assume heating and cooling to the kitchen is provided via a constant volume fixed air ventilation systems.

Ref	Zone	Model	SCOP	SEER
VRF	New bedrooms	Daikin REYQ-U8	4.2	6.8
VRF	Existing bedrooms	Daikin REYQ-U10	4.3	6.8
VRF	Basement/Ground	Daikin REYQ-16, 20	4.3	6.3
DX	Server	tbc	4.6	8.1
EPH	Circulation/WC		1	

4.2 Ventilation Strategy

Mechanical ventilation to the ground floor areas is provided from a central air handling system which includes heat recovery.

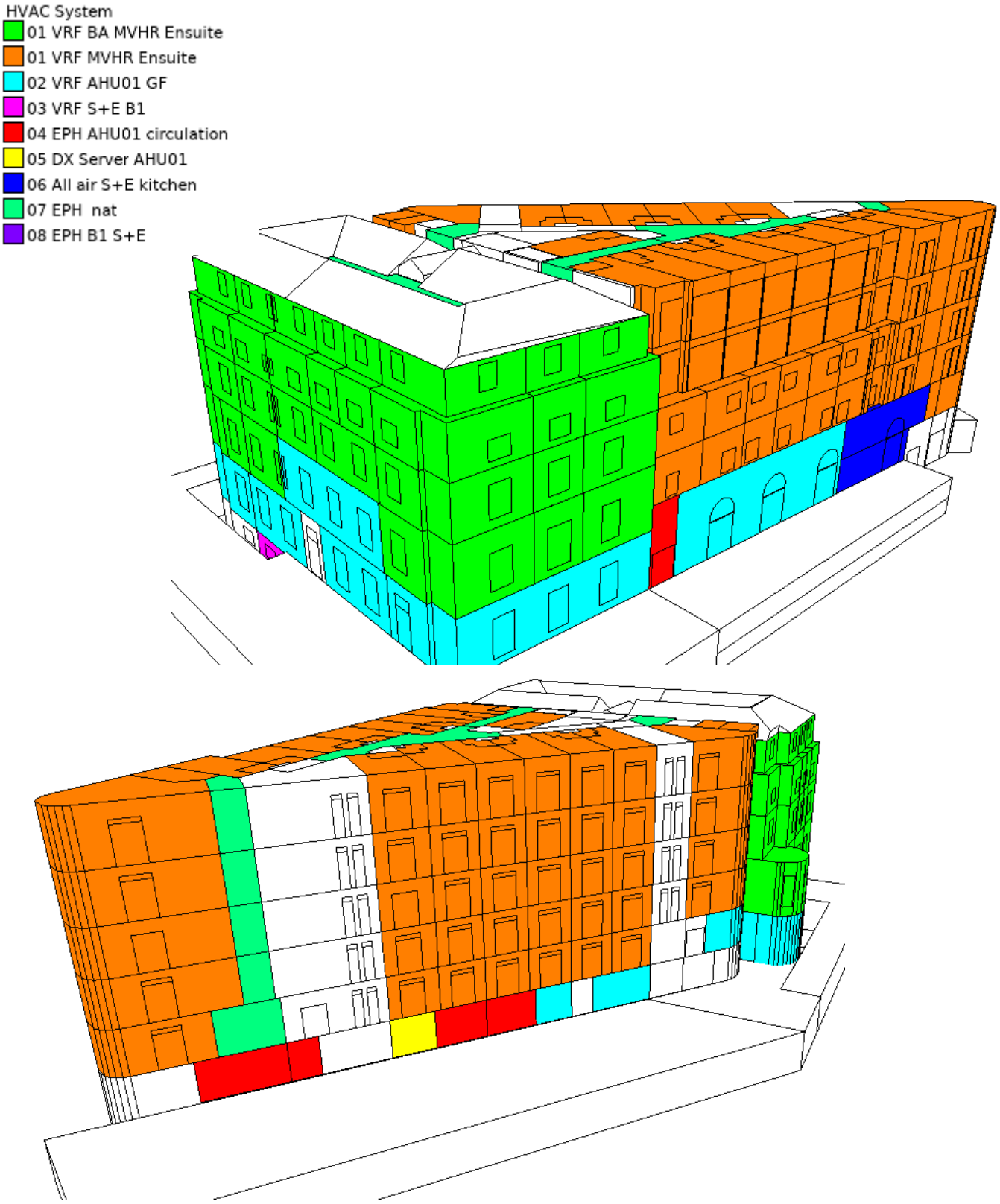
Bedrooms and ensuites bathrooms are provided with individual heat recovery units incorporating demand control ventilation based on occupancy and temperature.

The basement incorporates a separate supply and extract system suitably sized for minimum fresh air requirements.

The kitchen will be provided by a specialist supply and extract fans, at this stage efficiency have been assumed as below.

Ref	Zone	Detail	Model	SFP	Airflow L/s	HR %
AHU01	Ground flr		STP450-HR-STK	1.87	3800	73.5%
MVHR	Ensuite	MVHR	Vectaire Studio	1.26		79%
KEF	Kitchen	Extract	tbc	0.6	40ach	
KSF	Kitchen	Supply	tbc	1	40ach	
SU1	Basement	Supply	tbc	1		
EX1	Basement	Extract	tbc	1		

4.3 HVAC Strategy



4.4 Domestic Hot Water

Hot water is provided via 4no air-source heat pumps as detailed below. For the purposes of the Part L assessment it is assumed the existing building utilises 25% of the DHW energy consumption.

Ref	WH.RF.01-4
Storage	2x4000 L
Zone	Building
Model	Strebel S-ASX-NTVI
SCOP	2.97
Losses kWh/l/d	0.0026
Dist. loss W/m	6.5
Circ. Length m	300/800
Pump power W	100
Detail	@55°C - storage assumption 25% BA

4.5 Lighting

REF	Zone	Model	Watt	Lumens	Llm/cW	Occ
A		WPZ/4/2422/4	16	2422	151	
A1	Store	WPZ/5/3958/4	25.2	3958	157	PIR
B	Conference	ZOE/550/4	5.8	550	95	ABS
C	Conference	LEI/M/60D/927/4	8.5	927	109	ABS
D	Gym/circulation	DOM/M/60D/1357/4	10	1357	136	PIR
M	Office	ISLA/3420/4	26.3	3416	130	ABS
M2	Kitchen	LDIP66/4170/4	37.1	4169	112	
W	Stair	NOMA/3/2851/4/OP	20.2	2851	141	PIR
L1	Bedroom/Ensuite	DOM-M/2400/4	19	2400	126	MAN+EXT
	Fit-out	assumed			100	

4.6 Lighting Control Strategy

Lighting control include presence detection for circulation, stores and WCs. Conference rooms and offices include absence detection. No daylight dimming control is included at this stage. Ensuite bedrooms are operated via a key card which automatically extinguishes lighting on exit.

4.7 Metering & Monitoring

Metering & Management	
Lighting	Yes
HVAC	Yes
Out of range	HVAC only
PFC	>0.9

4.8 LZC

No additional renewable technology or energy generation is included.

5 Conclusion

This report has been prepared on behalf of GMI to review compliance with Part L2 2021 of the Building Regulations at The George Hotel, St George's Square, Huddersfield HD1 1JA on behalf of Radisson.

This project includes the refurbishment of the grade II listed George Hotel (block A) and two new building blocks including kitchen, restaurant and ensuite bedrooms (B and C).

The following results are based on the current concept Architectural, Mechanical and Electrical design proposals, system efficiencies are assumed based on industry standards at this stage with further detailed design development at the subsequent stages.

5.1 Building Regulations Part L2 (BRUKL)

This building complies with Part L2A 2021 with an actual building emissions rate (BER) demonstrating a reduction in carbon emissions in comparison with the notional building target emissions rate (TER).

The CO_2 emission and primary energy rates of the building must not exceed the targets

Target CO_2 emission rate (TER), $kgCO_2/m^2annum$	11.29	
Building CO_2 emission rate (BER), $kgCO_2/m^2annum$	11.09	
Target primary energy rate (TPER), kWh_{PE}/m^2annum	122.24	
Building primary energy rate (BPER), kWh_{PE}/m^2annum	120.06	
Do the building's emission and primary energy rates exceed the targets?	BER =< TER	BPER =< TPER

5.2 Energy Performance Certificate (EPC)

The EPC rating is based on the whole building (new and existing blocks) the current design indicates an EPC rating 8 band A.

6 Appendices

A. Architectural Information

GHH-AHR-B1-00-DR-A-20020_P4 - Level 00 - Proposed Ground Floor Plan

GHH-AHR-B1-01-DR-A-20022_P4 - Level 01 - Proposed First Floor Plan

GHH-AHR-B1-02-DR-A-20023_P4 - Level 02 - Proposed Second Floor Plan

GHH-AHR-B1-03-DR-A-20024_P4 - Level 03 - Proposed Third Floor Plan

GHH-AHR-B1-04-DR-A-20025_P4 - Level 04 - Proposed Fourth Floor Plan

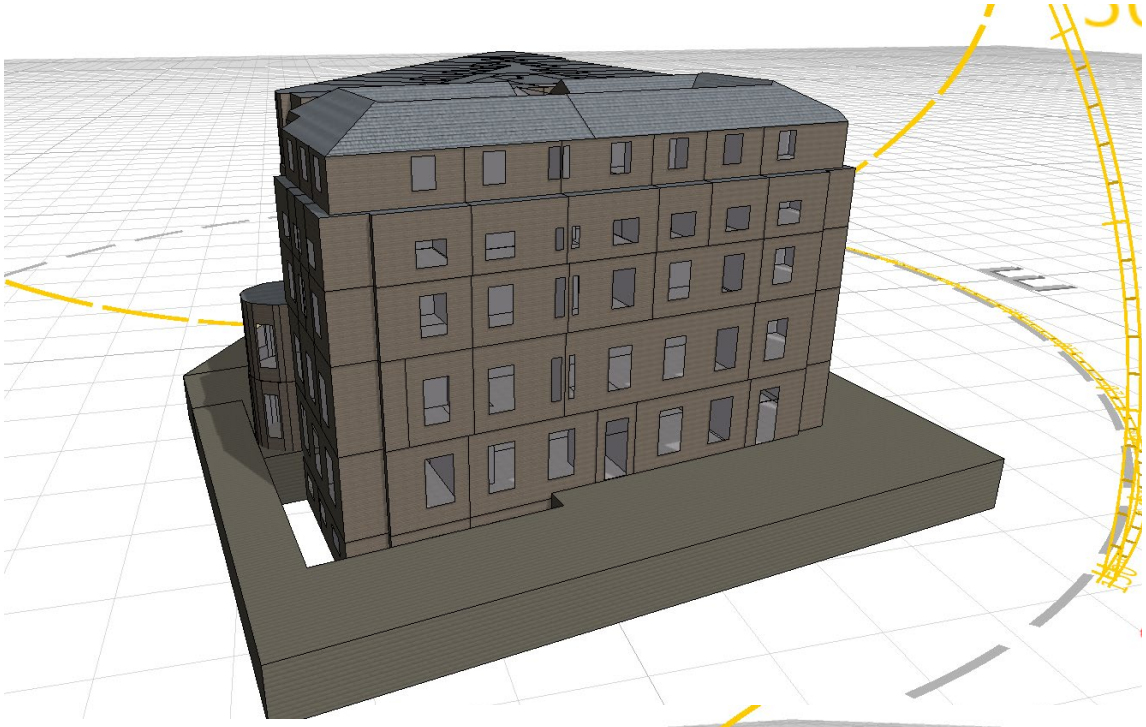
GHH-AHR-B1-B1-DR-A-20026_P4 - Level B1 - Proposed Basement Floor Plan

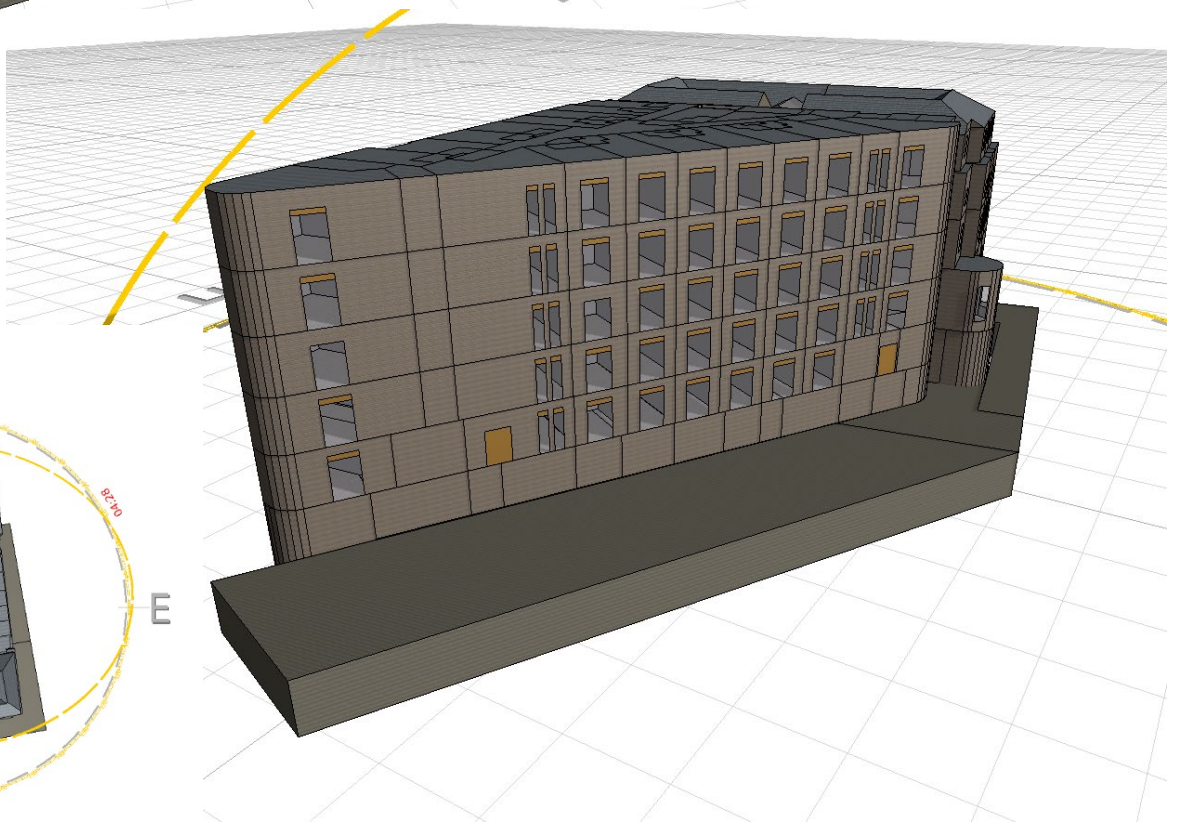
GHH-AHR-B1-MZ-DR-A-20021_P4 - Level MZ - Proposed Mezzanine Floor Plan

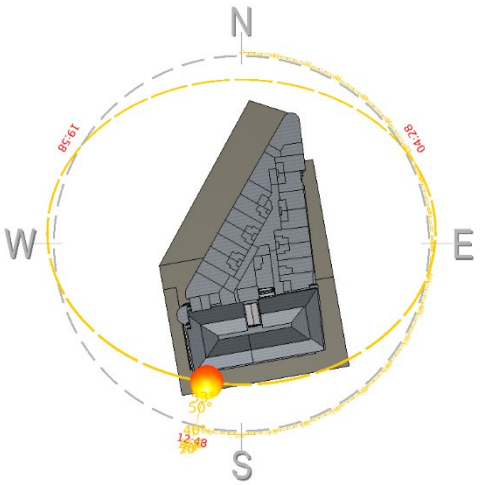
GHH-AHR-B1-RF-DR-A-20027_P4 - Level RF - Proposed Roof Plan

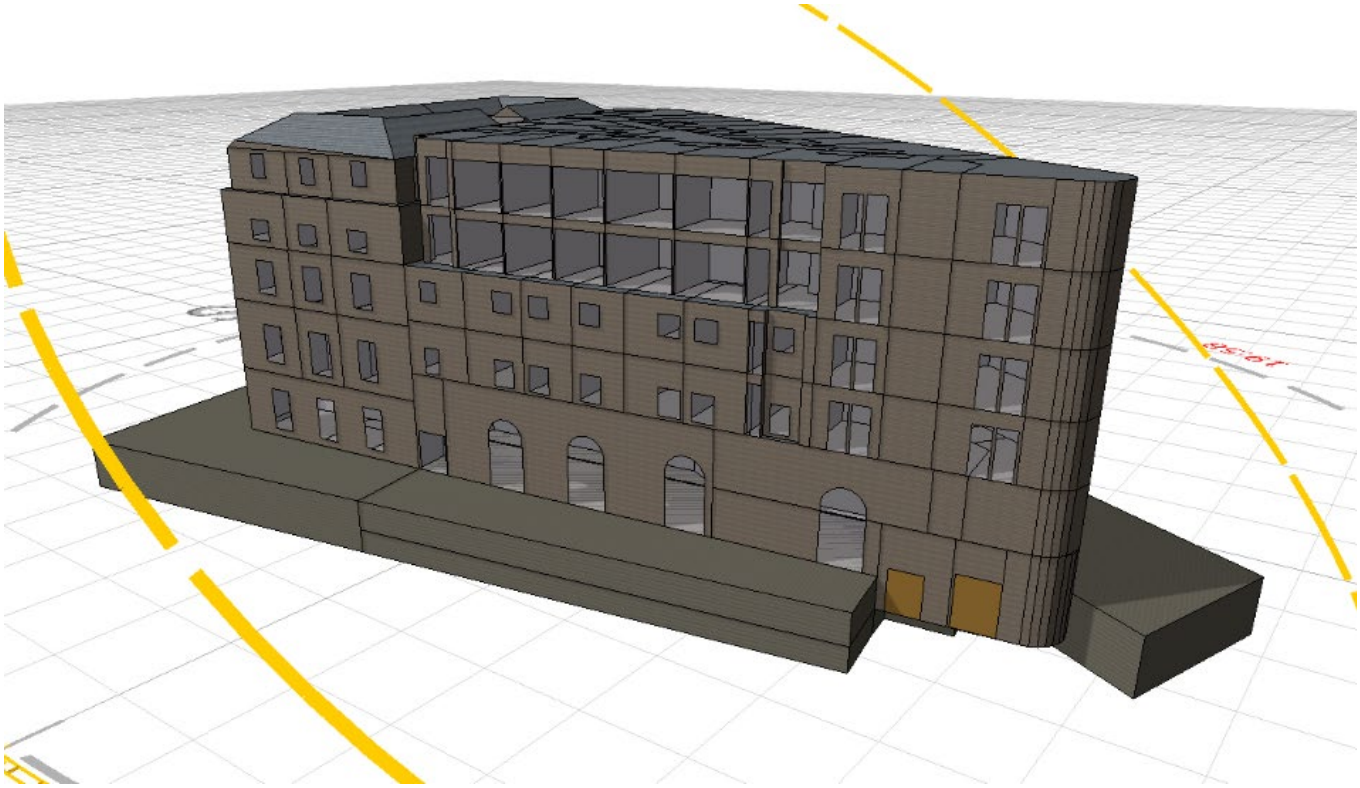
Revit GHH-AHR-B1-ZZ-M3-A-00001-P4

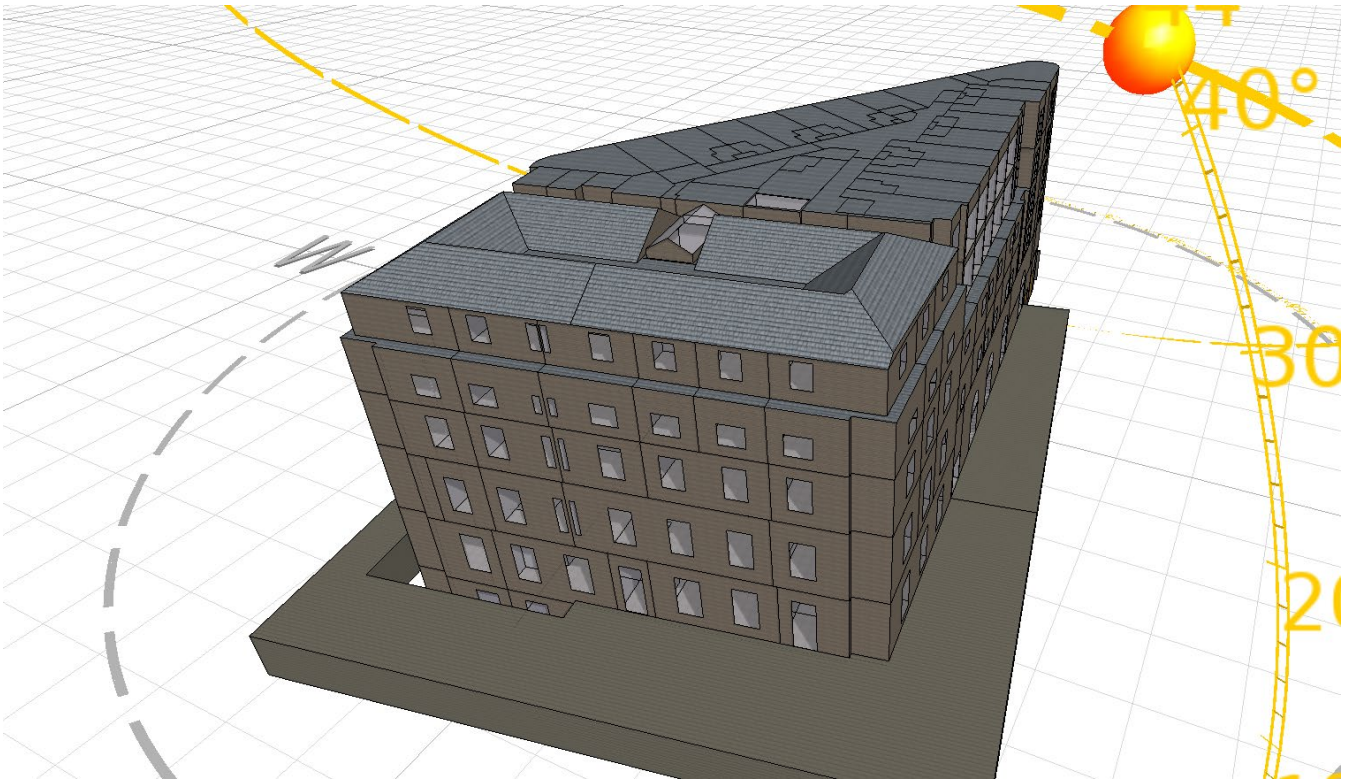
B. IES Model Images










40°

C. Certificates

BRUKL Output Document

HM Government

Compliance with England Building Regulations Part L 2021

Project name

George Hotel New

As designed

Date: Sun Apr 13 14:32:33 2025

Administrative information

Building Details

Address: George Hotel, Huddersfield, HD1 1JA

Certifier details

Name: Toby Britton

Telephone number: 07789358716

Address: , ,

Certification tool

Calculation engine: Apache

Calculation engine version: 7.0.28

Interface to calculation engine: IES Virtual Environment

Interface to calculation engine version: 7.0.28

BRUKL compliance module version: v6.1.e.1

Foundation area [m^2]: 531.36

The CO_2 emission and primary energy rates of the building must not exceed the targets

Target CO_2 emission rate (TER), $kgCO_2/m^2$.annum	11.29	
Building CO_2 emission rate (BER), $kgCO_2/m^2$.annum	11.09	
Target primary energy rate (TPER), kWh_{PE}/m^2.annum	122.24	
Building primary energy rate (BPER), kWh_{PE}/m^2.annum	120.06	
Do the building's emission and primary energy rates exceed the targets?	BER =< TER	BPER =< TPER

The performance of the building fabric and fixed building services should achieve reasonable overall standards of energy efficiency

Fabric element	$U_{a\text{-}Limit}$	$U_{a\text{-}Calc}$	$U_{i\text{-}Calc}$	First surface with maximum value
Walls*	0.26	0.2	0.2	0_00001D:Surf[0]
Floors	0.18	0.16	0.16	0_000022:Surf[1]
Pitched roofs	0.16	-	-	No pitched roofs in building
Flat roofs	0.18	0.13	0.13	0100005A:Surf[0]
Windows** and roof windows	1.6	1.6	1.6	0100001A:Surf[1]
Rooflights***	2.2	1.6	1.6	0_000003:Surf[0]
Personnel doors^	1.6	1.6	1.6	0_000027:Surf[0]
Vehicle access & similar large doors	1.3	-	-	No vehicle access doors in building
High usage entrance doors	3	-	-	No high usage entrance doors in building

$U_{a\text{-}Limit}$ = Limiting area-weighted average U-values [$W/(m^2K)$] $U_{i\text{-}Calc}$ = Calculated maximum individual element U-values [$W/(m^2K)$]

$U_{a\text{-}Calc}$ = Calculated area-weighted average U-values [$W/(m^2K)$]

* Automatic U-value check by the tool does not apply to curtain walls whose limiting standard is similar to that for windows.

** Display windows and similar glazing are excluded from the U-value check. *** Values for rooflights refer to the horizontal position.

^ For fire doors, limiting U-value is 1.8 W/m^2K

NB: Neither roof ventilators (inc. smoke vents) nor swimming pool basins are modelled or checked against the limiting standards by the tool.

Air permeability	Limiting standard	This building
$m^3/(h.m^2)$ at 50 Pa	8	3

Building services

For details on the standard values listed below, system-specific guidance, and additional regulatory requirements, refer to the Approved Documents.

Whole building lighting automatic monitoring & targeting with alarms for out-of-range values	NO
Whole building electric power factor achieved by power factor correction	>0.95

1- 04 EPH AHU01 circulation

	Heating efficiency	Cooling efficiency	Radiant efficiency	SFP [W/(l/s)]	HR efficiency
This system	1	-	0.1	-	0.74
Standard value	N/A	N/A	N/A	N/A	N/A
Automatic monitoring & targeting with alarms for out-of-range values for this HVAC system					YES

2- 02 VRF AHU01 GF

	Heating efficiency	Cooling efficiency	Radiant efficiency	SFP [W/(l/s)]	HR efficiency
This system	4.3	6.3	0	1.87	0.74
Standard value	2.5*	N/A	N/A	2^	N/A
Automatic monitoring & targeting with alarms for out-of-range values for this HVAC system					YES

* Standard shown is for all types >12 kW output, except absorption and gas engine heat pumps.

^ Limiting SFP may be increased by the amounts specified in the Approved Documents if the installation includes particular components.

3- 05 DX Server AHU01

	Heating efficiency	Cooling efficiency	Radiant efficiency	SFP [W/(l/s)]	HR efficiency
This system	4.6	8.1	0	-	0.74
Standard value	2.5*	5	N/A	N/A	N/A
Automatic monitoring & targeting with alarms for out-of-range values for this HVAC system					YES

* Standard shown is for all types >12 kW output, except absorption and gas engine heat pumps.

4- 06 All air S+E kitchen

	Heating efficiency	Cooling efficiency	Radiant efficiency	SFP [W/(l/s)]	HR efficiency
This system	4.2	6.3	0	1	-
Standard value	2.5*	N/A	N/A	1.5^	N/A
Automatic monitoring & targeting with alarms for out-of-range values for this HVAC system					YES

* Standard shown is for all types >12 kW output, except absorption and gas engine heat pumps.

^ Limiting SFP may be increased by the amounts specified in the Approved Documents if the installation includes particular components.

5- 01 VRF MVHR Ensuite

	Heating efficiency	Cooling efficiency	Radiant efficiency	SFP [W/(l/s)]	HR efficiency
This system	4.3	6.8	0	1.26	0.79
Standard value	2.5*	N/A	N/A	2^	N/A
Automatic monitoring & targeting with alarms for out-of-range values for this HVAC system					YES

* Standard shown is for all types >12 kW output, except absorption and gas engine heat pumps.

^ Limiting SFP may be increased by the amounts specified in the Approved Documents if the installation includes particular components.

6- 07 EPH nat

	Heating efficiency	Cooling efficiency	Radiant efficiency	SFP [W/(l/s)]	HR efficiency
This system	1	-	0.1	-	-
Standard value	N/A	N/A	N/A	N/A	N/A
Automatic monitoring & targeting with alarms for out-of-range values for this HVAC system					YES

1- 00 DHW NEW ASHP

	Water heating efficiency	Storage loss factor [kWh/litre per day]
This building	2.97	0.003
Standard value	1	N/A

Zone-level mechanical ventilation, exhaust, and terminal units

ID	System type in the Approved Documents
A	Local supply or extract ventilation units
B	Zonal supply system where the fan is remote from the zone
C	Zonal extract system where the fan is remote from the zone
D	Zonal balanced supply and extract ventilation system
E	Local balanced supply and extract ventilation units
F	Other local ventilation units
G	Fan assisted terminal variable air volume units
H	Fan coil units
I	Kitchen extract with the fan remote from the zone and a grease filter
NB: Limiting SFP may be increased by the amounts specified in the Approved Documents if the installation includes particular components.	

Zone name	SFP [W/(l/s)]									HR efficiency	
ID of system type	A	B	C	D	E	F	G	H	I		
Standard value	0.3	1.1	0.5	2.3	2	0.5	0.5	0.4	1	Zone	Standard
00-002 Circulation	-	-	-	1.9	-	-	-	-	-	-	N/A
00-007 Acc WC	-	-	-	1.9	-	-	-	-	-	-	N/A
00-008 Male WC	-	-	-	1.9	-	-	-	-	-	-	N/A
00-009 Female WC	-	-	-	1.9	-	-	-	-	-	-	N/A
00-010 Comms Room	-	-	-	1.9	-	-	-	-	-	-	N/A
00-011 Circulation	-	-	-	1.9	-	-	-	-	-	-	N/A
00-013 Circulation	-	-	-	1.9	-	-	-	-	-	-	N/A
00-015 Kitchen	-	-	-	-	-	-	-	-	0.6	-	N/A
00-016 Circulation	-	-	-	1.9	-	-	-	-	-	-	N/A
00-020 Circulation	-	-	-	1.9	-	-	-	-	-	-	N/A
00-030 Circulation	-	-	-	1.9	-	-	-	-	-	-	N/A

General lighting and display lighting	General luminaire	Display light source	
Zone name	Efficacy [lm/W]	Efficacy [lm/W]	Power density [W/m²]
Standard value	95	80	0.3
00-001 Stair	141	-	-
00-002 Circulation	136	-	-
00-004 Office / Meeting Room	109	-	-
00-005 Gym	136	-	-
00-006 Store	141	-	-
00-007 Acc WC	136	-	-
00-008 Male WC	136	-	-
00-009 Female WC	136	-	-
00-010 Comms Room	157	-	-
00-011 Circulation	136	-	-
00-012 Stair	141	-	-

General lighting and display lighting	General luminaire	Display light source	
Zone name	**Efficacy [lm/W]**	**Efficacy [lm/W]**	**Power density [W/m²]**
Standard value	95	80	0.3
00-013 Circulation	136	-	-
00-014 Refuse	141	-	-
00-015 Kitchen	112	-	-
00-016 Circulation	136	-	-
00-018 Restaurant	100	100	1.2
00-019 Lounge	100	100	1.2
00-020 Circulation	136	-	-
00-030 Circulation	136	-	-
00-032 Linen	141	-	-
00-033 Dirty Linen	141	-	-
00-036 Kitchen Deliveries	141	-	-
01-001 Stair	141	-	-
01-002 Circulation	136	-	-
01-003 House Keeping Store	141	-	-
01-004 Circulation	136	-	-
01-005 Guest Room A	126	-	-
01-005 Guest Room A ensuite	126	-	-
01-006 Guest Room A	126	-	-
01-006 Guest Room A ensuite	126	-	-
01-007 Guest Room A	126	-	-
01-007 Guest Room A ensuite	126	-	-
01-008 Guest Room A	126	-	-
01-008 Guest Room A ensuite	126	-	-
01-009 Guest Room A	126	-	-
01-009 Guest Room A ensuite	126	-	-
01-010 Guest Room C	126	-	-
01-010 Guest Room C ensuite	126	-	-
01-011 Circulation	136	-	-
01-012 Stair	141	-	-
01-013 Circulation	136	-	-
01-014 Guest Room D	126	-	-
01-014 Guest Room D ensuite	126	-	-
01-015 Guest Room C	126	-	-
01-015 Guest Room C ensuite	126	-	-
01-016 Guest Room C	126	-	-
01-016 Guest Room C ensuite	126	-	-
01-017 Guest Room C	126	-	-
01-017 Guest Room C ensuite	126	-	-
01-018 Guest Room C	126	-	-
01-018 Guest Room C ensuite	126	-	-
01-019 Circulation	136	-	-
01-020 Guest Room A	126	-	-
01-020 Guest Room A ensuite	126	-	-

General lighting and display lighting	General luminaire	Display light source	
Zone name	**Efficacy [lm/W]**	**Efficacy [lm/W]**	**Power density [W/m²]**
Standard value	95	80	0.3
01-022 Guest Room A	126	-	-
01-022 Guest Room A ensuite	126	-	-
01-023 Guest Room B	126	-	-
01-023 Guest Room B ensuite	126	-	-
01-024 Guest Room B	126	-	-
01-024 Guest Room B ensuite	126	-	-
01-025 Circulation	136	-	-
01-026 Guest Room A	126	-	-
01-026 Guest Room A ensuite	126	-	-
01-038 Circulation	136	-	-
01-040 Guest Room D.1	126	-	-
01-040 Guest Room D.1 ensuite	126	-	-
02-001 Stair	141	-	-
02-002 Circulation	136	-	-
02-003 House Keeping Store	141	-	-
02-004 Circulation	136	-	-
02-005 Guest Room A	126	-	-
02-005 Guest Room A ensuite	126	-	-
02-006 Guest Room A	126	-	-
02-006 Guest Room A ensuite	126	-	-
02-007 Guest Room A	126	-	-
02-007 Guest Room A ensuite	126	-	-
02-008 Guest Room A	126	-	-
02-008 Guest Room A ensuite	126	-	-
02-009 Guest Room A	126	-	-
02-009 Guest Room A ensuite	126	-	-
02-010 Guest Room C	126	-	-
02-010 Guest Room C ensuite	126	-	-
02-011 Circulation	136	-	-
02-012 Stair	141	-	-
02-013 Circulation	136	-	-
02-014 Guest Room D	126	-	-
02-014 Guest Room D ensuite	126	-	-
02-015 Guest Room C	126	-	-
02-015 Guest Room C ensuite	126	-	-
02-016 Guest Room C	126	-	-
02-016 Guest Room C ensuite	126	-	-
02-017 Guest Room C	126	-	-
02-017 Guest Room C ensuite	126	-	-
02-018 Guest Room C	126	-	-
02-018 Guest Room C ensuite	126	-	-
02-020 Guest Room A	126	-	-
02-020 Guest Room A ensuite	126	-	-

General lighting and display lighting	General luminaire	Display light source	
Zone name	**Efficacy [lm/W]**	**Efficacy [lm/W]**	**Power density [W/m²]**
Standard value	95	80	0.3
02-022 Guest Room A	126	-	-
02-022 Guest Room A ensuite	126	-	-
02-023 Guest Room B	126	-	-
02-023 Guest Room B ensuite	126	-	-
02-024 Guest Room B	126	-	-
02-024 Guest Room B ensuite	126	-	-
02-025 Circulation	136	-	-
02-026 Guest Room A	126	-	-
02-026 Guest Room A ensuite	126	-	-
02-029 Circulation	136	-	-
02-039 Circulation	136	-	-
02-041 Guest Room D.1	126	-	-
02-041 Guest Room D.1 ensuite	126	-	-
03-001 Stair	141	-	-
03-002 Circulation	136	-	-
03-003 House Keeping Store	141	-	-
03-004 Circulation	136	-	-
03-005 Guest Room A	126	-	-
03-005 Guest Room A ensuite	126	-	-
03-006 Guest Room A	126	-	-
03-006 Guest Room A ensuite	126	-	-
03-007 Guest Room A	126	-	-
03-007 Guest Room A ensuite	126	-	-
03-008 Guest Room A	126	-	-
03-008 Guest Room A ensuite	126	-	-
03-009 Guest Room A	126	-	-
03-009 Guest Room A ensuite	126	-	-
03-010 Guest Room C	126	-	-
03-010 Guest Room C ensuite	126	-	-
03-011 Circulation	136	-	-
03-012 Stair	141	-	-
03-013 Circulation	136	-	-
03-014 Guest Room D	126	-	-
03-014 Guest Room D ensuite	126	-	-
03-015 Guest Room C	126	-	-
03-015 Guest Room C ensuite	126	-	-
03-016 Guest Room C	126	-	-
03-016 Guest Room C ensuite	126	-	-
03-017 Guest Room C	126	-	-
03-017 Guest Room C ensuite	126	-	-
03-018 Guest Room C	126	-	-
03-018 Guest Room C ensuite	126	-	-
03-019 Circulation	136	-	-

General lighting and display lighting	General luminaire	Display light source	
Zone name	**Efficacy [lm/W]**	**Efficacy [lm/W]**	**Power density [W/m²]**
Standard value	95	80	0.3
03-020 Guest Room A	126	-	-
03-020 Guest Room A ensuite	126	-	-
03-022 Guest Room A	126	-	-
03-022 Guest Room A ensuite	126	-	-
03-023 Guest Room A	126	-	-
03-023 Guest Room A ensuite	126	-	-
03-024 Guest Room U	126	-	-
03-024 Guest Room U ensuite	126	-	-
03-025 Circulation	136	-	-
03-026 Guest Room A	126	-	-
03-026 Guest Room A ensuite	126	-	-
03-038 Circulation	136	-	-
03-040 Guest Room D.1	126	-	-
03-040 Guest Room D.1 ensuite	126	-	-
04-001 Stair	141	-	-
04-002 Circulation	136	-	-
04-003 House Keeping Store	141	-	-
04-004 Circulation	136	-	-
04-005 Guest Room A	126	-	-
04-005 Guest Room A ensuite	126	-	-
04-006 Guest Room A	126	-	-
04-006 Guest Room A ensuite	126	-	-
04-007 Guest Room A	126	-	-
04-007 Guest Room A ensuite	126	-	-
04-008 Guest Room A	126	-	-
04-008 Guest Room A ensuite	126	-	-
04-009 Guest Room A	126	-	-
04-009 Guest Room A ensuite	126	-	-
04-010 Guest Room C	126	-	-
04-010 Guest Room C ensuite	126	-	-
04-011 Circulation	136	-	-
04-012 Stair	141	-	-
04-013 Circulation	136	-	-
04-014 Guest Room D	126	-	-
04-014 Guest Room D ensuite	126	-	-
04-015 Guest Room C	126	-	-
04-015 Guest Room C ensuite	126	-	-
04-016 Guest Room C	126	-	-
04-016 Guest Room C ensuite	126	-	-
04-017 Guest Room C	126	-	-
04-017 Guest Room C ensuite	126	-	-
04-018 Guest Room C	126	-	-
04-018 Guest Room C ensuite	126	-	-

General lighting and display lighting	General luminaire	Display light source	
Zone name	**Efficacy [lm/W]**	**Efficacy [lm/W]**	**Power density [W/m²]**
Standard value	95	80	0.3
04-019 Circulation	136	-	-
04-021 Guest Room A	126	-	-
04-021 Guest Room A ensuite	126	-	-
04-023 Guest Room A	126	-	-
04-023 Guest Room A ensuite	126	-	-
04-024 Guest Room A	126	-	-
04-024 Guest Room A ensuite	126	-	-
04-025 Circulation	136	-	-
04-025 Guest Room U	126	-	-
04-025 Guest Room U ensuite	126	-	-
04-026 Guest Room A	126	-	-
04-026 Guest Room A ensuite	126	-	-
04-035 Guest Room U ensuite	126	-	-
04-038 Circulation	136	-	-
04-038 Circulation lift lobby	136	-	-
04-040 Guest Room D.1	126	-	-
04-040 Guest Room D.1 ensuite	126	-	-
MZ-002 Circulation	136	-	-
MZ-004 Deliveries Hold	141	-	-
MZ-005 Engineers Office	130	-	-
MZ-006 Circulation	136	-	-
MZ-007 Stair	141	-	-
MZ-008 Circulation	136	-	-
MZ-009 House Keeping Store	141	-	-
MZ-010 Circulation	136	-	-
MZ-011 Guest Room A	126	-	-
MZ-011 Guest Room A ensuite	126	-	-
MZ-012 Guest Room A	126	-	-
MZ-012 Guest Room A ensuite	126	-	-
MZ-013 Guest Room A	126	-	-
MZ-013 Guest Room A ensuite	126	-	-
MZ-014 Guest Room A	126	-	-
MZ-014 Guest Room A ensuite	126	-	-
MZ-015 Guest Room A	126	-	-
MZ-015 Guest Room A ensuite	126	-	-
MZ-016 Guest Room C	126	-	-
MZ-016 Guest Room C ensuite	126	-	-
MZ-017 Circulation	136	-	-
MZ-018 Stair	141	-	-
MZ-019 Circulation	136	-	-
MZ-020 Guest Room U	126	-	-
MZ-020 Guest Room U ensuite	126	-	-
MZ-021 Store	141	-	-

General lighting and display lighting	General luminaire	Display light source	
Zone name	**Efficacy [lm/W]**	**Efficacy [lm/W]**	**Power density [W/m²]**
Standard value	95	80	0.3
MZ-022 Circulation	136	-	-
B1-002 Circulation	136	-	-
B1-020 Plant Room	157	-	-
B1-001 Stair	141	-	-

The spaces in the building should have appropriate passive control measures to limit solar gains in summer

Zone	Solar gain limit exceeded? (%)	Internal blinds used?
00-004 Office / Meeting Room	N/A	N/A
00-005 Gym	N/A	N/A
00-010 Comms Room	N/A	N/A
00-015 Kitchen	NO (-40.6%)	NO
00-018 Restaurant	NO (-38.2%)	YES
00-019 Lounge	N/A	N/A
01-005 Guest Room A	NO (-23.9%)	NO
01-005 Guest Room A ensuite	N/A	N/A
01-006 Guest Room A	NO (-22.4%)	NO
01-006 Guest Room A ensuite	N/A	N/A
01-007 Guest Room A	NO (-22.5%)	NO
01-007 Guest Room A ensuite	N/A	N/A
01-008 Guest Room A	NO (-22.8%)	NO
01-008 Guest Room A ensuite	N/A	N/A
01-009 Guest Room A	NO (-22.9%)	NO
01-009 Guest Room A ensuite	N/A	N/A
01-010 Guest Room C	NO (-29.7%)	NO
01-010 Guest Room C ensuite	N/A	N/A
01-014 Guest Room D	NO (-63.3%)	NO
01-014 Guest Room D ensuite	N/A	N/A
01-015 Guest Room C	NO (-2.8%)	NO
01-015 Guest Room C ensuite	NO (-99.9%)	NO
01-016 Guest Room C	NO (-27.1%)	NO
01-016 Guest Room C ensuite	N/A	N/A
01-017 Guest Room C	NO (-59.8%)	NO
01-017 Guest Room C ensuite	N/A	N/A
01-018 Guest Room C	NO (-59.1%)	NO
01-018 Guest Room C ensuite	N/A	N/A
01-020 Guest Room A	NO (-56.2%)	NO
01-020 Guest Room A ensuite	N/A	N/A
01-022 Guest Room A	NO (-55.7%)	NO
01-022 Guest Room A ensuite	N/A	N/A
01-023 Guest Room B	NO (-63.6%)	NO
01-023 Guest Room B ensuite	N/A	N/A
01-024 Guest Room B	NO (-73%)	NO
01-024 Guest Room B ensuite	N/A	N/A

Zone	Solar gain limit exceeded? (%)	Internal blinds used?
01-026 Guest Room A	N/A	N/A
01-026 Guest Room A ensuite	N/A	N/A
01-040 Guest Room D.1	NO (-61.8%)	NO
01-040 Guest Room D.1 ensuite	N/A	N/A
02-005 Guest Room A	NO (-23.9%)	NO
02-005 Guest Room A ensuite	N/A	N/A
02-006 Guest Room A	NO (-22.4%)	NO
02-006 Guest Room A ensuite	N/A	N/A
02-007 Guest Room A	NO (-22.5%)	NO
02-007 Guest Room A ensuite	N/A	N/A
02-008 Guest Room A	NO (-22.8%)	NO
02-008 Guest Room A ensuite	N/A	N/A
02-009 Guest Room A	NO (-23.4%)	NO
02-009 Guest Room A ensuite	N/A	N/A
02-010 Guest Room C	NO (-29.8%)	NO
02-010 Guest Room C ensuite	N/A	N/A
02-014 Guest Room D	NO (-63.3%)	NO
02-014 Guest Room D ensuite	NO (-100%)	NO
02-015 Guest Room C	NO (-2.9%)	NO
02-015 Guest Room C ensuite	NO (-99.9%)	NO
02-016 Guest Room C	NO (-35.6%)	NO
02-016 Guest Room C ensuite	N/A	N/A
02-017 Guest Room C	NO (-70%)	NO
02-017 Guest Room C ensuite	NO (-98.8%)	NO
02-018 Guest Room C	NO (-69%)	NO
02-018 Guest Room C ensuite	NO (-99.3%)	NO
02-020 Guest Room A	NO (-66.6%)	NO
02-020 Guest Room A ensuite	NO (-99.9%)	NO
02-022 Guest Room A	NO (-65.8%)	NO
02-022 Guest Room A ensuite	NO (-99.6%)	NO
02-023 Guest Room B	NO (-72.4%)	NO
02-023 Guest Room B ensuite	NO (-99.4%)	NO
02-024 Guest Room B	NO (-74.8%)	NO
02-024 Guest Room B ensuite	NO (-99.8%)	NO
02-026 Guest Room A	N/A	N/A
02-026 Guest Room A ensuite	N/A	N/A
02-041 Guest Room D.1	NO (-61.7%)	NO
02-041 Guest Room D.1 ensuite	N/A	N/A
03-005 Guest Room A	NO (-23.9%)	NO
03-005 Guest Room A ensuite	N/A	N/A
03-006 Guest Room A	NO (-22.4%)	NO
03-006 Guest Room A ensuite	N/A	N/A
03-007 Guest Room A	NO (-22.5%)	NO
03-007 Guest Room A ensuite	N/A	N/A
03-008 Guest Room A	NO (-22.8%)	NO
03-008 Guest Room A ensuite	N/A	N/A
03-009 Guest Room A	NO (-23.6%)	NO
03-009 Guest Room A ensuite	N/A	N/A
03-010 Guest Room C	NO (-30%)	NO

Zone	Solar gain limit exceeded? (%)	Internal blinds used?
03-010 Guest Room C ensuite	N/A	N/A
03-014 Guest Room D	NO (-62.9%)	NO
03-014 Guest Room D ensuite	N/A	N/A
03-015 Guest Room C	NO (-15.5%)	NO
03-015 Guest Room C ensuite	N/A	N/A
03-016 Guest Room C	NO (-14.6%)	YES
03-016 Guest Room C ensuite	N/A	N/A
03-017 Guest Room C	NO (-0%)	YES
03-017 Guest Room C ensuite	N/A	N/A
03-018 Guest Room C	NO (-0.2%)	YES
03-018 Guest Room C ensuite	NO (-99%)	NO
03-020 Guest Room A	NO (-0.9%)	YES
03-020 Guest Room A ensuite	N/A	N/A
03-022 Guest Room A	NO (-1.2%)	YES
03-022 Guest Room A ensuite	N/A	N/A
03-023 Guest Room A	NO (-0.5%)	YES
03-023 Guest Room A ensuite	N/A	N/A
03-024 Guest Room U	NO (-26.5%)	NO
03-024 Guest Room U ensuite	N/A	N/A
03-026 Guest Room A	N/A	N/A
03-026 Guest Room A ensuite	N/A	N/A
03-040 Guest Room D.1	NO (-61.7%)	NO
03-040 Guest Room D.1 ensuite	N/A	N/A
04-005 Guest Room A	NO (-23.8%)	NO
04-005 Guest Room A ensuite	N/A	N/A
04-006 Guest Room A	NO (-22.4%)	NO
04-006 Guest Room A ensuite	N/A	N/A
04-007 Guest Room A	NO (-22.4%)	NO
04-007 Guest Room A ensuite	N/A	N/A
04-008 Guest Room A	NO (-22.8%)	NO
04-008 Guest Room A ensuite	N/A	N/A
04-009 Guest Room A	NO (-22.9%)	NO
04-009 Guest Room A ensuite	NO (-98.8%)	NO
04-010 Guest Room C	NO (-30%)	NO
04-010 Guest Room C ensuite	NO (-99.5%)	NO
04-014 Guest Room D	NO (-63.2%)	NO
04-014 Guest Room D ensuite	N/A	N/A
04-015 Guest Room C	NO (-17.4%)	NO
04-015 Guest Room C ensuite	N/A	N/A
04-016 Guest Room C	NO (-18.5%)	YES
04-016 Guest Room C ensuite	N/A	N/A
04-017 Guest Room C	NO (-3%)	YES
04-017 Guest Room C ensuite	N/A	N/A
04-018 Guest Room C	NO (-2.9%)	YES
04-018 Guest Room C ensuite	NO (-99.9%)	NO
04-021 Guest Room A	NO (-4.1%)	YES
04-021 Guest Room A ensuite	N/A	N/A
04-023 Guest Room A	NO (-3.3%)	YES
04-023 Guest Room A ensuite	N/A	N/A

Zone	Solar gain limit exceeded? (%)	Internal blinds used?
04-024 Guest Room A	NO (-3.4%)	YES
04-024 Guest Room A ensuite	N/A	N/A
04-025 Guest Room U	NO (-27.1%)	NO
04-025 Guest Room U ensuite	N/A	N/A
04-026 Guest Room A	N/A	N/A
04-026 Guest Room A ensuite	N/A	N/A
04-035 Guest Room U ensuite	N/A	N/A
04-040 Guest Room D.1	NO (-61.7%)	NO
04-040 Guest Room D.1 ensuite	N/A	N/A
MZ-005 Engineers Office	N/A	N/A
MZ-011 Guest Room A	NO (-23.1%)	NO
MZ-011 Guest Room A ensuite	N/A	N/A
MZ-012 Guest Room A	NO (-23.9%)	NO
MZ-012 Guest Room A ensuite	N/A	N/A
MZ-013 Guest Room A	NO (-22.5%)	NO
MZ-013 Guest Room A ensuite	N/A	N/A
MZ-014 Guest Room A	NO (-22.4%)	NO
MZ-014 Guest Room A ensuite	N/A	N/A
MZ-015 Guest Room A	NO (-28.4%)	NO
MZ-015 Guest Room A ensuite	N/A	N/A
MZ-016 Guest Room C	NO (-28.2%)	NO
MZ-016 Guest Room C ensuite	N/A	N/A
MZ-020 Guest Room U	NO (-79%)	NO
MZ-020 Guest Room U ensuite	N/A	N/A

Regulation 25A: Consideration of high efficiency alternative energy systems

Were alternative energy systems considered and analysed as part of the design process?	YES
Is evidence of such assessment available as a separate submission?	YES
Are any such measures included in the proposed design?	YES

Technical Data Sheet (Actual vs. Notional Building)

Building Global Parameters

	Actual	Notional
Floor area [m^2]	3095.5	3095.5
External area [m^2]	2965.5	2965.5
Weather	LEE	LEE
Infiltration [m^3/hm^2@ 50Pa]	3	3
Average conductance [W/K]	1248.57	1210.92
Average U-value [W/m^2K]	0.42	0.41
Alpha value* [%]	24.15	10

* Percentage of the building's average heat transfer coefficient which is due to thermal bridging

Building Use

% Area	Building Type
	Retail/Financial and Professional Services
	Restaurants and Cafes/Drinking Establishments/Takeaways
	Offices and Workshop Businesses
	General Industrial and Special Industrial Groups
	Storage or Distribution
100	**Hotels**
	Residential Institutions: Hospitals and Care Homes
	Residential Institutions: Residential Schools
	Residential Institutions: Universities and Colleges
	Secure Residential Institutions
	Residential Spaces
	Non-residential Institutions: Community/Day Centre
	Non-residential Institutions: Libraries, Museums, and Galleries
	Non-residential Institutions: Education
	Non-residential Institutions: Primary Health Care Building
	Non-residential Institutions: Crown and County Courts
	General Assembly and Leisure, Night Clubs, and Theatres
	Others: Passenger Terminals
	Others: Emergency Services
	Others: Miscellaneous 24hr Activities
	Others: Car Parks 24 hrs
	Others: Stand Alone Utility Block

Energy Consumption by End Use [kWh/m^2]

	Actual	Notional
Heating	8.65	7.95
Cooling	1.06	1.54
Auxiliary	12.77	17.95
Lighting	8.09	9.72
Hot water	50.5	46.2
Equipment*	27.57	27.57
TOTAL**	**81.08**	**83.36**

* Energy used by equipment does not count towards the total for consumption or calculating emissions.
** Total is net of any electrical energy displaced by CHP generators, if applicable.

Energy Production by Technology [kWh/m^2]

	Actual	Notional
Photovoltaic systems	0	0.77
Wind turbines	0	0
CHP generators	0	0
Solar thermal systems	0	0
Displaced electricity	*0*	*0.77*

Energy & CO_2 Emissions Summary

	Actual	Notional
Heating + cooling demand [MJ/m^2]	109.86	93.09
Primary energy [kWh_{PE}/m^2]	120.06	122.24
Total emissions [kg/m^2]	11.09	11.29

HVAC Systems Performance

System Type		Heat dem MJ/m2	Cool dem MJ/m2	Heat con kWh/m2	Cool con kWh/m2	Aux con kWh/m2	Heat SSEEF	Cool SSEER	Heat gen SEFF	Cool gen SEER
[ST] Other local room heater - unfanned, [HS] Direct or storage electric heater, [HFT] Electricity, [CFT] Electricity										
	Actual	102.9	0	28.6	0	0	1	0	1	0
	Notional	98.6	0	19.4	0	0	1.41	0	----	----
[ST] Variable refrigerant flow, [HS] ASHP, [HFT] Electricity, [CFT] Electricity										
	Actual	52	27.2	3.3	1.8	22.6	4.32	4.21	4.3	6.3
	Notional	20.4	71	2	4.3	20.2	2.78	4.63	----	----
[ST] Constant volume system (fixed fresh air rate), [HS] ASHP, [HFT] Electricity, [CFT] Electricity										
	Actual	46	272.2	3	19.8	257.9	4.28	3.82	4.2	6.3
	Notional	0	390.5	0	23.4	232.8	2.78	4.63	----	----
[ST] Other local room heater - unfanned, [HS] Direct or storage electric heater, [HFT] Electricity, [CFT] Electricity										
	Actual	17	0	4.7	0	14.3	1	0	1	0
	Notional	22.4	0	4.4	0	4.2	1.41	0	----	----
[ST] Split or multi-split system, [HS] ASHP, [HFT] Electricity, [CFT] Electricity										
	Actual	0	1295.3	0	59.4	15	4.51	6.05	4.6	8.1
	Notional	0	1318.2	0	79.1	7.2	2.78	4.63	----	----
[ST] Variable refrigerant flow, [HS] ASHP, [HFT] Electricity, [CFT] Electricity										
	Actual	135.7	4.2	8.8	0.2	6.5	4.31	4.72	4.3	6.8
	Notional	97.9	6	9.8	0.4	18.2	2.78	4.63	----	----
[ST] No Heating or Cooling										
	Actual	0	0	0	0	0	0	0	0	0
	Notional	0	0	0	0	0	0	0	----	----

Key to terms

Heat dem [MJ/m2] = Heating energy demand
Cool dem [MJ/m2] = Cooling energy demand
Heat con [kWh/m2] = Heating energy consumption
Cool con [kWh/m2] = Cooling energy consumption
Aux con [kWh/m2] = Auxiliary energy consumption
Heat SSEFF = Heating system seasonal efficiency (for notional building, value depends on activity glazing class)
Cool SSEER = Cooling system seasonal energy efficiency ratio
Heat gen SSEFF = Heating generator seasonal efficiency
Cool gen SSEER = Cooling generator seasonal energy efficiency ratio
ST = System type
HS = Heat source
HFT = Heating fuel type
CFT = Cooling fuel type

Energy Performance Certificate

Non-Domestic Building

HM Government

George Hotel
St George's Square
Huddersfield
HD1 1JA

Certificate Reference Number:
0258-7191-5273-3593-1797

ONLY FOR ILLUSTRATION

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO_2 emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

8 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m^2):	5266.248
Building complexity:	Level 5
Building emission rate ($kgCO_2/m^2$ per year):	11.89
Primary energy use (kWh_{PE}/m^2 per year):	128.63

Benchmarks

Buildings similar to this one could have ratings as follows:

8 If newly built

34 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

Assessment Software:	Virtual Environment v7.0.28 using calculation engine ApacheSim v7.0.28
Property Reference:	
Assessor Name:	Toby Britton
Assessor Number:	LCEA089923
Accreditation Scheme:	CIBSE Certification Limited
Assessor Qualifications:	NOS5
Employer/Trading Name:	Excession Consulting Ltd
Employer/Trading Address:	16 Risegate Cotgrave Nottingham NG12 3JF
Issue Date:	13 Apr 2025
Valid Until:	12 Apr 2035 (unless superseded by a later certificate)
Related Party Disclosure:	Not related to the owner

Recommendations for improving the energy performance of the building are contained in the associated Recommendation Report: 1032-0402-9596-1929-5142

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by CIBSE Certification Limited. You can obtain contact details of the Accreditation Scheme at www.cibsecertification.com.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.ndepcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at www.opendatacommunities.org.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. For further information about how data about the property are used, please visit www.ndepcregister.com. To opt out of having information about your building made publicly available, please visit www.ndepcregister.com/optout.

There is more information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government website at: www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document and advises on how to identify the authenticity of a certificate and how to make a complaint.

Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property - whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.

ONLY FOR ILLUSTRATION