Energy Performance Certificate
Non-Domestic Building

Unit 20
Heron Business Centre
Henwood Industrial Estate
ASHFORD
TN24 8DH

Certificate Reference Number:
0260-9090-0351-2530-9064

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

A+ Net zero CO₂ emissions
A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 121
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

30 If newly built
54 If typical of the existing stock
Energy Performance Certificate
And
Recommendation Report

for

Unit 20
Heron Business Centre
Henwood
Ashford
TN24 8DH

Prepared for
DSSV (Ashford) Ltd

Certificate reference number
0260-9090-0351-2530-9064

Report reference number
0926-4036-0915-0900-5025

Lodgement Date:
6th July 2009
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1.00 PREFACE

1.01 This Energy Performance Certificate has been produced from inputting data into the Lifespan SBEM software created and maintained by Property Tectonics.

1.02 The recommendation report is automatically generated by the software, which the Energy Assessor has reviewed, based on his knowledge of the premises.

1.03 This assessment has been undertaken by a Commercial Energy Assessor, under the Royal Institution of Chartered Surveyors Accreditation Scheme, whose details are listed on the EPC and Recommendation Report.

1.04 The Energy Performance Certificate and the Recommendation Report are valid for ten years. The Certificate and Report are based on the information provided and the construction, layout, services installations and use of the premises as viewed at the time of undertaking our assessment. Assumptions and/or default entries will have been made where it was not possible to reasonably determine the necessary information required by the software. Where internal fitting out has yet to take place (shell buildings) we have made reasonable assumptions about future layouts and services installations as required by the regulations. Any alterations to the building, services installations or use of the premises may give rise to a different rating and further advice should be sought in this event as a new assessment may be required and/or recommended.

1.05 This Energy Performance Certificate and Recommendation Report must be provided at the earliest opportunity to any party who may seek to acquire an interest in the premises. Copies may be obtained by entering the Certificate or Report Reference Number into the National Register maintained by Landmark Information Group (www.ndepcregister.com) or by copying the enclosed certificate and report.
2.00

ENERGY PERFORMANCE CERTIFICATE
Energy Performance Certificate
Non-Domestic Building

Unit 20
Heron Business Centre
Henwood Industrial Estate
ASHFORD
TN24 8DH

Certificate Reference Number:
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Energy Performance Asset Rating

More energy efficient

A+ .......................... Net zero CO₂ emissions

A 0-25
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D 76-100
E 101-125
F 126-150
G Over 150

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 121
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

30 If newly built
54 If typical of the existing stock
This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: Lifespan SBEM v3.4.a using calculation engine SBEM v3.4.a

Property Reference: 965909320000

Assessor Name: Mr David Moore

Assessor Number: RICS300024

Accreditation Scheme: Royal Institution of Chartered Surveyors

Employer/Trading Name: Dovetail Energy Consulting

Employer/Trading Address: 60 Station Road, Upminster, Essex, RM14 2TJ

Issue Date: 06 Jul 2009

Valid Until: 06 Jul 2019 (unless superseded by a later certificate)

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 Government’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.

For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on 0800 085 2005
3.00

RECOMMENDATION REPORT
**Recommendation Report**

**Report Reference Number:** 0926-4036-0915-0900-5025

**Unit 20**  
Heron Business Centre  
Henwood Industrial Estate  
ASHFORD  
TN24 8DH

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**Building Type(s):** Workshops/maintenance depot

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**ADMINISTRATIVE INFORMATION**

<table>
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<th>06 Jul 2009</th>
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<tr>
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<td>Calculation Tool Used:</td>
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**ENERGY ASSESSOR DETAILS**

<table>
<thead>
<tr>
<th>Assessor Name:</th>
<th>Mr David Moore</th>
</tr>
</thead>
<tbody>
<tr>
<td>Employer/Trading Name:</td>
<td>Dovetail Energy Consulting</td>
</tr>
<tr>
<td>Employer/Trading Address:</td>
<td>60 Station Road, Upminster, Essex, RM14 2TJ</td>
</tr>
<tr>
<td>Assessor Number:</td>
<td>RICS300024</td>
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<tr>
<td>Accreditation scheme:</td>
<td>Royal Institution of Chartered Surveyors</td>
</tr>
<tr>
<td>Related Party Disclosure:</td>
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(*) Unless superseded by a later recommendation report
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1. Background


This report is a Recommendation Report as required under regulations 16(2)(a) and 19 of the Statutory Instrument SI 2007:991.

This section provides general information regarding the building:

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<thead>
<tr>
<th>Total Useful Floor Area (m²)</th>
<th>121</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Environment</td>
<td>Heating and Natural Ventilation</td>
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2. Introduction

This Recommendation Report was produced in line with the Government's approved methodology and is based on calculation tool Lifespan SBEM v3.4.a using calculation engine SBEM v3.4.a.

In accordance with Government's current guidance, the Energy Assessor did undertake a walk around survey of the building prior to producing this Recommendation Report.
3. Recommendations

The following sections list recommendations selected by the energy assessor for the improvement of the energy performance of the building. The recommendations are listed under four headings: short payback, medium payback, long payback, and other measures.

a) Recommendations with a short payback
This section lists recommendations with a payback of less than 3 years:
No recommendations of short term payback have been identified

b) Recommendations with a medium payback
This section lists recommendations with a payback of between 3 and 7 years:
No recommendations of medium term payback have been identified

c) Recommendations with a long payback
This section lists recommendations with a payback of more than 7 years:
No recommendations of long term payback have been identified

d) Other recommendations
This section lists other recommendations selected by the energy assessor, based on an understanding of the building, and/or based on a valid existing energy report.
No recommendations defined by the energy assessor have been identified
4. Next steps

a) Your Recommendation Report
As the building occupier, regulation 10(1) of SI 2007:991 requires that an Energy Performance Certificate "must be accompanied by a recommendation report".

You must be able to produce a copy of this Recommendation Report within seven days if requested by an Enforcement Authority under regulation 39 of SI 2007:991.

This Recommendation Report has also been lodged on the Government's central register. Access to the report, to the data used to compile the report, and to previous similar documents relating to the same building can be obtained by request through the Non-Dwellings Register (www.epcregister.com) using the report reference number of this document.

b) Implementing recommendations
The recommendations are provided as an indication of opportunities that appear to exist to improve the building's energy efficiency.

The calculation tool has automatically produced a set of recommendations, which the Energy Assessor has reviewed in the light of his / her knowledge of the building and its use. The Energy Assessor may have comments on the recommendations based on his / her knowledge of the building and its use. The Energy Assessor may have inserted additional measures in section 3d (Other Recommendations). He / she may have removed some automatically generated recommendations or added additional recommendations.

These recommendations do not include matters relating to operation and maintenance which cannot be identified from the calculation procedure.
c) Legal disclaimer
The advice provided in this Recommendation Report is intended to be for information only. Recipients of this Recommendation Report are advised to seek further detailed professional advice before reaching any decision on how to improve the energy performance of the building.

d) Complaints
Details of the assessor and the relevant accreditation scheme are on this report and the energy performance certificate. You can get contact details of the accreditation scheme from our website at www.communities.gov.uk/epbd, together with details of their procedures for confirming authenticity of a certificate and for making a complaint.
5. Glossary

a) Payback
The payback periods are based on data provided by Good Practice Guides and Carbon Trust energy survey reports and are average figures calculated using a simple payback method. It is assumed that the source data is correct and accurate using up to date information.

The figures have been calculated as an average across a range of buildings and may differ from the actual payback period for the building being assessed. Therefore, it is recommended that each suggested measure be further investigated before reaching any decision on how to improve the energy efficiency of the building.

b) Carbon impact
The High / Medium / Low carbon impact indicators against each recommendation are provided to distinguish, between the suggested recommendations, those that would have most impact on carbon emissions from the building. For automatically generated recommendations, the carbon impact indicators are determined by software, but may have been adjusted by the Energy Assessor based on his / her knowledge of the building. The impact of other recommendations are determined by the assessor.

c) Valid report
A valid report is a report that has been:
- Produced within the past 10 years
- Produced by an Energy Assessor who is accredited to produce Recommendation Reports through a Government Approved Accreditation Scheme
- Lodged on the Register operated by or on behalf of the Secretary of State.
4.00

TERMS AND CONDITIONS
1. Dovetail Energy Consulting Obligations
1.1 Dovetail Energy Consulting hereafter referred to as the “Assessor” shall perform the services with reasonable skill, care and diligence but:
1.2 No liability shall attach to the Assessor in respect of the services except such liability as ought to be covered by the professional indemnity insurance.
1.3 Where the Assessor assumes the responsibility for the appointment of a specialist consultant it is hereby expressly agreed the Assessor will not be held responsible by the Employer for the performance of the work entrusted to such specialists.

2. Employers Obligations
2.1 The Employer hereafter referred to as the “Employer” shall mean the client named in the confirmation of instructions or his appointed agent or representative.
2.2 The Employer shall provide to the Assessor all information reasonably and necessarily requested for the performance of the services; all such information to be provided free of charge and at such time as to permit the Assessor to comply with any agreed timetable.
2.3 The Employer accepts that the Assessor will rely on the accuracy, sufficiency and consistency of the information supplied by the Employer.
2.4 The Employer shall give such decisions and approvals as are necessary for the performance of the services and in such times as to enable the Assessor to comply with any agreed timetable.

3. Assumptions & Reliance
3.1 The fee quotation has been assessed on the basis of the description of the building(s), its’ size, use, layout and services installations, as provided by the Employer. If, on inspection it is apparent that the premises are materially different, the Assessor reserves the right to revise the fee, which will be notified to the Employer at the earliest opportunity.
3.2 The assessment will require an inspection of all areas, including plant rooms and service areas, ceiling voids, service risers etc. Where only part of a building is being assessed, access may be required to common parts or adjoining areas occupied by others. The Employer will be responsible for ensuring safe access is freely available to all necessary areas (including areas outside the area being assessed as detailed above) at the time of the agreed inspection. Where safe access is not freely available and a return visit is required, the Assessor reserves the right to charge an additional fee.
3.3 Where safe access is not available and specialist access equipment is required, the Assessor will advise the Employer of the additional costs and obtain agreement thereto prior to instructing the specialist access equipment.
3.4 Where safe access as referred to in 3.2 above cannot reasonably be made available, or where the additional costs of the specialist access equipment are not accepted, the Assessor will input default values and/or his best estimate based on his knowledge of the premises. This will potentially give rise to inaccuracies and/or a poorer rating than might otherwise be obtained.
3.5 The assessment will require an inspection of all available Health and Safety Files, Operation and Maintenance Manuals and any other documentation detailing the construction of the premises or services installations. These documents are to be made freely available at the time of the inspection for review. In addition copies of relevant parts are to be provided free of charge to the Assessor where requested and copies will be retained on our files for the life of the EPC.
3.6 It is assumed that it is possible to readily identify the extent of the services installation(s) and the areas they serve from a walk around inspection of the premises with reference to the ‘as installed’ information referred to in 3.5 above. Where this is not possible and the Assessor deems it necessary to appoint a specialist consultant he will advise the Employer of the additional costs and obtain agreement thereto prior to instructing the specialist consultants. Where the additional costs are not accepted, the Assessor will input default values and/or his best estimate based on his knowledge of the premises. This will potentially give rise to inaccuracies and/or a poorer rating than might otherwise be obtained.

4. Communications Between Assessor and Employer
4.1 It shall be sufficient service of any formal notice to send it by registered post to the address specified in the confirmation of instructions or the last known address of the person for whom it is intended.

5. Payment For Assessor’s Services
5.1 Within 28 days of the date of the Assessor’s account, the Employer shall pay all fees due to the Assessor and shall reimburse any expenses and other disbursements due to the Assessor and shall pay any Value Added Tax due including in each case;
5.1.1 Sums due on suspension or termination of the services as provided below.
5.1.2 Sums due in respect of work that in the event has proved abortive.
5.2 The Employer shall not be entitled to make any deduction or set-off in respect of any claim.
5.3 If the Employer disputes in good faith that any item set out in the Assessor’s invoice is due, the Employer shall nevertheless pay all items he does not dispute in good faith.
5.4 The Employer shall pay interest on overdue invoices at a rate of eight per cent above the base rate in force from time to time at the Bank holding the Assessor’s current account.
5.5 The specified fees do not include and the Assessor shall be entitled to reimbursement of any expenditure not specified in the confirmation of instructions or these terms and conditions and comprising:
5.5.1 fees, other charges and disbursements of any supplier, other consultant engaged with the prior consent of the Employer whether or not working under the direction or supervision of the Assessor;
5.5.2 the reasonable cost of producing or reproducing documents, drawings, maps, photographic and other records and presentation materials;
5.5.3 reasonable travel and subsistence expenses;
5.5.4 any other fees or expenses which the Employer has authorised the Assessor to incur.
5.6 On written demand by the Employer the Assessor shall provide as appropriate:
5.6.1 time sheets;
5.6.2 receipts or other appropriate evidence of expenditure;
5.6.3 Value Added Tax invoices

6. Insurance
6.1 The Assessor shall on written request by the Employer, produce evidence by way of certificate of insurance, receipt of premium or otherwise as appropriate that professional indemnity and public liability insurance remains in effect.

7. Termination by The Employer
7.1 The Employer may at any time terminate the Agreement by serving on the Assessor written notice to that effect and with the consequences set out below.

8. Suspension or Termination by The Assessor
8.1 The Assessor shall be entitled to suspend performance of the Services or to terminate this Agreement only as set out in this clause and with the consequences set out below.
8.2 If the Employer is in breach of this Agreement:
8.2.1 The Assessor may serve on the Employer written notice specifying the breach or breaches and requiring them to be remedied within 14 days after which the Assessor may suspend the performance of the services or terminate the instruction.
8.3 If the Employer is declared a bankrupt or has a receiving order made against or if being a limited company the Employer enters into liquidation (other than a voluntary liquidation for the purpose of amalgamation or reconstruction) the Assessor may suspend or may terminate the instruction upon serving written notice on the Employer to that effect.

9. Consequences Of Suspension Or Termination
9.1 If performance of the services has been suspended or the instruction has been terminated, the Assessor shall be entitled to send an invoice to the Employer for all outstanding fees earned by the Assessor for the services performed (whether wholly or in part) all expenses and other disbursements incurred, and Value Added Tax due.

10. Copyright
10.1 The Assessor shall retain copyright in and ownership of all documents, drawings, maps, photographic and other data prepared by the Assessor.

11. Assignment
11.1 The Employer may assign or transfer all or part of this instruction but only with the prior written consent of the Assessor.
11.2 The Assessor may assign or transfer all or part of this instruction but only with the prior written consent of the Employer.

12. Complaints and Arbitration
12.1 The Assessor operates a formal internal complaints handling procedure a copy of which is available on request.
12.2 Should any dispute referred to in 12.1 above not be settled then this or any dispute between the Employer and the Assessor arising shall be referred to the Accreditation Scheme of The Royal Institution of Chartered Assessors.

13.1 This Agreement shall not and shall not purport to confer on any person who is not a party to it any rights to enforce any term or condition of this Agreement for the purposes of the Contract (Rights of Third Parties) Acts 1999.
9th July 2009

DSSV (Ashford) Ltd
c/o Mr N Vivian
Glenny Asset & Property Management
56 Longbridge Road
Barking
Essex
IG11 8RW

Dear Sirs,

Re: Units 17, 19 & 20, Heron Business Centre, Henwood Ind Est, Ashford, Kent TN24 8DH
Energy Performance Certificate for Non Dwellings

Further to your kind instructions, we have now inspected the above premises, all available documentation and undertaken the assessment using the approved software.

We are pleased to enclose a copy of the Energy Performance Certificates and Recommendation Reports which have been lodged on the National Register.

The Certificates and Reports are valid for ten years (unless superceded) and should therefore be safely retained with other important documentation relating to the properties.

The Energy Performance Certificates & Recommendation Reports must be made available to prospective purchasers, lessees or assignees, free of charge at the earliest opportunity being when the properties are viewed or particulars provided. Copies can be made directly from the bound reports or downloaded from the Landmark Information Group Website (www.ndepcregister.com) by entering the Certificate or Report Reference Number.

We would draw to your attention that in the event of you undertaking alterations to the premises, it may be necessary or advisable to carry out a new assessment and we would be happy to advise you further in this regard.

Whilst writing, we enclose our fee account for your kind attention.

If you require any further advice or clarification, please do not hesitate to contact me.

Yours sincerely,

D Moore
For and on behalf of Dovetail Energy Consulting

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