



VITAL

Grenville Court, Britwell Road, Burnham, Slough SL1 8DF

📞 0345 111 7700 🌐 vitaldirect.co.uk

ENERGY PERFORMANCE CERTIFICATE

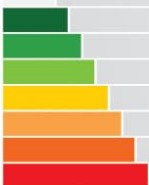
**Unit 4
Thames View
Newtown Road
Henley-on-Thames
RG9 1HG**

8 September 2023

UK-wide services

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

We keep buildings safe, secure & sustainable



Energy performance certificate (EPC)

Unit 4 Thames View Newtown Road HENLEY-ON-THAMES RG9 1HG	Energy rating <h1 style="font-size: 2em; margin: 0;">D</h1>	Valid until: 7 September 2033 <hr/> Certificate number: 0870-2446-1313-3355-8158
--	--	---

Property type Offices and Workshop Businesses

Total floor area 271 square metres

Rules on letting this property

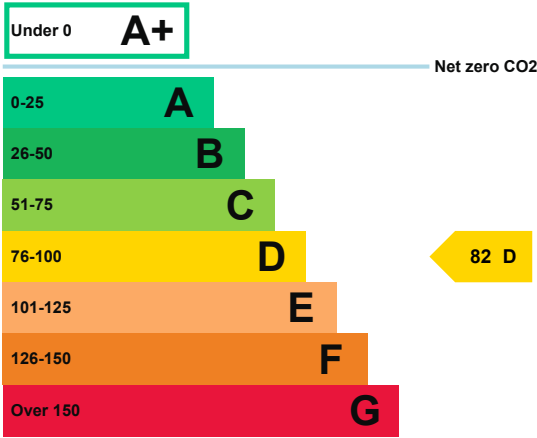
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built



22 A

If typical of the existing stock



89 D

Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO₂/m² per year)

33.61

Primary energy use (kWh/m² per year)

209

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4673-9892-0359-5614-4336\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Ross Elphick
Telephone	02087440544
Email	info@seaconsulting.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/023873
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	SEAConsulting.co.uk
Employer address	Unit 11 Teddington Business Park Station Road Teddington TW11 9BQ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	23 August 2023
Date of certificate	8 September 2023

Energy performance certificate (EPC) recommendation report

Unit 4
Thames View
Newtown Road
HENLEY-ON-THAMES
RG9 1HG

Report number
4673-9892-0359-5614-4336

Valid until
7 September 2033

Energy rating and EPC

This property's current energy rating is D.

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.

Changes that pay for themselves within 3 years

Recommendation	Potential impact
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Add optimum start/stop to the heating system.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Add weather compensation controls to heating system.	Medium
Add local time control to heating system.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider switching from gas to biomass.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

Property and report details

Report issued on	8 September 2023
Total useful floor area	271 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.1.4, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Ross Elphick
Telephone	02087440544
Email	info@seaconsulting.co.uk
Employer's name	SEAConsulting.co.uk
Employer's address	Unit 11 Teddington Business Park Station Road Teddington TW11 9BQ
Assessor ID	EES/023873
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd