

Katherine Doughty

From: office@davidbarringtonltd.com
Sent: 24 June 2022 13:06
To: Katherine Doughty
Subject: The Bartholemew Building, Eynsham.
Attachments: Bartholemew Building, The Square, Eynsham EPC secure retrieved.pdf; Bartholemew Building, The Square, Eynsham RR secure retrieved.pdf; Bartholemew Building, The Square, Eynsham_epc[srec].pdf

Afternoon Katherine,

Further to your recent instructions, please find attached the EPC for **The Bartholemew Building, The Square, Eynsham**. The EPC has been uploaded to the Landmark database.

The property has rated at E114, against the SBEM benchmark for typical similar stock property of E114.

The EPC SBEM Government software was updated only last week to reflect increasing decarbonisation of UK electricity generation and to change the embedded efficiencies of both electric (for the better) and fossil fuels (for the worse). There is little doubt that prior to last week's changes the property would have rated at a slightly higher level.

At the rating of E114 the property is fully compliant with the Minimum Energy Efficiency Regulations, which currently require a minimum E rating for property to be let. E is likely to be the minimum required rating until 2025.

Do however be aware that the minimum rating required for letting is to rise in increments to C in 2030; there are improvement works that could be made, whilst working within the EPC "Golden Rule". In the case of a Listed Building, such as The Bartholemew Room, you will never be expected to carry out improvements which could negatively impact the building fabric or jeopardise the Listed status of the property but you will be obliged to improve to as close as possible to the uplifted rating levels over time, before applying for an exemption if you cannot achieve the full revised minimum rating at that time.

Please note that the EPC format and database changed in November 2020 and whilst copies of the EPC and accompanying documents are attached, we are required to advise that further information can be obtained by using the link indicated on the Recommendations Report and that on line access to the reports is the Government's preferred use of the system. The Secondary Recommendations Report always retains its watermark as it is not uploaded to the database and is for information only.

Should you have any queries, then please do not hesitate to contact the writer.

Our invoice will follow under separate cover in due course.

Regards,

David

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