

Warehouse at Dura Park, Yspitty Road, Llanelli. SA14 9TD
As Built SBEM and Commercial EPC
Carbon Emissions Calculation – Part L2a

For

Short Bros Homes Ltd
10th November 2015

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Melin Consultants are accredited to provide a range of calculation, assessment and testing services.
They are members of CIBSE Low Carbon Consultants.

Melin Consultants fully check all work prior to completion and a robust audit trail exists to demonstrate accountability.

All information within this document is based on evidence provided in the form of drawings and specifications.

CPD (Continual Professional Development) records are kept and all technical staff are required to complete a minimum 20 hours per year in training activities.

Low Carbon Consultants have the expertise and necessary qualifications to offer advice in a professional capacity on matters relating to Part L of the Building Regulations and sustainability within the construction sector.

This document contains the following information:

- As Built Building Regulations Reports, Commercial EPC, Recommendations Report

Project Ref: 6818

Report Date: 10th November 2015

Report author: Darren Baker

Function: Senior Consultant

Authorised by: Jamie Best

Function: Director

Energy Performance Certificate

Non-Domestic Building



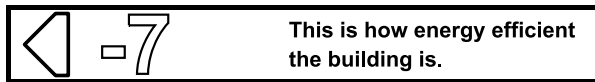
WAREHOUSE
Dura Park
Yspitty Road
LLANELLI
SA14 9TD

Certificate Reference Number:
9957-3049-0354-0192-1701

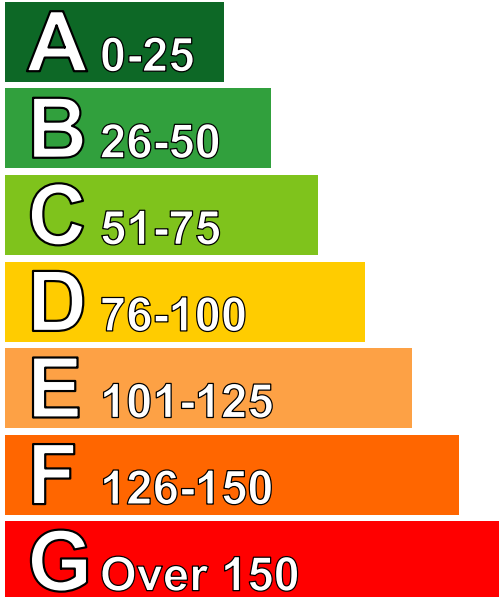
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 8920
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): -4.43

Benchmarks

Buildings similar to this one could have ratings as follows:

13 If newly built
44 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

Assessment Software:	iSBEM v5.2.d using calculation engine SBEM v5.2.d.2
Property Reference:	974371450002
Assessor Name:	Darren Baker
Assessor Number:	STRO002654
Accreditation Scheme:	Stroma Accreditation
Employer/Trading Name:	Melin Consultants
Employer/Trading Address:	The Beacon, Llanelli, SA14 8LQ
Issue Date:	09 Nov 2015
Valid Until:	08 Nov 2025 (unless superseded by a later certificate)
Related Party Disclosure:	Not related to the owner.

Recommendations for improving the property are contained in Report Reference Number: 0192-0145-5349-7409-7092

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Department's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making 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.