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ENERGY PERFORMANCE CERTIFICATE

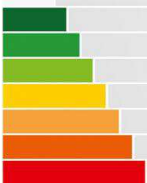
**Unit 1
Withy Copse
Kidmore End
Reading
RG4 9HN**

3 October 2017

UK-wide services

- Energy Performance Certificates
- Air-conditioning Inspections
- Asbestos Surveys
- Fire Risk Assessments
- Land Registry Plans
- Energy Efficiency Upgrades
- Vacant Building Alarms
- Facilities Management

We keep buildings safe, secure & sustainable



Energy Performance Certificate

Non-Domestic Building



UNIT 1
Withy Copse
Kidmore End
READING
RG4 9HN

Certificate Reference Number:
0296-0805-4030-2190-6313

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 CO₂ emissions

A 0-25

B 26-50

C 51-75

65

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	145
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	47.29
Primary energy use (kWh/m ² per year):	272.59

Benchmarks

Buildings similar to this one could have ratings as follows:

27	If newly built
80	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:	iSBEM v5.3.a using calculation engine SBEM v5.3.a.0
Property Reference:	664128050001
Assessor Name:	Russ McAnulla
Assessor Number:	QUID201826
Accreditation Scheme:	Quidos Limited
Employer/Trading Name:	Sheldon Reed Ltd
Employer/Trading Address:	4 Tudor Avenue, Watford, WD24 7NX
Issue Date:	03 Oct 2017
Valid Until:	02 Oct 2027 (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 - 9000-6912-0443-5201-8064.

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 Quidos Limited. You can obtain contact details of the Accreditation Scheme at www.quidos.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, 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.

Recommendation Report

This report is associated with an Energy Performance Certificate.

Report Reference Number: 9000-6912-0443-5201-8064

UNIT 1

Withy Copse

Kidmore End

READING

RG4 9HN

Building Type(s): B1 Offices and Workshop businesses

ADMINISTRATIVE INFORMATION	
Issue Date:	03 Oct 2017
Valid Until:	02 Oct 2027 (*)
Total Useful Floor Area (m ²):	145
Building Environment:	Heating and Natural Ventilation
Calculation Tool Used:	CLG, iSBEM, v5.3.a, SBEM, v5.3.a.0
Property Reference:	664128050001
Energy Performance Certificate for the property is contained in Report Reference Number: 0296-0805-4030-2190-6313	

ENERGY ASSESSOR DETAILS	
Assessor Name:	Russ McAnulla
Employer/Trading Name:	Sheldon Reed Ltd
Employer/Trading Address:	4 Tudor Avenue, Watford, WD24 7NX
Assessor Number:	QUID201826
Accreditation Scheme:	Quidos Limited
Related party disclosure:	

Table of Contents

1. Introduction.....	3
2. Recommendations.....	4
3. Next Steps.....	6
4. Glossary.....	8
5. Green Deal Information.....	9

1. Introduction

This is a Recommendation Report as defined in the Energy Performance of Buildings (England and Wales) Regulations 2012 as amended which implements the requirements of the Energy Performance of Building Directive 2010/31/EU. This Recommendation Report accompanies the relevant Non Domestic Energy Performance Certificate.

This Recommendation Report was developed based on an inspection of the building. This Recommendation Report was produced in line with the Government's approved methodology.

In accordance with Government's current guidance, the Energy Assessor is required to use plans or undertake a building inspection in order to gather information to produce this Recommendation Report.

2. 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:

Recommendation	Potential impact
In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	MEDIUM
Add optimum start/stop to the heating system.	MEDIUM
Consider replacing T8 lamps with retrofit T5 conversion kit.	MEDIUM
Some walls have uninsulated cavities - introduce cavity wall insulation.	MEDIUM

b) Recommendations with a medium payback

This section lists recommendations with a payback of between 3 and 7 years:

Recommendation	Potential impact
Add weather compensation controls to heating system.	MEDIUM
Add local time control to heating system.	MEDIUM
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	MEDIUM

c) Recommendations with a long payback

This section lists recommendations with a payback of more than 7 years:

Recommendation	Potential impact
Consider installing building mounted wind turbine(s).	LOW
Consider installing solar water heating.	LOW
Consider installing PV.	LOW

d) Other Recommendations

This section lists other recommendations selected by the energy assessor, based on an energy performance assessment of the building. It may take into account other reliable relevant evidence that has been provided by the building owner or occupier.

No recommendations are defined by the energy assessor.

3. Next Steps

a) Your Recommendation Report

As the building occupier, it is a regulatory requirement that an Energy Performance Certificate must include a Recommendation Report unless there is no reasonable potential for energy performance improvements compared to the energy performance requirements in force.

You must be able to produce a copy of this Recommendation Report within seven days if required by an Enforcement Authority.

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 through the Non-Domestic Register (www.ndepcregister.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 generated a set of recommendations. The Energy Assessor, in the light of the energy assessment of the building, the building fabric and services, the operation of plant and equipment within the curtilage of the building, the general management of the building and its use, and other relevant reliable evidence, may remove some of the recommendations. He / She may insert additional recommendations in section 3d (Other 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) About this document and the data in it

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www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a report and how to make a complaint.

4. Glossary

a) Payback

The payback periods are based on data collated through Carbon Trust energy survey reports. They provide a range of typical payback periods for different types of measures. They are likely payback periods, 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 most effectively reduce 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 the energy assessment of the building.

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.

5. Green Deal Information

The Green Deal may enable you to improve the property to make it more energy efficient and cheaper to run.