NEWBURY Town Council

25 May 2022

To: Cllrs Martin Colston, Sarah Slack, Roger Hunneman; Jon Gage, Jeff Beck; Nigel Foot; Chris Foster David Marsh; Sarah Slack; Martha Vickers (CS Committee Members)

Dear Councillors,

You are summoned to attend a meeting of **Newbury Town Council's Victoria Park Sub-Committee** to be held on **Tuesday 31st May 2022 7.30 pm in the Chamber, Town Hall, Newbury, Berks, RG14 5AA.** The meeting is open to the press and public.

Members of the public may join the meeting over zoom by using the following link: https://us06web.zoom.us/j/83349820918?pwd=TmhpN1JqOUxvUUNFcjZwSUw3cm55dz09

Meeting ID: 833 4982 0918 Passcode: 949758

Yours sincerely,

David W Ingram
Community Services Manager

AGENDA

1. Apologies for absence
Community Services Manager

2. Declarations of Interest
Chair/ Community Services Manager
To receive any declarations of interest relating to business to be conducted in this meeting and confirmation of any relevant dispensations.

3. Minutes (Appendix 1)
Chair
3.1 To approve the minutes of a meeting of Victoria Park sub-Committee held on 1st July 2021 (**Appendix 1**).

4. Questions and Petitions from Members of the Public
Chair/ Community Services Manager
(Questions, in writing, must be with the CSM by 2.00 pm on Monday 30 June 2022)

5. Members' Questions and Petitions
Chair/ Community Services Manager
(Questions, in writing, must be with the CSM by 2.00 pm on Monday 30 June 2022.

6. Café Project progress Update (Appendix 2)

Community Services Manager

To receive: an update on progress today one the Café project

Recommendations :

To approve: the current anticipated carbon offset proposal for an interim Certified Carbon Offset provision at the point of Building completion

To approve: the provision of a nominated supply for the Timber frame with a provision that a Tenderer may, if proven to match specified sustainability criteria, submit a substitute offer for Committee consideration.

To recommend: Community Services Committee consider a Project Brief to seek a more permanent offset provision based on post completion data.

To recommend: Community Services Committee make provision for a new CCTV provision to Victoria Park compatible with the current Town Hall system

MINUTES OF A MEETING OF THE VICTORIA PARK SUB COMMITTEE HELD in the Chamber, Town Hall, Newbury
On Thursday 1st July 2021 at 7.30PM

PRESENT
Councillors; Roger Hunneman, Jon Gage; Nigel Foot; David Marsh, Sarah Slack, Martin Colston

In Attendance
David Ingram, Community Services Manager
Hugh Peacocke, Chief Executive Officer

0. Apologies: Cllr Jeff Beck

1. DECLARATIONS OF INTEREST AND DISPENSATIONS

The Community Services Manager declared that Councillors David Marsh is also Members of West Berkshire Council, which is declared as a general interest on their behalf and a dispensation is in place to allow them to partake in discussions relating to West Berkshire Council business.
In respect of Part 2, no Members declared any personal interest in the Applicants being discussed.

Minutes (Appendix 1)
Chair
3.1 To approve the minutes of a meeting of Victoria Park sub-Committee held on 11th February 2021 (Appendix 1).

Recommended: Cllr Martin Colston
Seconded: Cllr Jon Gage
Unanimously approved.

2. **Questions and Petitions from members of the Public.**

None submitted.

3. **Members Questions & petitions**

None received.

Café Planning Update
Chair

The Chair was able to confirm that the Council's application 20/02294/COMIND Community Cafe in Victoria Park had been approved at West

Berkshire Council Western Area Planning Committee on 30th June 2021 and Conditions attached.

The formal Approval with the Conditions had been sent to the Council & the Lead Architect.

The first sate of Café Operator / Lessee selection had been completed and this evening meeting would discuss the submissions and make recommendations for the short list of Applicants.

4. Part 2 – Exclusion of the Press & Public

Under Section 1, Paragraph 2 of The Public Bodies (Admission to Meetings) Act 1960 exclude the press and public from the meeting for the following items of business because publicity would be prejudicial to the public interest because of the confidential financial nature of the business to be transacted**.**

Proposed: Cllr Roger Hunneman
Seconded: Cllr Martin Colston
Unanimously agreed.

5. COMMUNITY SERVICES MANAGERS REPORT

The Community Services Manager's Report, Appendix 3 was noted.
Members discussed in detail each of the individual bid submission, the Members score matrix and outcome which is noted below. The financial data available is personal to each of the Candidates and would be prejudicial if made available to others.

9. Selection of an Operator / Tenant

Chair

Discission took place by Members on the score matrix and the point at which prospective Operators would be invited to the next round. Discussion took place on the interview process, to eb face to face and the questions to be asked.

The Members agreed to accept the Scores matric & agreed that the cut-off point would be 200 points scored.

Applicant NUMBER	Member 1		Member 2		Member 3		
1	61		82		78		221
2	63		82		68		213
3	67		68		73		208
4	60		80		67		207
5	68		66		68		202
6	74		60		61		195
7	59		40		47		146
8	66		0		38		104
9	33		0		0		33

Resolved:

9.1.1 **To approve** the selectin of chosen Operators to attend interview / selection Panel for taking a Tenancy on the Café once constructed.

Proposed Cllr Marion Colston
Seconded: Cllr Jon Gage
Unanimously approved

9.1.2 **To select** a panel of Members to form the Operator interview / selection Panel for taking a Tenancy on the Café once constructed.

It was agreed the Panel should be made up of
Cllr Sarah Slack, Davd Marsh & Martin Colston.

Proposed: Cllr Roger Hunneman
Seconded: Cllr Nigel Foot

9.2 **Building Regulations submission & Tender stage.**
Chair

9.2.1 **To confirm approval** the instruction to go to seek Discharge of Planning Conditions & Building Regulations approval for the build project.

Proposed Cllr Marion Colston
Seconded: Cllr Jon Gage
Unanimously approved

9.2.2 **To request** the Principal Designer to produce a Project Plan & timetable for circulation to this sub-Committee

Unanimously agreed

9.2.3 **To confirm approval** for the build-up of a Tender specification to suit a traditional build based on a JCT Form of Building Contract (without Quantities) as set out in the RIBA Scope of Works Stages 3-5 and Report Tender return to this Committee

Proposed Cllr Roger Hunneman
Seconded: Cllr Jon Gage
Unanimously approved

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON THANKED ALL THOSE IN ATTENDANCE AND DECLARED THE MEETING CLOSED AT 9 pm.

CHAIRPERSON

Newbury Town Council

Public Report

Report to Victoria Park Café sub committee

Agenda Item No. 6 Community Café for Victoria Park

1. Background

It is a key objective in the Council's Strategy to provide a community café in Victoria Park. In 2019 the Council decided that this building should a) target BREEAM Excellent for the building design and construction and B) be designed to enable carbon neutral operation - aspire to be carbon neutral, which required a redesign and reapplication for planning permission.

The Council has appointed Michael Pagliaroli Architects as the Lead Consultant for the design, planning & Contract management of this project
Additional specialist Consultants, McCarthy Bainbridge (M&E Engineers) Blewburton (Sustainability) Stuart Michael (Drainage) Archibald Shaw (Structural) Greengage (Ecology) Reading University (Archaeology) John Platts (Arboriculture) Quoin (Construction Health & Safety) FSC – Live (Fire Safety) & Fran Lawton (Lotus Landscapes) have been engaged to support the project.

Planning was obtained on 30th June 2021, Ref 20/02294/COMIND with 19 Conditions to be satisfied before any site start.

The 2 fundamental conditions that the Project Team need to satisfy at the outset of the detailed design process are:
17. The development hereby permitted shall achieve a rating of "Very Good" under BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme). The development shall not be first occupied until a final certificate has been issued certifying that this BREEAM rating has been achieved, and a copy of the certificate has been provided to the Local Planning Authority.

18. No development shall take place above foundation slab level until a statement setting out how the approved works will comply with the requirement for zero carbon development has been submitted and approved in writing under a formal discharge of conditions application. Thereafter the development shall be carried out in accordance with the approved details.

2. Carbon Neutral & BREEAM Excellent

The principle of this design is that the building should attain BREEAM Excellent, and it should be Carbon neutral. This will be monitored through the detailed design process and a balance between cost & outcome in striving for BREAM Excellent will be reported & managed.

To meet these requirements the Project Team have been using the Sbem BRE model as its calculator to achieve the necessary Carbon Credits for this project.
Currently the calculations suggest that BREAM Excellent is achievable.

The updated Sbem Modelling show that the Asset Energy Rating is around 15, which is the target figure that Members will need to consider for Offset to give the Building a Zero Carbon rating based on current known factors & modelling.

This is based on a desk top calculation using the accepted methodology provided by BRE. The surplus CO2 emissions calculated on an annual basis have been evaluated by Carbon Footprint Ltd and it is suggested the most economic short-term outcome would be an investment of:

Tree Planting Certified scheme – UK

£ 158.40 incl. 20% VAT to offset 8 tonnes and plant 8 trees
Your funding supports the planting of trees in the UK region of your choice. The project mainly plants in school locations, helping to educate children and support wildlife habitats whilst sequestering carbon emissions. For each tCO2e offset, one tree is planted in the UK and an additional tCO2e is offset through a VCS Tree Buddying project to guarantee the emission reductions.

This is a desk top calculation exercise, it will take 12 months or more of actually running the café before true data on Carbon / emissions will be available. The Councils Sustainably Consultant, Mary Millar, has agreed to continue to monitor this through the build and fit out process until final results are available.

The alternative, once the building is in use and live data is available to recalculate the actual CO2 omissions, the Council may wish to consider a longer-term option aligned with its Carbon reduction policies, which would be to consider the option to provide additional Solar Panels to generate power for the Splash Park & possibly Tennis Court lights. This would be local and sustainable offset provision feeding the same Grid Power supply that supplements the Café during low generation days. Current cost estimate for this option is £45,000 plus regular maintenance & replacement costs

Now that final Building Regulation Drawings have been submitted, the BREAM Calculation have been re assessed and BRE have agreed to allow remodelling on the **BREEAM New Construction 2018 Assessment - (Simple Building)** method which is advantageous for NTC.

3. Operating Partner

Following a Public Procurement process, Members conducted a serios of in depth scoring & interview session to Select an Operator partner to provide the commercial management element for this Community café.
Members who took part are recommending, subject to due diligence, that Newbury Town Council engage with Lucy & Liam Woodward (current Café Operators) to agree a formal Lease to manage the Community Café on commercial lines.
These discussions are at an advanced stage with Solicitors acting for both parties on Lease particulars, subject to contract and commercially sensitive, no further details will be made available at this time.

4. CIL Liability
The final figure which has been agreed at £1,709.

5. Legal
Gardner Leader, Solicitors, have been instructed by NTC to act in the matter of the Licence to Alter, Licence to sub-let (WBC) and the Lease Agreement for the Café with L & L Woodward. The Licence to make alterations to the Kiosk as per the approved Planning has been Executed, the Draft Agreement to Lease is currently with the Tenant for consideration.

6. Planning Conditions & Building Regulation approval.
Planning Condition discharge information / application has been submitted to WBC on Conditions. However, the response has been for numerous additional pieces of information & additional reports including Lighting, Waste, Rain Garden, Landscaping and Archaeology. These have now been provided as additional cost to the Project fee budget. Determination is awaited.

Building Regulation approval has been slower than anticipated with additional data called for around Lighting & Fire protection matters. This has resulted in a BAFE Fire Evaluation specialist being appointed, adding a several weeks period to the programme. Agreement & Building Control approval is now awaited.

Statutory Authorities appear to be very risk adverse adding the information requirement NTC have had to provide in significant detail.
All of this delay has prevented final Tender drawings to be issued, many of the original drawings having been amended along with changes in Specification to suite. This has held the return of Tender for this project until mid-July 2022.

7. Project Timetable (provisional)
Based on current conditions, the Project Team are suggesting an updated timetable with the following milestones based on current information on design, discharge, factory & material availability:

Discharge Planning Conditions.	January 2022
Building Regulations Approval	February 2022

Send out Tenders	May 2022
Tender return & Analysis	June 2022
Special Council meeting	July 2022
Let Contract	July 2022

Mobilisation & Condition Discharge 2	August 2022
Prestart meeting	August 2022
Site start	September 2022 (subject to Timber frame delivery)
Completion	March 2023
Grand Opening by Operator	April/May 2023

8. Costs

The assumption is that the project will still be let on a Joint Contracts Tribunal Contractors Design & Build package subject to the Client (NTC) obtaining Planning with all the necessary sub-Consultant information to allow a detailed Tender package to be issued.

To date for this Carbon Neutral Build project costs have been:

Fees & Cost Committed to date:
Project Fee Costs to 10/05/22 - £ 72,850
Legal Costs £ 9,520
CIL demand £1,709

Total commitment £84, 079

Fees spend to date **£54,796**

9. Loan Consultation

The Public Works Loan for £300,000 has been approved by the Department for Levelling Up, Housing & Communities.

10. Tender.

The Project was Notified under the Government Procurement Regulations and appears in the Crown Commercial Services web site as a live project going to Tender. The project Team is currently awaiting re issue of updated Tender documents with a PQQ submitting as part Tender Package. There are currently 8 interested parties.

It has been agreed that in order to secure delivery of the Timber Frame & ensure Carbon credentials, the Timber Frame should be a nominated supply. Timberworks Ltd who have provided support to the Sustainability? & Fire Consultant and were the under bidder to the previous Tender rounds have been selected based on price, deliverability & caron credentials, a notional cost for the Frame of £180,000 at the point of final design.

11. Committee Considerations

Tender Return Panel

Members are invited to volunteer their services to sit on the Tender Panel in Mid July 2022 to consider each of the submissions / PQQs and the recommendations from the Project team and your officers. Members will have the opportunity to give a view on the information submitted by each Contractor. Members views will be taken into consideration for Tender evaluation purposes. The suggestion is that one submission to each Member with a guide as to scoring.
The evaluation will be carried out by the Cost Consultant in agreement with the Lead Architect.

Interview Panel
On the basis of a short list coming forward, it is recommended that a Contractors interview be held before a final decision is made. This could be via Zoom or similar. Members from the Tender Panel are invited to participate in the interview session.

Contract approval process
The Contract is likely to have value around £450,000 and will need formal approval & signing. It is recommended that this matter be determined at a special meeting of the full council.

A recommendation will be made by the Consultant Team bases on the criteria set and the outcomes of the Tender & Interview process. This is likely to be toward the end of July 2022.
Approval as soon as possible after this is desirable to allow the chosen Contractor to immediately issue a confirmation instruction to secure the Factory Time for the cutting & assembly of the Timber frame elements. These are the critical aspects which will inform the Project Timetable & delivery plan.

Park CCTV, Park Wi-fi & loudspeaker system.

The reprovision of CCTV to the Park itself, outside the CCTV to manage the new Café facility has been considered. The current system which will be temporarily removed is not fit for purpose. A new installation is recommended compatible with the Council's Town Hall system & potential to link with the Newbury Town Centre CCTV. In discussion the question has also arisen as to the provision of a park wide Wi-fi system, and the provision of a Park Loudspeaker system linked to the CCTV installation. This would all be independent of systems proposed for the Café Building & operations itself and would not be included in the capital costs of the café construction

12. Recommendation

To approve: the current anticipated carbon offset proposal for an interim Certified Carbon Offset provision at the point of Building completion

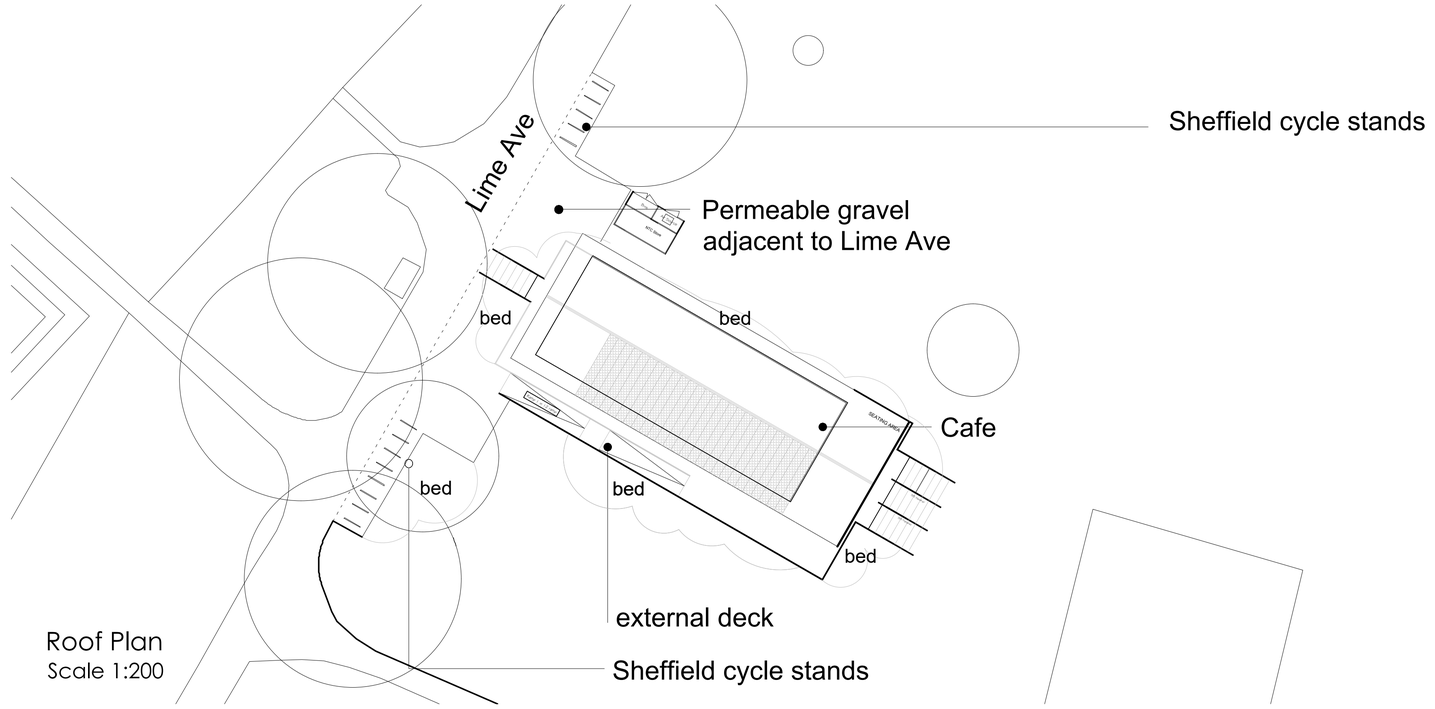
To approve: the provision of a nominated supply for the Timber frame with a provision that a Tenderer may, if proven to match specified sustainability criteria, submit a substitute offer for Committee consideration.

To recommend: Community Services Committee consider in due course when actual in use data is available, a Project Brief to seek a more permanent offset provision based on post completion and operation data.

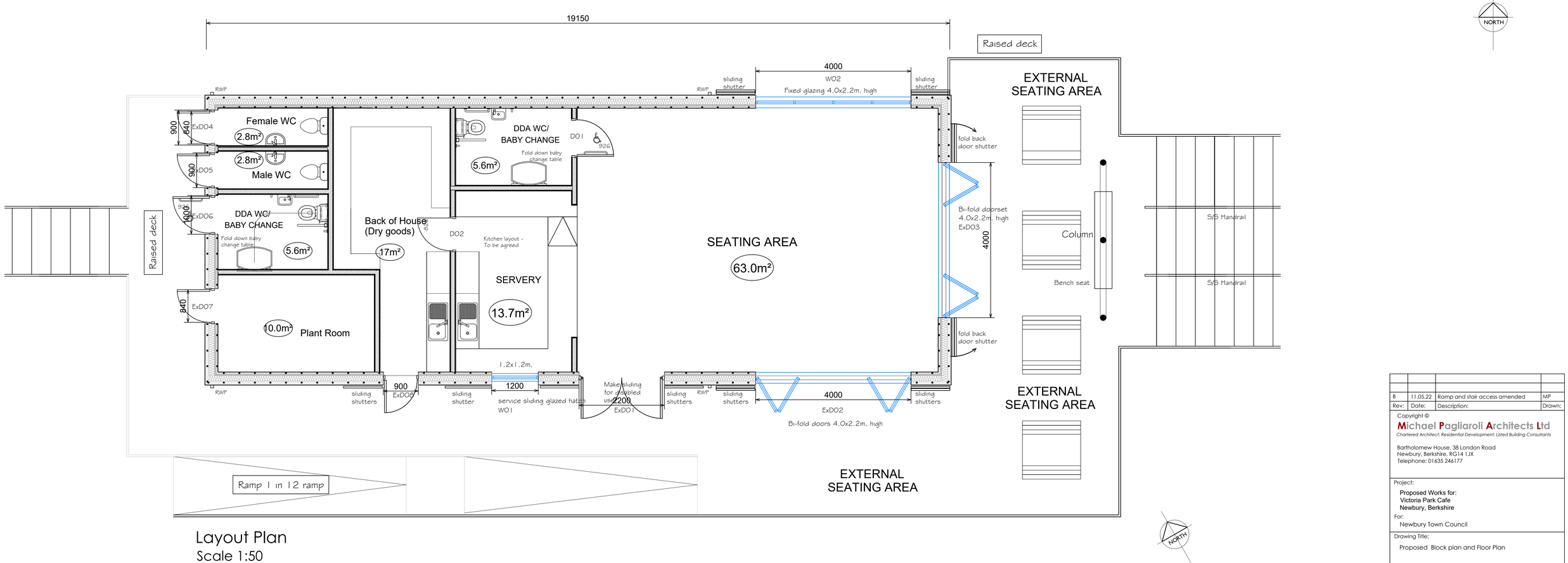
To recommend: Community Services Committee make provision for a new CCTV provision to Victoria Park compatible with the current Town Hall system

Signed: David W Ingram, Community Services Manager

Date: 19th May 2022



Roof Plan
Scale 1:200



Layout Plan
Scale 1:50

Rev:	Date:	Description:	Drawn:
B	11.05.22	Ramp and stair access amended	MP

Michael Pagliaroli Architects Ltd
Chartered Architect: Residential Development: Listed Building Consultants

Bartholomew House, 38 London Road
Newbury, Berkshire, RG14 1JX
Telephone: 01635 246177

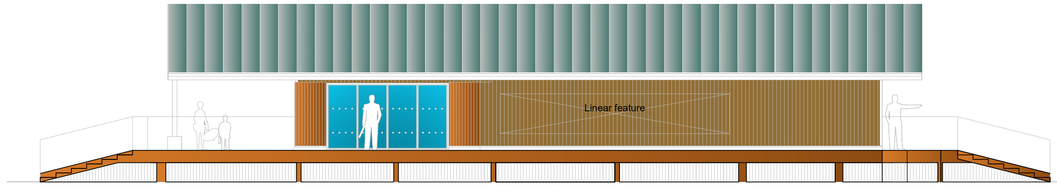
Project:
Proposed Works for:
Victoria Park Cafe
Newbury, Berkshire
For:
Newbury Town Council

Drawing Title:
Proposed Block plan and Floor Plan

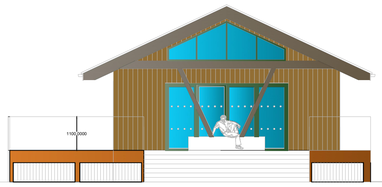
Scale:	Date:	Drawn:
1:50, 1:500	August 2020	ICN

Drawing No:	Revision:
1284 - PL 02	B

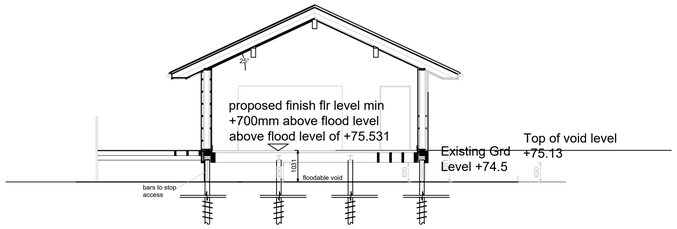
ORIGINAL DRAWING AT A1



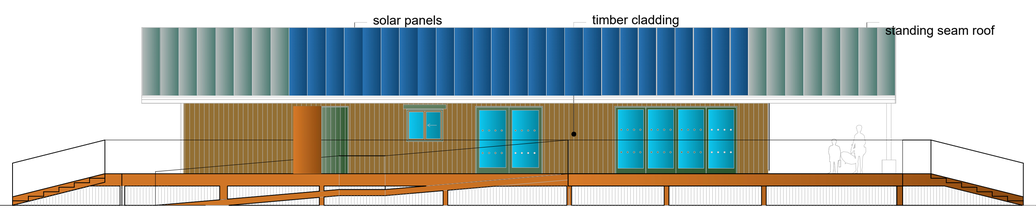
North Elevation
Scale 1:100



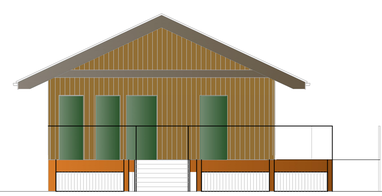
West Elevation
Scale 1:100



Section thru Cafe
Scale 1:100



South Elevation
Scale 1:100



East Elevation
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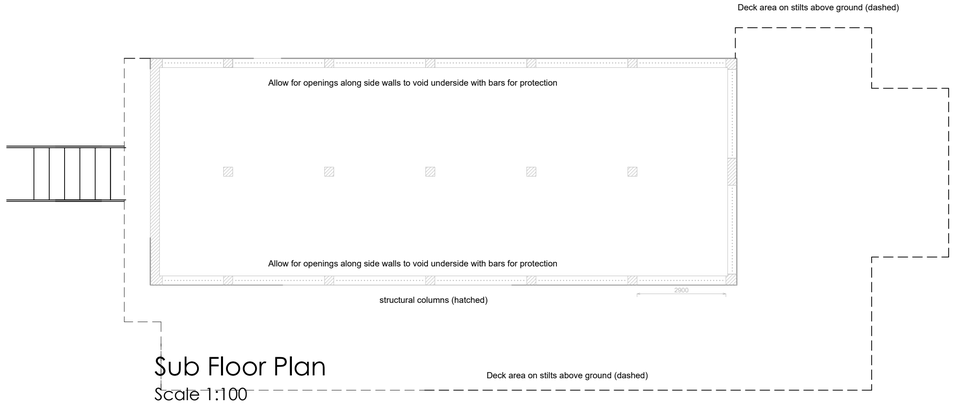
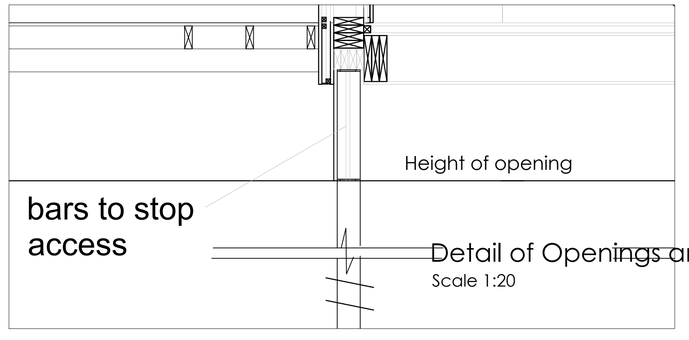


Sub Floor Plan
Scale 1:100



Detail of Openings and Void
Scale 1:20

Rev:	Date:	Description:	Drawn:
C	09.04.22	Raised floor finish 0.13m	MP
B	08.03.21	Voids note added	MP
A	08.10.20	Voids note added	MP

Michael Pagliaroli Architects Ltd
Chartered Architect: Residential Development: Listed Building Consultants

Bartholomew House, 38 London Road
Newbury, Berkshire. RG14 1JX
Telephone: 01635 246177

Project:
Proposed Works for:
Victoria Park Cafe
Newbury, Berkshire

For:
Newbury Town Council

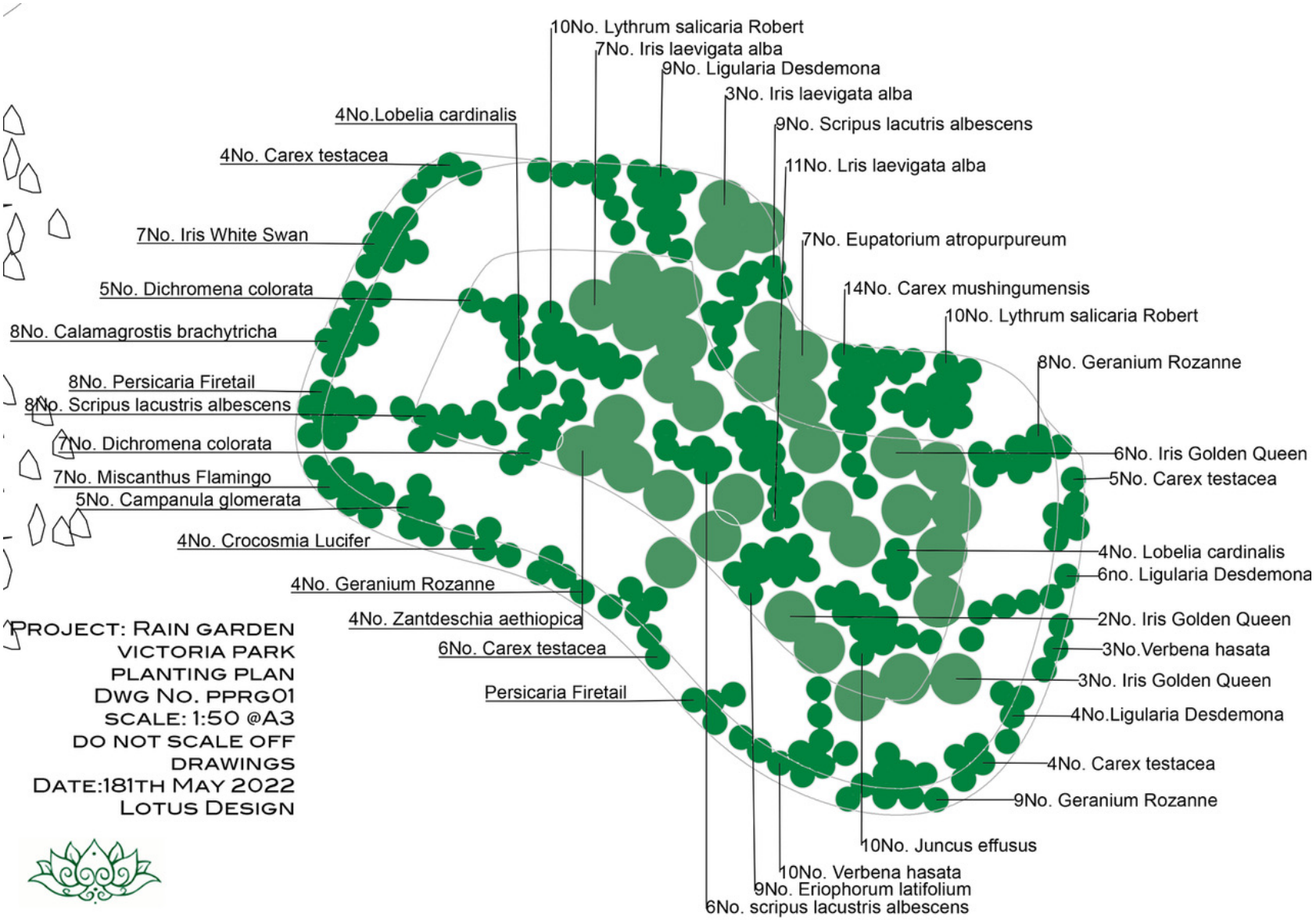
Drawing Title:
Proposed Elevations

Scale:	Date:	Drawn:
1:100	August 2020	ICN

Drawing No: 1284 - PL03

Revision: C

ORIGINAL DRAWING AT A1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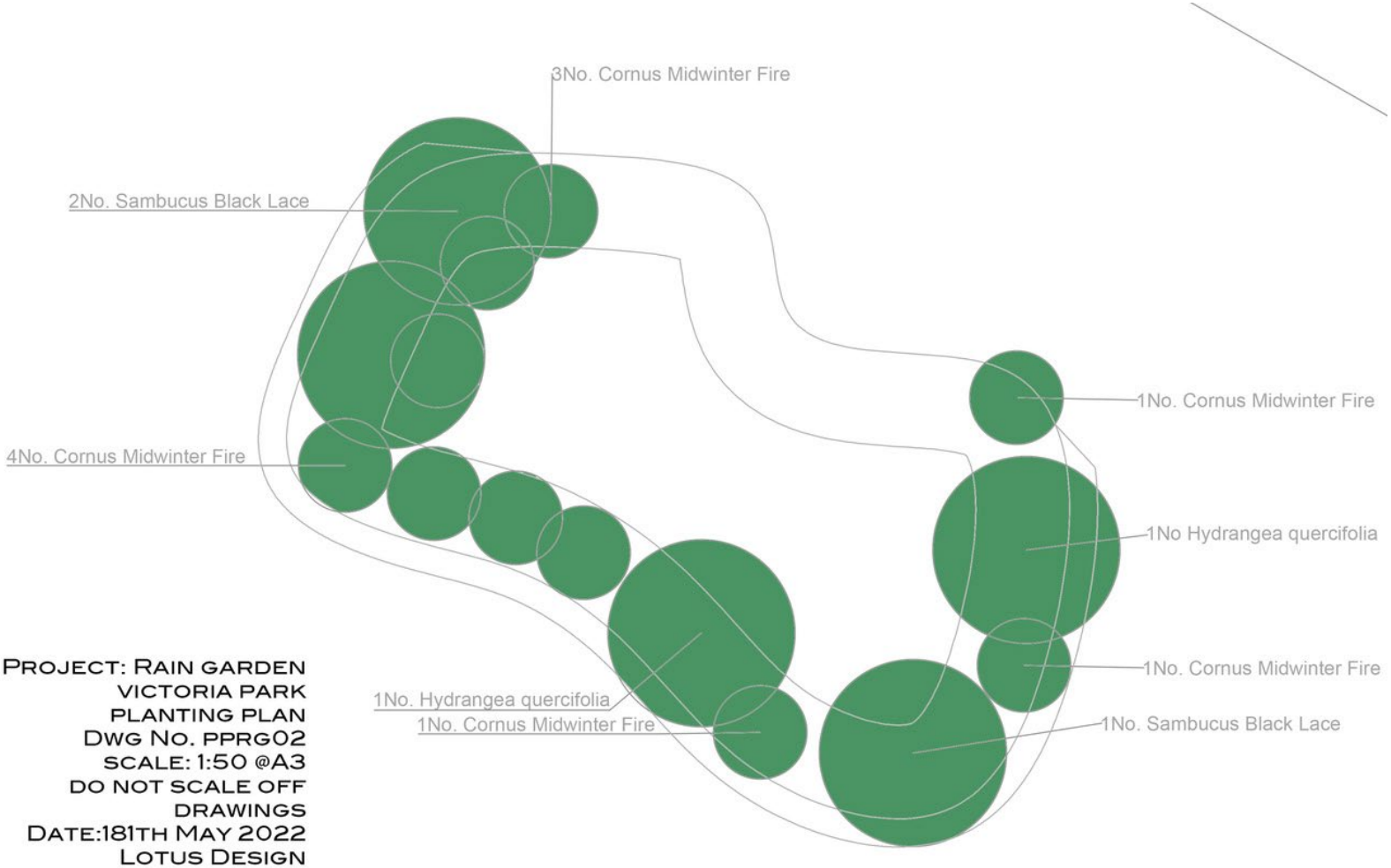
7No. Iris laevigata alba
9No. Ligularia Desdemona
3No. Iris laevigata alba
4No.Lobelia cardinalis
9No. Scripus lacutris albescens
4No. Carex testacea
11No. Lris laevigata alba
7No. Iris White Swan
7No. Eupatorium atropurpureum
5No. Dichromena colorata
14No. Carex mushingumensis
10No. Lythrum salicaria Robert
8No. Calamagrostis brachytricha
8No. Geranium Rozanne
8No. Persicaria Firetail
8No. Scripus lacustris albescens
6No. Iris Golden Queen
7No. Dichromena colorata
5No. Carex testacea
7No. Miscanthus Flamingo
5No. Campanula glomerata
4No. Lobelia cardinalis
4No. Crocosmia Lucifer
6no. Ligularia Desdemona
4No. Geranium Rozanne
2No. Iris Golden Queen
4No. Zantdeschia aethiopica
3No.Verbena hasata
6No. Carex testacea
3No. Iris Golden Queen
Persicaria Firetail
4No.Ligularia Desdemona
4No. Carex testacea
9No. Geranium Rozanne
10No. Juncus effusus
10No. Verbena hasata
9No. Eriophorum latifolium
6No. scripus lacustris albescens
PROJECT: RAIN GARDEN
VICTORIA PARK
PLANTING PLAN
DWG NO. PPRG01
SCALE: 1:50 @A3
DO NOT SCALE OFF
DRAWINGS
DATE:181TH MAY 2022
LOTUS DESIGN



PROJECT: RAIN GARDEN
VICTORIA PARK
PLANTING PLAN
DWG NO. PPRG02
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DRAWINGS
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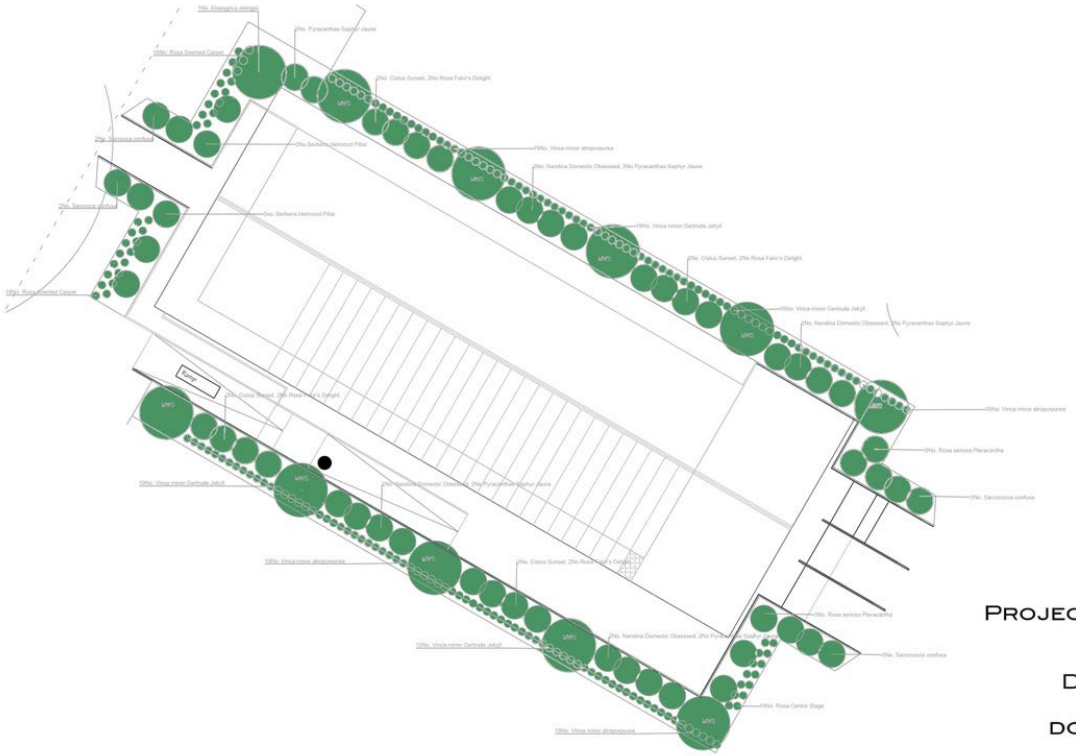


PROJECT: RAIN GARDEN
VICTORIA PARK
PLANTING PLAN
DWG NO. PPRG03
SCALE: NTS
DO NOT SCALE OFF
DRAWINGS
DATE:181TH MAY 2022
LOTUS DESIGN

Fran Lawton
Lotus Design
www.lotusdesign.me.uk

Fran Lawton Landscape

Rain garden for Victoria Park
Plant choices
For base and inlet moisture retentive soils

Eupatorium atropurpureum
Iris pseudocorus golden queen
Iris laevigata alba
Lobelia cardinalis
Zantdeschia aethiopica
Alisma lanceolata
Lysichiton americanus (skunk cabbage)
Lythrum salicaria robert
Juncus effusus
Scripts lacustris albescens
Dichromena colorata
Carex mushingumensis
Eriophorum latifolium

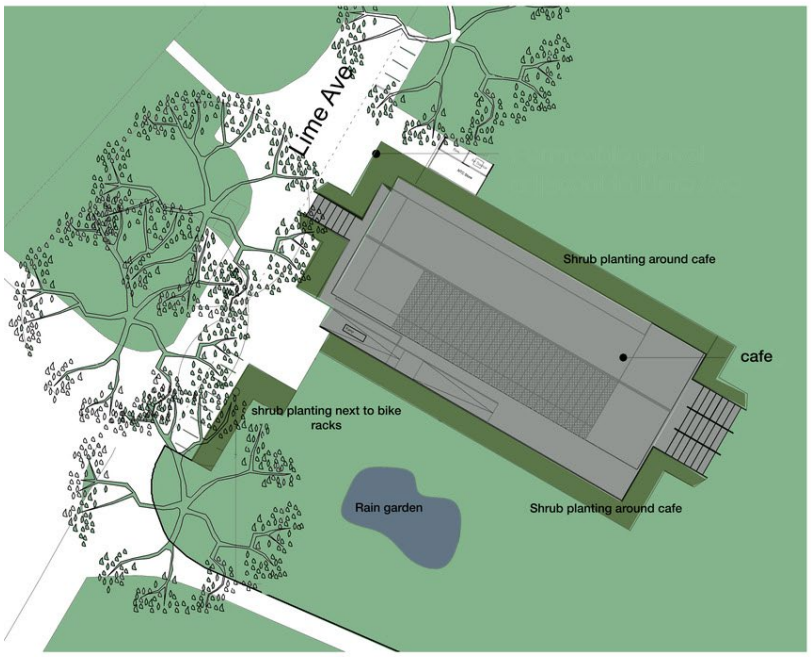
For peripheral, tolerates temporary wet soil as well as dry

Sambucus nigra cultivars
Cornus sanguinea midwinter fire
Hydrangea quercifolia
Rosa rugosa
Ajuga reptans
Campanula glomerata
Crocosmia Lucifer
Ligularia dentata Desdemona
Helianthus salicifolius
Geranium Rozanne
Hemerocallis stafford
Iris Siberia White Swan
Verbena hastata
Persicaria firetail
Calamagrostis brachytricha
Deschampsia cespitosa
Miscanthus sinensis
Carex testacea

Rain garden images
Planting and rain garden

Lotus Design
07712 204327

Fran Lawton Landscape



Rain garden for Victoria Park

The rain garden is an opportunity to manage the rainwater runoff from the hard surfaces of the proposed cafe in victoria park. The rain garden will be a low maintenance, wildlife friendly space with attractive planting.
The Plants will be able to withstand water logging for 48 hours at a time with more drought tolerant plants around the edges.
A rill or channel will connect the cafe roof downpipes to the garden.
The Rain Garden is more than 5 metres from the building to avoid damage to the foundations by infiltrating water. The Rain garden will be a depth of 15-30cm. The soil removed can be used to create a berm on three sides it must be well compacted with a width of 30cm and 10cm in height. There will be a notch in the berm with a gravel filled channel for the water to exit into a convenient drainage system. At the point where the water enters the rain garden, cobbles or gravel will help prevent soil washing away.

Plants for around the Cafe
dense and spikey shrubs to prevent access under the cafe

Rosa sericea Pteracantha
Rosa Fakir's Delight
Berberis Helmond Pillar
Pyracanthas Saphyr Jaune
Elaeagnus ebingeii
Mahonia Winter Sun
Nandina Domestic Obsessed
Sarcococca hookeriana
Griselinia variegate
Cistus Sunset

Masterplan for new cafe
Planting and rain garden

Lotus Design
07712 204327


Dichromena colorata


Eupatorium atropurpureum


Alisma Lanceolata


Lysichiton americanus


Juncus effusus


Scirpus lacustris Albescens


Eriophorum latifolium


Carex mushingumensis


Lythrum salicaria Robert

LOTUS DESIGN
07712 204327

SUGGESTED PLANTS FOR BASE AND ENTRANCE TO RAIN GARDEN

FRAN LAWTON LANDSCAPE


Iris pseudocorus Golden Queen


Iris laevigata alba


Lobelia cardinalis


Zantdeschia aethiopica


Stachys palustris


Hemerocallis Stafford

LOTUS DESIGN
07712 204327

SUGGESTED PLANTS FOR BASE AND ENTRANCE TO RAIN GARDEN

Sambucus nigra cultivars

Cornus sanguinea Midwinter fire

Hydrangea quercifolia

rosa rugosa

LOTUS DESIGN
07712 204327

SUGGESTED PLANTS THAT TOLERATE WET AND DRY CONDITIONS

FRAN LAWTON LANDSCAPE

Ajuga reptans

Campanula glomerata

Crocosmia Lucifer

Ligularia dentata Desdemona

Helianthus salicifolius

Geranium Rozanne

iris Siberia White Swan

Verbena hastata

Persicaria amplexicaulis 'Firetail

LOTUS DESIGN
07712 204327

SUGGESTED PLANTS FOR BASE AND ENTRANCE TO RAIN GARDEN


Berberis Helmond Pillar


Vinca minor Gertrude Jekyll


Elaeagnus ebingeii


Mahonia Winter Sun


Nandina Domestic Obsessed


Rosa sericea Pteracantha


Sarcococca hookeriana


Griselinia variegate


Cistus Sunset

LOTUS DESIGN
07712 204327

SUGGESTED PLANTS FOR AROUND THE CAFE

FRAN LAWTON LANDSCAPE


Deschampsia cespitosa


Calamagrostis brachytricha


Carex testacea

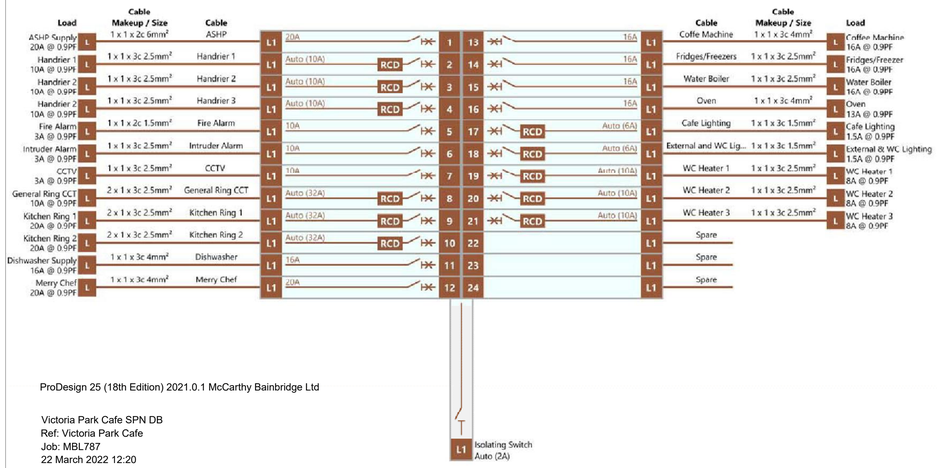

Miscanthus sinensis

LOTUS DESIGN
07712 204327

SUGGESTED PLANTS THAT TOLERATE WET AND DRY CONDITIONS

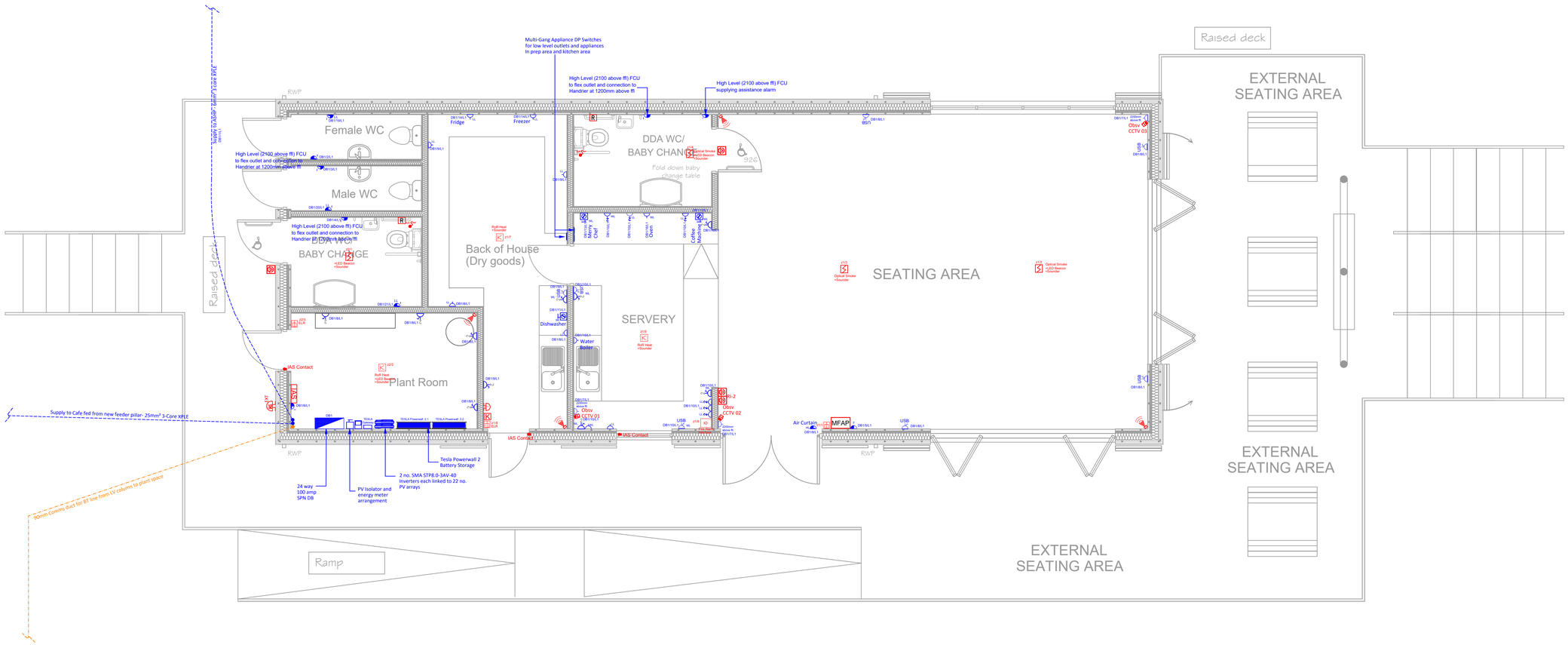
Distribution Board Circuit Diagram

DB-1



ProDesign 25 (18th Edition) 2021.0.1 McCarthy Bainbridge Ltd

Victoria Park Cafe SPN DB
Ref: Victoria Park Cafe
Job: MBL787
22 March 2022 12:20



MBL

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CDM - DESIGN RISK INFORMATION

Residual Risks which we have not been ableto design out and which others could not be reasonably expected to know about.

RISK DETAIL & STAGE	SUGGESTED CONTROL MEASURE	DESIGNER
Working at height	Operatives shall use towers and platforms to provide safe working platforms. Areas beneath area of work shall be barriered off to prevent risk to operatives below.	AJB
Electrocution & Burns	AT no point shall any person work on live apparatus. Any energised equipmeny shall be isolated at both supply and with local locking off equipment. Special attention shall be paid to any equipment that will provide both AC and DC supplies to the installation when being installed and commissioned.	AJB
Confined Spaces	Operatives working in confined spaces and man holes shall follow the method statement provided by the principal contractor.	AJB
Asbestos Based Materials (ABM)	The operative shall familiarise themselves with the asbestos register for the site, prior to starting works. Should any suspected asbestos material be found, the area should be left undistrurbed until the suspected material is appropriately tested and any remedial actions undertaken.	AJB

No.	Description	Date

Newbury Town Council

Victoria Park Cafe

Ground Floor
Mechanical Services Layout

Project number	MBL786
Date	08/02/2022
Drawn by	NV
Revision	T1

MBL786/M001

Scale 1 : 50 @A1

Mechanical & Electrical
Consultant Engineers

MBL

External Lighting Impact Assessment

Addenum Issue

for

Victoria Café
Newbury County Council

Prepared by: Tony Bainbridge
I.Eng, MEI, MEIT, ACIBSE, AMSLL, LCG OCDEA, NDEA, BREEAM (NB2018)
Issue Ref: V2
Date of issue: 12th May 2022

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Constructionline
A UK GOVERNMENT CERTIFICATION SERVICE

Contents

1. Executive Summary

This report is an addenun to the initial issue following the initial external lighting report review by the Planning Authority.
Thre revised scheme reduces lighting quantity and spiallage levels around the Café
It is worthy to note that a noticable level of light spillage is from internal illumination rather than external sources. The operating hours of the Café as such will ensure artificial illumination and its effects have minimal inpact. Following planners approval of these altered proposals the detailed tender drawings will be altered accordingly reflect the change.

The modelling software analysis and understanding of the lighting specified for the project at the Victoria Café building in Newbury, we have determined that the external lighting provision will have limited effect to the surrounding area.

The primary risk this development faces is the light spillage from the installation.
After calculating system performance of the building and the spillage around the site, we can confidently say that these potential issues have been mitigated as far as practicable but still offer adequate provision to allow safe entry and egress.

2. Introduction

This external lighting assessment has been prepared by McCarthy Bainbridge Ltd in connection with a planning condition for the Victoria Café via Newbury Town Council

This assessment assesses the likely impact of the external lighting and internal light spillage on and around the development area. Internal lighting and the effects of that are also detailed within this Lighting Assessment and should be considered accurate.

Due to the location and the existing area we would class this site as E3 which as you can see puts the site under the bracket of medium district brightness.

The artificial light present & sky glow in the area are primarily due to some sky spillage from the LED streetlights used to light homes and surronding businesses near the park.

3. Legislation, Planning Policy & Standards

3.1 Legislation

3.1.1 The Planning (Clean Neighbourhoods and Environment) Act 2005

The legislation governing light pollution is the Planning (Clean Neighbourhoods and Environment) Act 2005. It applies to "artificial light emitted from premises so as to be prejudicial to health or a nuisance". The relevant section is 102. Section 102 defines the premises to which the act applies and shopping centres, residential properties and offices are not exempt.

3.2 National Planning Policy Framework (2019)

3.2.1 Paragraph 180

Planning policies and decisions should also ensure that new development is appropriate for its location considering the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environmen. In doing so they should, limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes, and nature conservation.

3.3 Industry Standards

3.3.1 Institute of Lighting Professionals (ILP formally the ILE), GN01:2020 Guidance notes on the reduction of obtrusive light.

The ILP Guidance note sets out the industry standard for numerically measuring, (both through lighting design calculations and on site), the light spill from lighting into windows, sky glow, source luminance and building façade brightness. The ILP guidance note provides illuminance, luminance and percentage figures which must be satisfied both pre- and post-curfew for various types of environmental zone classifications.

3.3.2 British Standard 12464 Table 5.1 (Loading bays) & 5.4 (Storage Areas)

The British Standard offers guideance on neccesary and safe lux levels for various tasks/activities. Specifically for this development the goal of reaching 100lx for the Storage Area and reaching 150lx for the Loading bay area. This will provide a safe level of light for the site to operable.

Table 2: Environmental zones

Zone	Surrounding	Lighting environment	Examples
E0	Protected	Dark (SQM 20.5+)	Astronomical Observable dark skies, UNESCO starlight reserves, IDA dark sky places
E1	Natural	Dark (SQM 20 to 20.5)	Relatively uninhabited rural areas, National Parks, Areas of Outstanding Natural Beauty, IDA buffer zones etc.
E2	Rural	Low district brightness (SQM ~15 to 20)	Sparsely inhabited rural areas, village or relatively dark outer suburban locations
E3	Suburban	Medium district brightness	Well inhabited rural and urban settlements, small town centres of suburban locations
E4	Urban	High district brightness	Town/city centres with high levels of night-time activity

4. The Site & Lighting Effects

4.1 Site Location

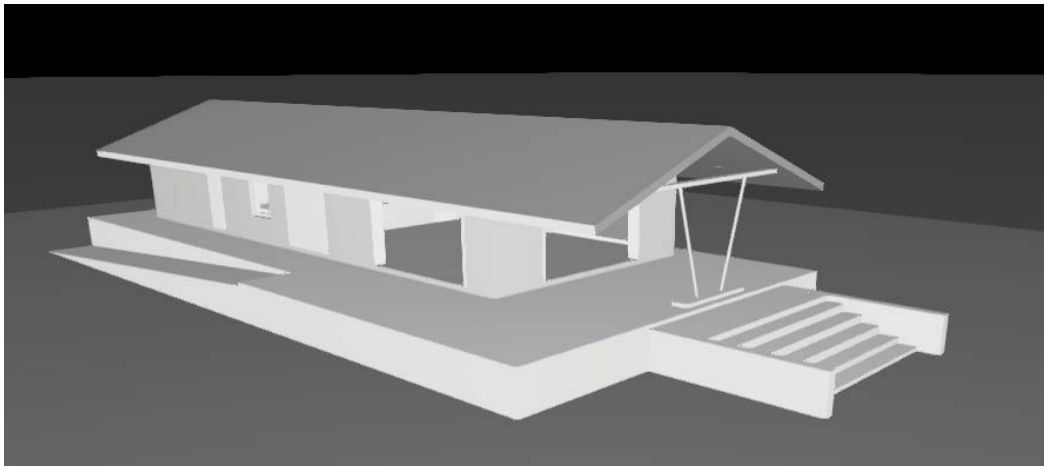
OS co-ordinates: SU473674
Long: 51.40399
Lat: -1.32035

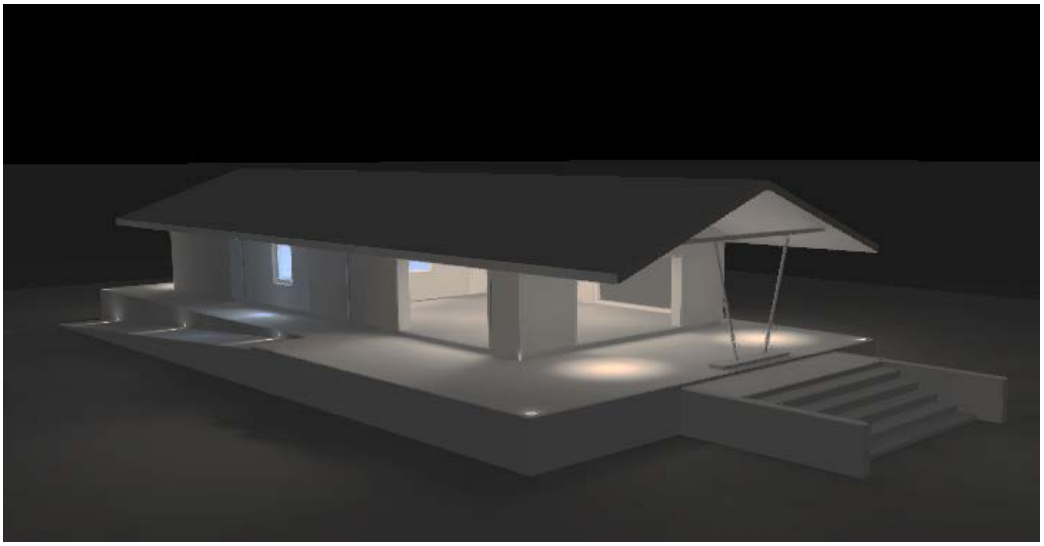
4.2 Site Modelling

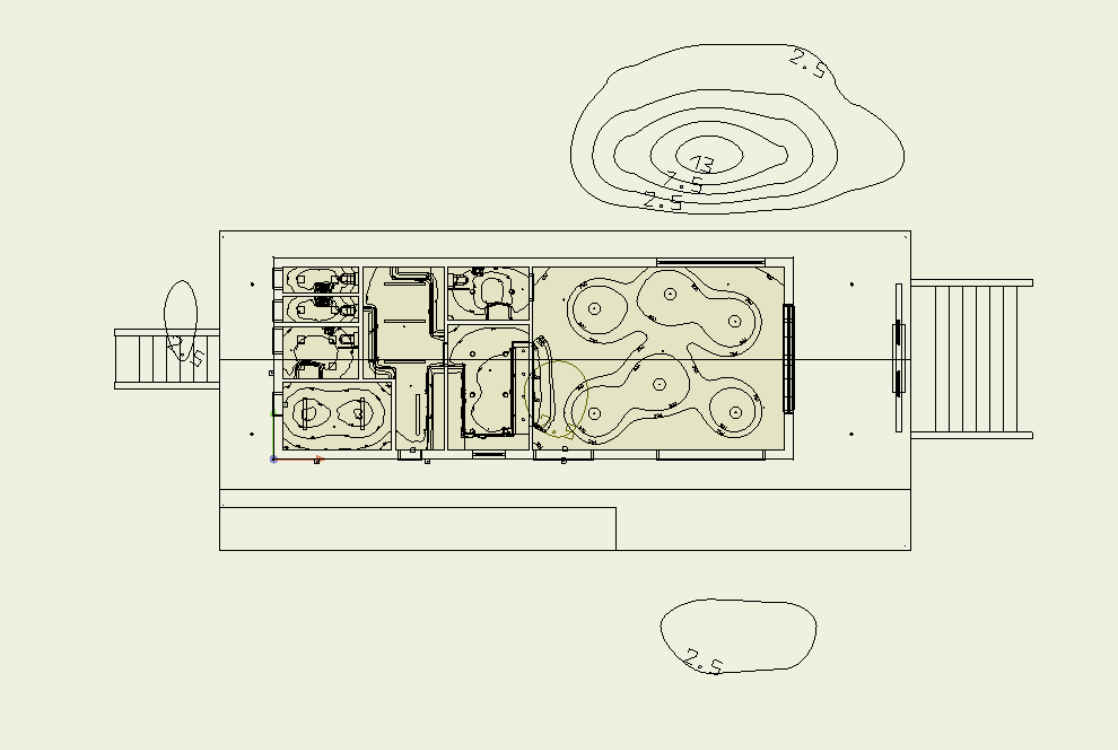
A design for the proposed development has been made using Dialux v9.1 and has been completed to show the potential light spillage of the building and lighting positions.

4.3 Dialux Model & Light Spillage

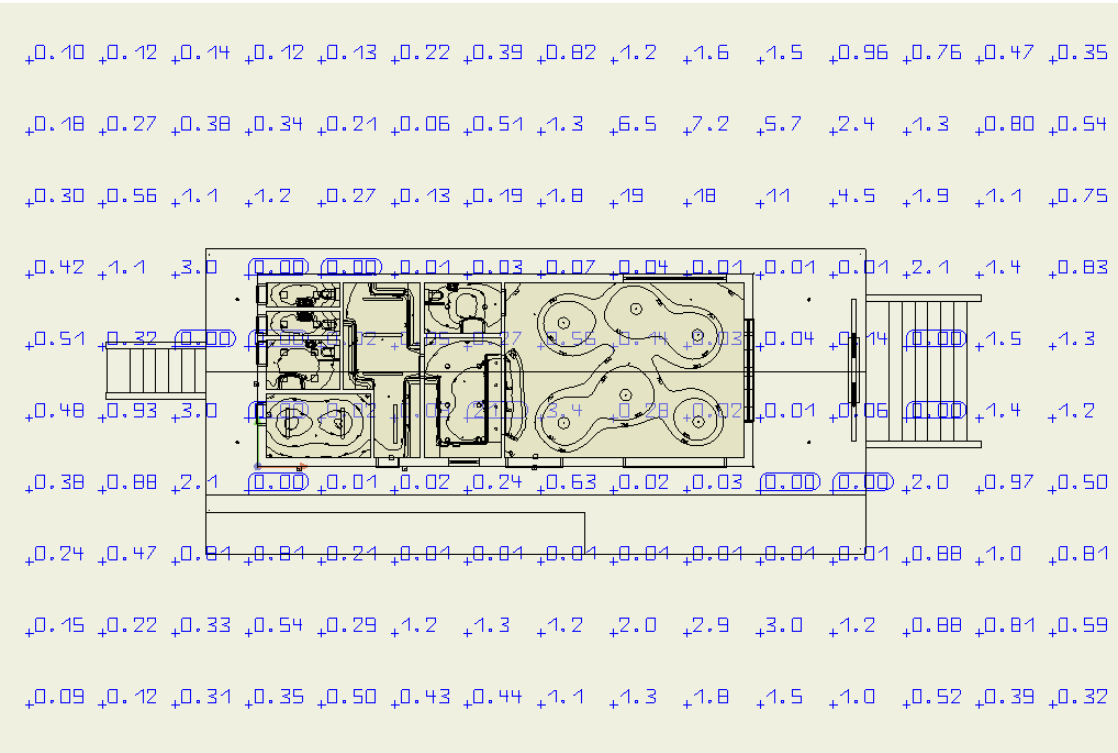
Below shows the Dialux mode of the café. The modelled image below shows the model without lighting effects on. The modelled image following is the model with the recommeded lighting design on.



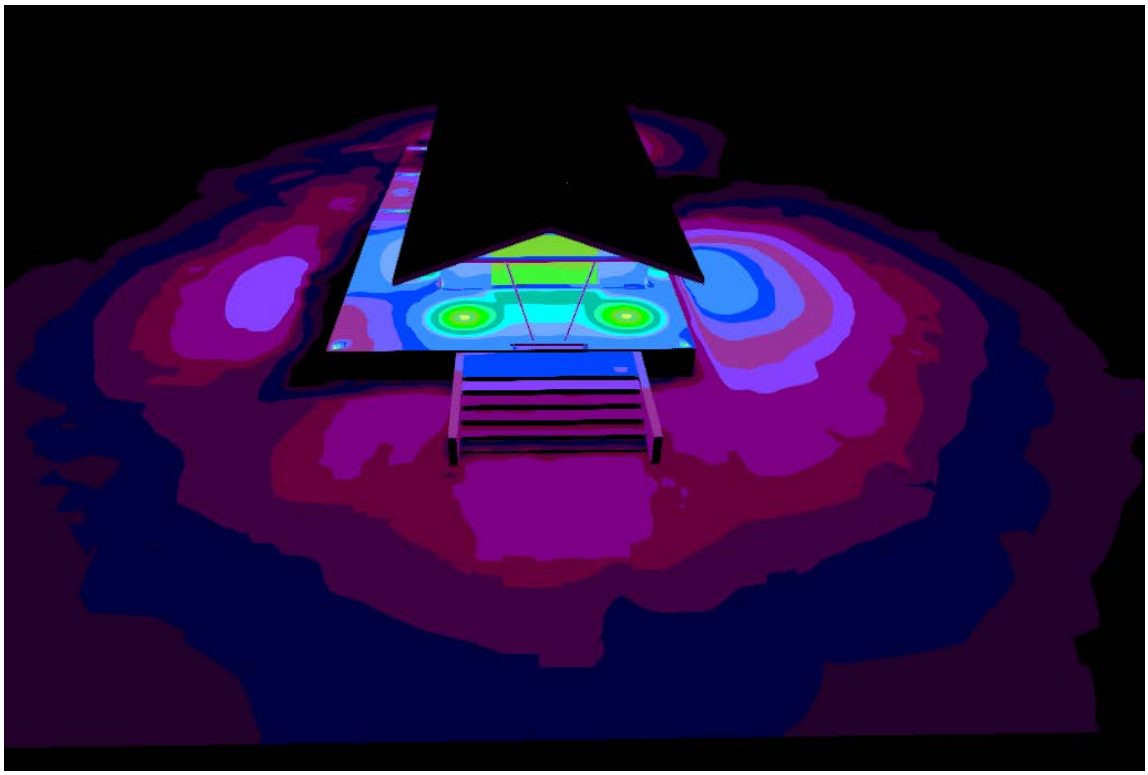




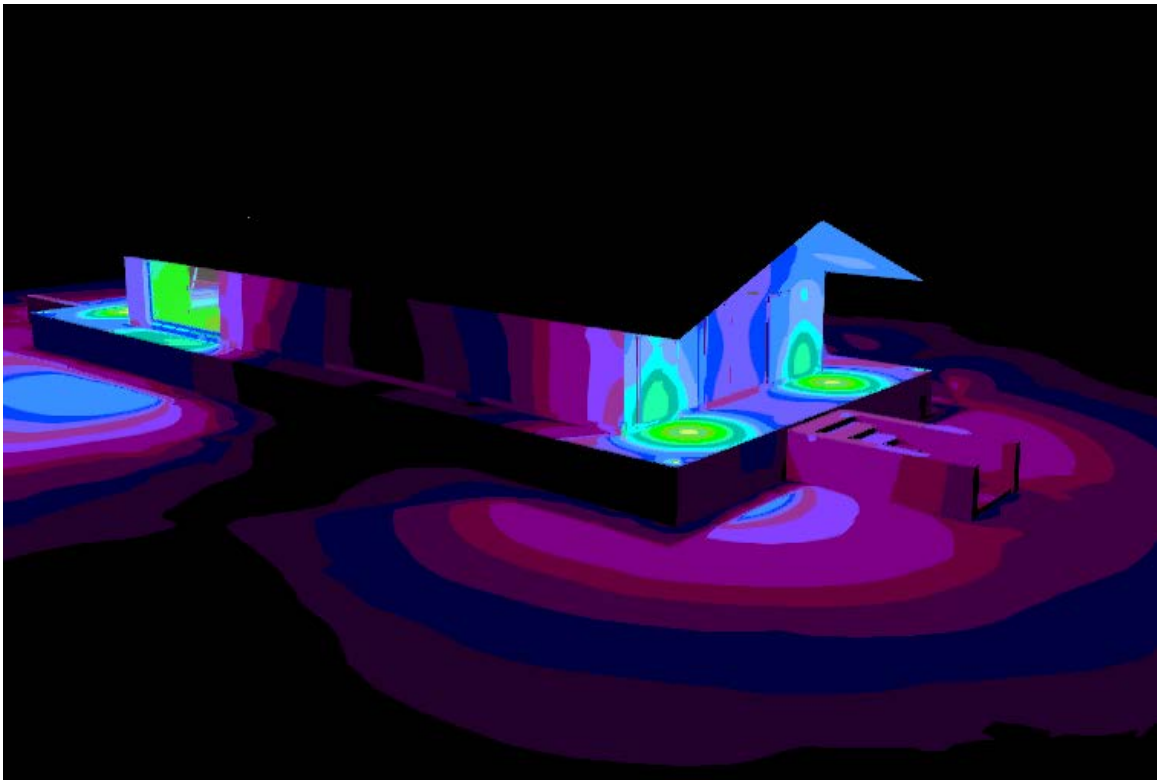
Above shows an isolux plot of the Café's surronding area, it highlights the main areas of light spillage. From the diagram you can see that the main points of spill come from the large windows in the seating area of the café itself.



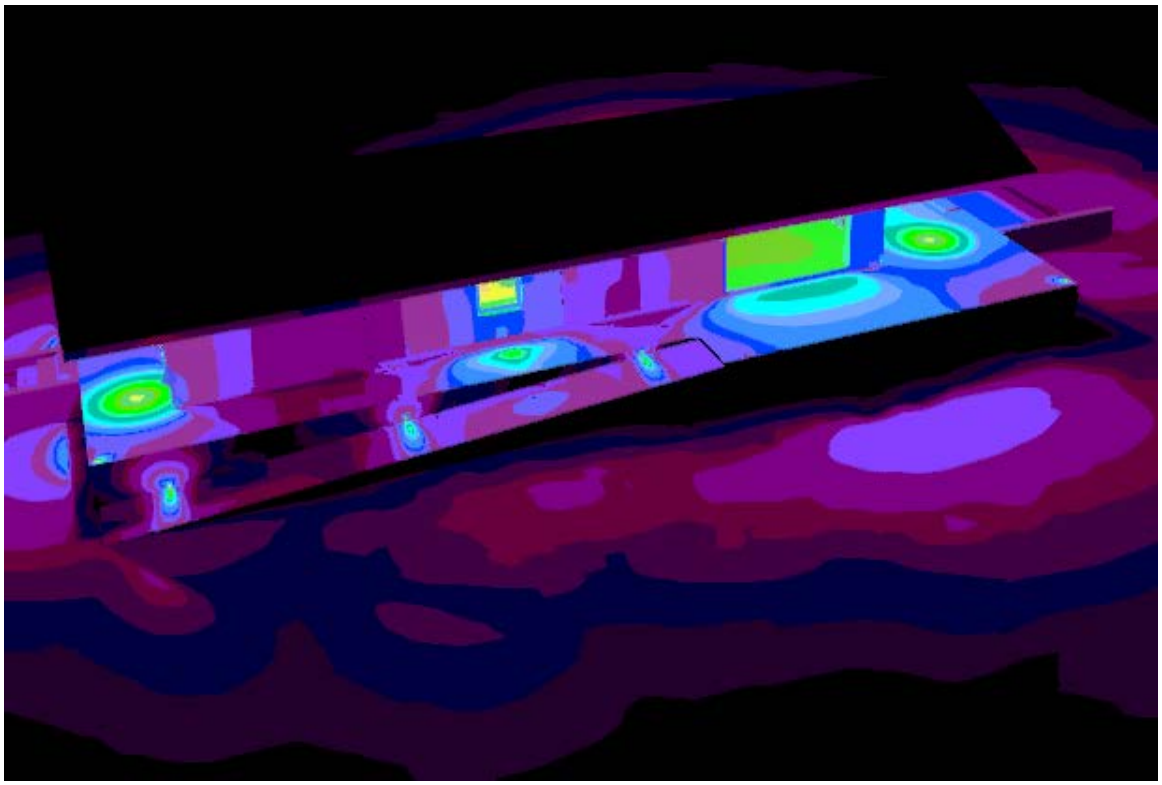
This diagram is a value chart of all lux levels up to 6 metres aweay from the café. The removal of stairlights and some downlighters within the roof overhang has made a noted difference.



False colour diagram 1, shows light spillage points.



False colour diagram 2



False colour diagram 3

4.3 Controls

External lighting is being controlled using a photocell to allow activation when dark, but an overriding seven day timeclock will control the installation to operate only when in operation.

5. Summary & Conclusions

The lighting design discussion within this report refers to the provision of the new development of Victoria Café within Victoria Park for Newbury Town Council.

Lighting spillage and sky glow will be largely limited and, in our opinion, will offer little if any noticable spillage beyond the immediate area.

All lighting is being carefully controlled and all is provided by high efficiency LED sources coloured warm white/white (colour 3000°k)

The lighting solution has eliminated risk of any upward or above horizontal lighting

The lighting design will easily comply with and meet British Standard recommendations for safe operation although when in use it will remain unintrusive for those who could be adversly effected by the development.

BREEAM New Construction 2018 Assessment (Simple Building)

DEVELOPMENT BREEAM SPECIFICATION

Status: Design Draft (07/05/21)

DEVELOPER: Newbury Town Council

Site: Victoria Park Café, Victoria Park, Berkshire, RG14 XXX

General development description

The proposed development will see the erection of a detached, single storey, fully fitted building of 130m² floor space, to provide a café within the grounds of the Victoria Park in Newbury.

The proposed site is wholly within the curtilage of the Park with tennis courts, a bowling green and a playground all in close proximity. The existing café will be demolished and replaced with a new construction designed to be highly efficient and to incorporate low and zero carbon technologies. The Town Council (client) is intending that the building should be as close to zero net carbon as possible.

The Community Café will have the capacity to seat approximately 40 people indoors and a further 35 outside (with external canopy cover). By agreement with the Council, the seating may be extended onto the grass areas beyond the Lease demise. The facility will include toilets, all services to building including a catering server, counter, dry food store, site wide CCTV, heating & lighting layout.

Fitting out of the Catering & seating elements, including all catering, white goods and furniture will be left to the Lessee, subject to approval of the Council.

The Town Council's vision for the new Community Café is for it to become a valuable community asset over and above the provision of café service. The intention is for it become a destination in its own right, a social hub for the whole community. The facilities and recent investment that the Council have made in the Park make Victoria Park a destination for residents and provides a strong sense of community. The Park is heavily used and even more so after recent investments such as the tennis courts~~, football pitch~~ and bowls club upgrades and the new Adventure Golf facility. The provision of public toilets in the café building will also make the Park and its facilities more user-friendly and attract even more users.~~. This activity is set to increase further~~

~~with the installation of lights around the tennis courts and new changing rooms to service the football pitch and the tennis courts.~~

The Park is located close to the Parkway development, the High Street and the new bus terminus at The Wharf. It also attracts considerable foot and cycle traffic as people use it to cross from the centre of town to the industrial and residential areas on the east side of the A339. The central location of the park and the range of facilities it provides, gives the community Café a unique and valuable location. The Park will also generate increased footfall and through traffic as Newbury continues to grow, with new developments such as Sterling Cables, the London Road Industrial Estate, North Newbury and the Market Street redevelopment.

The initial scheme design has been undertaken in consultation with all stakeholders including the building owners, the local authority, neighbouring building occupiers, potential lessees and local residents. A full design team was established at concept design stage in June 2020.

- David Ingram (NTC Client)
- Neil Cook Aero PC (Project Manager)
- Michael Pagliaroli (Project Architects)
- James O'Kelly Stuart Michael Associates (Civil Engineers)
- Ian Sheppard Archibald Shaw (Structural Engineers)
- John English (Health and Safety)
- Rob Batchelor (Archaeology)
- John Platts (Arboriculture)
- Laura Thomas Greengage Environmental (Ecologist)
- Fran Lawton Lotus Design (Landscape designer)
- Tony Bainbridge MBL (Mechanical & Electrical Engineers)
- Blewburton – (Sustainability Consultant)

The design team met regularly from the start of the project to ensure that roles and responsibilities for each key phase of the development have been identified. In doing so the following have been considered:

- End user requirements.
- Aims of the design strategy.
- Particular installation and construction requirements
- Occupier's budget and technical expertise in maintaining any proposed systems
- Maintainability and adaptability of the proposals
- Requirements for the production of end user documentation
- Requirements for commissioning, training aftercare support.

Planning permission has been granted and the scheme is subject to achieving a rating of Very Good under the BREEAM environmental assessment scheme.

The scheme is now to be the subject of a tender process to select a contractor to continue with the design and construct the building.

The new building will be built to be ‘fully fitted out’ and is to be assessed as a retail building under the BREEAM New Construction 2018 scheme relating to Simple Buildings, with an aim, as stated by the planning conditions, to achieve an ‘Very Good’ rating. This document sets out the approach that has been agreed by the design team to achieving the score required to achieve the Very Good rating. The successful contractor will be required to deliver the elements of the strategy that fall within the scope of work set out in the tender.

Contents

1.0 Construction Details

The building is to be of timber framed construction under a pitched roof with external decking to provide space for seating. Details as follows.

1.1 Substructure

Piled foundations – MP could you provide more detailed description please
Perimeter of building – 48m

1.2 Floors

Ground floor only – Timber cassette set within steel framework to provide U value of 0.15w/m2k.

Area – 119m²

1.3 Roof

Vertical standing seam zinc roof, structural separating membrane, 18mm oSB decking, 50x50mm treated battens, specialist framed timber, treated timber battens with plasterboard finish service void, acoustic perforated board fixed to ceiling finish. Vaulted pitched ceiling with plasterboard and painted finish.

Area – 119m²

1.4 External Walls

Vertical timber boarding, horizontal 25x44 treated timber battens, vertical 25-44 treated counter battens, timber wall cassette by specialist, 195mm frame with internal vapour control layer, horizontal timber battens service void with plasterboard lining.

Area – 144m²

1.5 Internal Walls

Timber stud partitions?

Area – m²

1.6 Floor/Ceiling Finishes

Please provide details

1.7 Windows & Doors

Please provide details

Area – m²

Internal doors

Area – 32.13m²

1.8 Hard Landscaping & Boundary Protection

Hard landscaping to comprise timber decking accessed by a step and a ramp

No new boundary protection is to be installed

2.0 Additional Construction Detail

2.1 Materials Sourcing

All timber used on the project will be sourced in accordance with the UK Government's Timber Procurement Policy and, where possible, have 100% sourced, chain-of-custody certification under a scheme such as FSC, PEFC or similar.

Construction products (to include insulation) will, as far as possible, be sourced from suppliers with Environmental Management Systems accredited to ISO14001 or BES 6001.

2.2 Designing for Durability & Resilience

The architects have identified internal and external areas of the building that are potentially vulnerable and provided features/solutions to prevent damage. These features/solutions will be fully implanted in the construction and specification for the building.

3.0 Heating, Ventilation and Hot Water Systems

3.1 Heating System

Heating to be supplied by a Mitsubishi Ecodan EDLQ016 CAW1 ASHP system to time and temperature zone-controlled Jaga radiators as shown in drawing MBL786/M001.

3.2 Hot Water System

Hot water to be provided from the main ASHP system to a 250l integrated cylinder.

3.3 Ventilation & cooling

Cooling will not be supplied to the building and ventilation in the WCs and kitchen will be through standard point of use extract fans.

4.0 Electrical Systems

4.1 Internal Lighting

Internal lighting in all relevant areas of the building is designed to provide illuminance (lux) levels and colouring rendering index in accordance with the SLL Code for Lighting 2012.

4.2 External Lighting

External lights shall be provided, and they will allow for the average initial luminous efficacy of the light fittings within the construction zone to be not less than an average of 60 luminaire lumens per circuit Watt. The external lighting strategy is to be designed in compliance with Table 2 of the ILP Guidance notes for the reduction of obtrusive light, 2011.

All external light fittings are to be automatically controlled for prevention of operation during daylight hours (though a time switch or daylight detection) and presence detection in areas of intermittent pedestrian traffic and can be automatically switched off between 23:00hrs and 07:00hrs.

In addition, illuminance levels for lighting in all external areas within the construction zone will be specified in accordance with BS 5489-1:2013: 'Code for the practice for the design of road lighting - Lighting of roads and public amenity areas and BS EN 12464-2:2014: 'Light and lighting - Lighting of workplaces - Part 2: Outdoor workplaces.'

Where safety/security lighting is provided for use between 23:00hrs and 07:00hrs, this part of the lighting system will comply with the lower levels of lighting recommended during these hours in Table 2 of the ILP's Guidance notes.

4.3 Electrical Equipment

Where specified, white goods will achieve the following ratings (or better) under the EU Energy Efficiency Labelling Scheme:

- Fridges, fridge-freezers: A+ rating.
- Dishwashers: A+ rating.

New computers will be Energy Star certified.

5.0 Energy Metering

Electricity meters with pulsed or other open protocol communication outputs will be installed for the building to cover the heating, car charging points and general electricity usage.

6.0 View Out & Glare Control

All areas within the building are within 8m of an external wall that has a window or opening that provides an adequate view out.

Glare control is supplied to the south façade of the building in the form of a 1.2m wide overhang along the length of the building and this will provide shading from both high-level summer and low-level winter sun.

7.0 Internal Water Use

7.1 Water Using Equipment Specifications

Details - Kitchen and sanitary area fittings will be required,

WC – flush volume
Taps – flow rate
Dishwasher – water consumption

7.2 Water Use Monitoring

A single pulsed water meter will be installed to the mains water supply for the building to monitor the mains water supply.

7.3 Water Leak Detection & Prevention

Automatic excess flow valves will be installed at relevant locations. An automatic excess flow valve acts as a flow switch (‘fuse’) to automatically stop the flow of water and prevent uncontrolled release when the flow of water exceeds a predetermined rate.

Flow control devices that regulate the supply of water to each WC facility will also be installed and this will be through the same switch that controls the lighting.

8.0 Construction Site Impacts

8.1 Construction Site Practices

The main contractor will undertake the following:

a. Manage the construction site entrance to minimise the impacts arising from vehicles approaching and leaving the development footprint.
b. Minimise the risks of air, land and water pollution:
c. Undertake practices to ensure the development footprint is safe, clean and organised at all times - this includes, but is not limited to, facilities, materials and waste storage.
d. Provide processes and equipment required to respond to medical emergencies.
e. Establish management practices and facilities encouraging equality, fair treatment and respect of all site operatives.
f. Ensure ongoing training is provided, and up to date, for personnel and visitors (covering a.-e. above).
g. Ensure that site operatives are trained for the tasks they are undertaking (including any site-specific considerations).
h. Ensure that all visitor, workforce and community accidents, incidents and near misses are recorded and action is taken to reduce the likelihood of them reoccurring.
i. Ensure clear and safe access in and around the buildings at the point of handover

8.2 Site Energy, Water & Timber Use During Construction

Responsibility will be assigned to an individual(s) for monitoring, recording and reporting energy and water consumption data resulting from all construction processes.

They will monitor and record data on energy consumption (kWh) from the use of construction plant, equipment (mobile and fixed) and site accommodation and using the collated data, report the energy consumption (total kWh and kWh/£100k of project value) and carbon dioxide emissions (total $kgCO_2eq$ and $kgCO_2eq$/£100k of project value) from the construction process via the BREEAM scoring and reporting tool.

They will also monitor and record data on potable water consumption (m^3) from the use of construction plant, equipment (mobile and fixed) and site accommodation necessary for completion of all construction processes and using the collated data report the total net water consumption (m^3) from the construction process via the BREEAM scoring and reporting tool.

The main contractor will ensure that all site timber used for construction purposes on the project is sourced in accordance with the UK Government's Timber Procurement Policy.

9.0 Waste & Recycling

9.1 Site Waste

A pre-demolition audit is to be prepared that identifies the materials arising from demolition and identifies opportunities for re-use, and recycling both on and off site.

A compliant Resource Management Plan that references the pre-demolition audit is to be produced for the scheme and will be fully implemented. This should be sufficient to achieve 3 in addition to the pre-demolition audit credit in the BREEAM 2018 Simple Buildings scheme.

It is targeted to divert over 95% by volume of construction waste from landfill.

9.2 Operational waste

A dedicated space is located externally on the north side of the building in a labelled enclosure with a separate gate. It will have a tap and drain to facilitate the hygienic storage of compostable waste and it will be clearly labelled to assist with storage and collection of the waste and recyclable waste streams, accessible to building occupants/facilities operators for the deposit of materials and collections by the waste management contractor.

10.0 Ecology

The development site is within the curtilage of the Victoria Park. An ecologist has been appointed and has reported on the opportunities for the protection

and enhancement of the ecological features of the immediate site. The recommendations in the report are to be implemented in full.

All species of wild bird and their nests are protected under the Wildlife and Countryside Act (1981). All site operatives will be made aware of this legislation and a check will be carried out prior to the commencement of works to make sure there are no active bird nests present. If any nests are found, then works will stop immediately and appropriate action taken.

A Landscape and Ecology Management Plan will be produced and implemented for the site.

The outside space will also feature seating areas, be non-smoking and will be accessible to all building users and will not have disturbances from sources of noise.

11.0 Transport

11.1 Accessibility and Local Amenities

tbc

11.2 Cyclist Facilities

10 Sheffield cycle racks are to be installed providing secure storage for 20 cycles.

11.3 Car Parking Provision

Off-road parking for 8 cars is to be provided along with a turning head adjacent to proposed building. This is sufficient to be compliant with the West Berkshire Local Plan maximum parking provision which recommends 1 bay per 25sqm of gross floor area (GFA). Two 7kw electric vehicle charging points are also to be provided.

11.4 Travel Plan

A Travel Plan has been prepared by XXX and will be implemented in full by the building occupiers and managers on completion of the project.

12.0 Security

There has been consultation with the SABRE Scheme accredited XXX from an early stage of the design and their suggestions will be implemented to ensure that the recommendations in their Security Needs Assessment (SNA) for the site are implemented in full.

Key issues to be addressed include:

- All external doors and windows to be PAS24 rated.
- External doors to be fitted with a minimum 3 lever (or equivalent) lock.

- Any flammable material used in the bin store construction to have a fire-retardant coating applied.
- Cycle stands will be either a BREEAM or Sold Secure Bronze standard compliant.

13.0 Commissioning and Aftercare

13.1 Air testing

An air tightness test will be undertaken for the unit in accordance with the appropriate standard and by a professional holding an ATTMA qualification at organisational level. The survey will confirm avoidance of air leakage paths through the fabric (except through intentional openings). The target rate is 5.0m³/hr per m² or below.

13.2 Building User Guide

A non-technical guide will be produced for the building occupiers covering information on non-technical issues relevant to all potential users of the building. It will initially contain the following, to be discussed with the end users first to ensure the guide is appropriate and useful:

- An overview of the building and its environmental strategy e.g., energy/water efficiency and how users should engage with and deliver the policy
- Building services overview and access to controls.
- Pre-arrival information for visitors e.g., access and security procedures.
- Provision and access to shared facilities.
- Safety and emergency information and instructions.
- Building related operational procedures specific to the building type.
- Building related incident reporting/feedback arrangements.
- Building related training information/links.
- Provision of and access to transport facilities and local amenities.
- Links, references and relevant contact details.

A technical user guide will also be produced for the premises facilities managers covering information on technical issues relevant to the building. It will contain that detailed above for non-technical users as well as the following:

- Building services overview and access to facilities management controls, e.g., where to find them, what they control, how to operate effectively and efficiently etc.
- Refit, refurbishment and maintenance arrangements or considerations
- Building related training information or links.

Two training schedules will be prepared for and delivered – one non-technical for the building occupiers and one technical for the premises facilities management.

13.3 Pre-Handover Commissioning

A schedule of commissioning and testing will be prepared to identify a suitable timescale for commissioning and recommissioning of building services and control systems, as well as the building fabric. This will be the responsibility of an appropriate project team member. Commissioning is to be carried out in line with current Building Regulations, BSRIA and CIBSE guidelines and/or other appropriate standards, where applicable.

13.4 Post-Handover Commissioning

The following commissioning responsibilities will be completed by a member of the aftercare team or the facilities manager once the building becomes occupied:

- Review of thermal comfort, ventilation and lighting, at three-, six- and nine-month intervals after initial occupation, either by measurement or occupant feedback.
- Identification of any deficiencies and areas in need of improvement.
- Re-commissioning of systems as required and incorporate any relevant revisions in operating procedures into the O&M manuals.

13.5 Monitoring & Aftercare

Operational infrastructure and resources will be in put in place to coordinate the collection and monitoring of energy and water consumption data for a minimum of 12 months, once the building is substantially occupied.

There will also be aftercare support available to all the building occupiers which will include the following:

1. A meeting (programmed to occur as soon as possible after occupation) to introduce the aftercare team (or individual) and Building User Guide, present key information about the design intent and how the building operates and answer questions.
2. Initial aftercare e.g., on site attendance on a weekly basis for at least one month after hand-over.
3. On site FM training to include a walkabout of the building.
4. Longer term after care, which will be one of either of the following – a helpline or nominated individual - to support building users for at least the first 12 months of occupation.

Energy Performance Certificate

HM Government

Non-Domestic Building

Victoria Park Community Centre Cafe
Park Way
Newbury
Berkshire
RG14 1DJ

Certificate Reference Number:
7684-2928-4742-5593-8109

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

15 **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):	212.7
Building complexity:	Level 4
Building emission rate ($kgCO_2/m^2$ per year):	36.52
Primary energy use (kWh/m^2 per year):	401.04

Benchmarks

Buildings similar to this one could have ratings as follows:

29 If newly built

86 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:	DesignBuilder SBEM v6.1.8 using calculation engine SBEM v5.6.b.0
Property Reference:	
Assessor Name:	Steve Williams
Assessor Number:	EES/016528
Accreditation Scheme:	Elmhurst Energy Systems
Assessor Qualifications:	NOS5
Employer/Trading Name:	Williams Energy
Employer/Trading Address:	30 Wentworth Close Bournemouth Dorset BH5 2DZ
Issue Date:	04 May 2022
Valid Until:	03 May 2032 (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: 5796-7571-2612-6374-6830

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 Elmhurst Energy Systems. You can obtain contact details of the Accreditation Scheme at www.elmhurstenergy.co.uk.

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.