



VITAL

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ENERGY PERFORMANCE CERTIFICATE

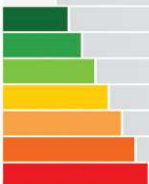
**The Omnibus Building
Lesbourne Road
Reigate
RH2 7LD**

3 August 2022

UK-wide services

- Energy Performance Certificates
- Air-conditioning Inspections
- Fire Risk Assessments
- Land Registry Plans
- Energy Efficiency Upgrades
- Facilities Management
- EPC Plus Upgrade Reports

We keep buildings safe, secure & sustainable



Energy performance certificate (EPC)

The Omnibus Building Lesbourne Road REIGATE RH2 7LD	Energy rating C	Valid until: 2 August 2032 Certificate number: 3565-5980-2044-2444-9299
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Property type: Offices and Workshop Businesses

Total floor area: 7034 square metres

Rules on letting this property

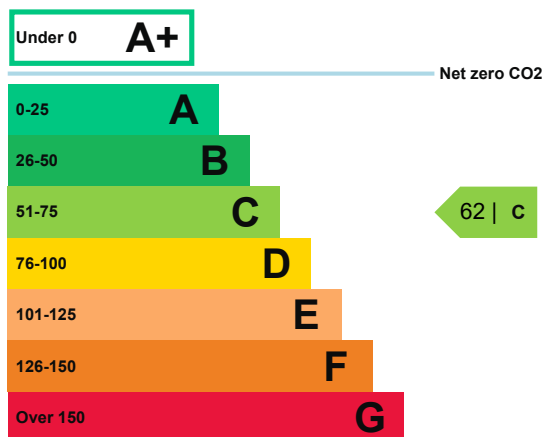
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

15 | A

If typical of the existing stock

41 | B

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	5
Building emission rate (kgCO ₂ /m ² per year)	14.95
Primary energy use (kWh/m ² per year)	124

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3078-9683-2119-3335-6456\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Neil Bajaj
Telephone	08458340851
Email	neil.bajaj@cca-ltd.uk.com

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO001094
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Employer	CCA Environmental Limited
Employer address	Airport House Business Centre, Purley Way, Croydon CR0 0XZ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 March 2022
Date of certificate	3 August 2022

Energy performance certificate (EPC) recommendation report

The Omnibus Building
Lesbourne Road
REIGATE
RH2 7LD

Report number
3078-9683-2119-3335-6456

Valid until
2 August 2032

Energy rating and EPC

This property's current energy rating is C.

For more information on the property's energy performance, see the EPC for this property.

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Additional recommendations

Recommendation	Potential impact
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Low
Consider installing PV.	High

Property and report details

Report issued on	3 August 2022
Total useful floor area	7034 square metres
Building environment	Air Conditioning
Calculation tool	IES Ltd, Virtual Environment, v7.0.15, ApacheSim, v7.0.15

Assessor's details

Assessor's name	Neil Bajaj
Telephone	08458340851
Email	neil.bajaj@cca-ltd.uk.com
Employer's name	CCA Environmental Limited
Employer's address	Airport House Business Centre, Purley Way, Croydon CR0 0XZ
Assessor ID	STRO001094
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification Ltd