



VITAL

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

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ENERGY PERFORMANCE CERTIFICATE

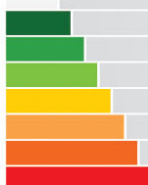
**67-68 Long Acre
London
WC2E 9JH**

202 Feb 2021

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)

67-68 Long Acre
London
WC2E 9JH

Energy rating

C

Valid until 19 February 2031

Certificate number

2870-4439-7522-5992-7802

Property type

B1 Offices and Workshop businesses

Total floor area

1069 square metres

Rules on letting this property

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

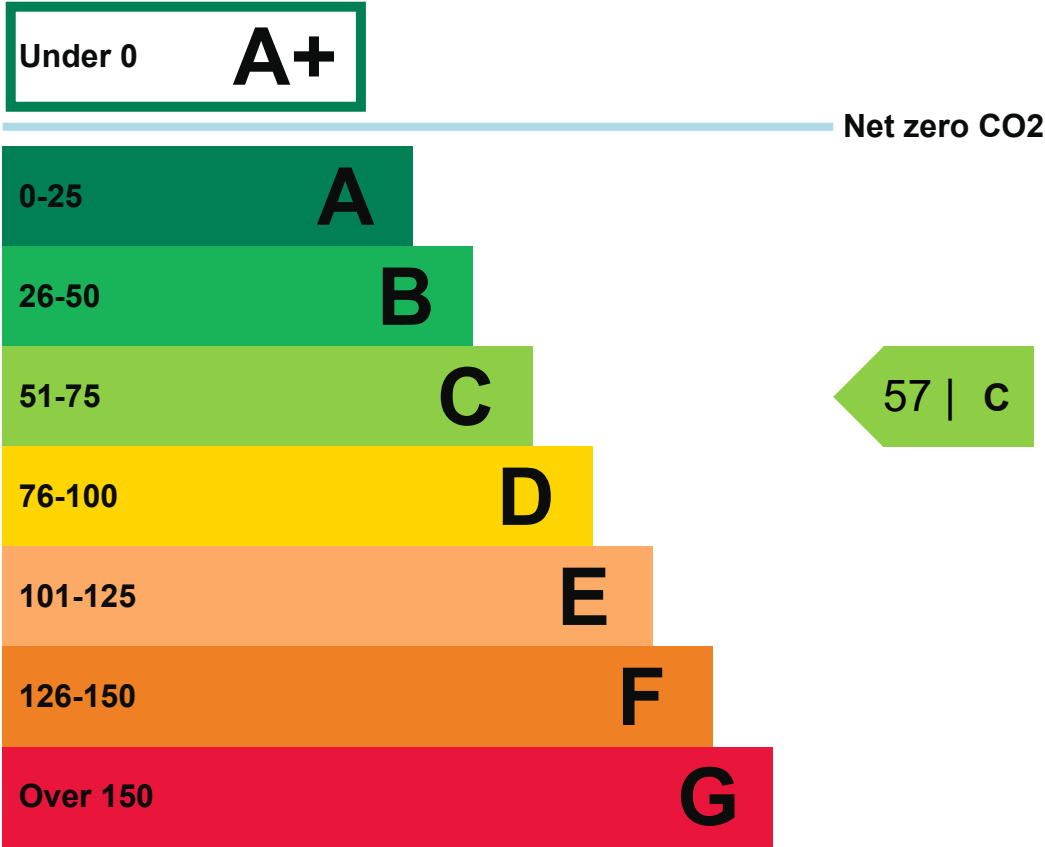
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

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.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf).

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



If typical of the existing stock



Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Mixed-mode with Natural Ventilation

Assessment level

3

Building emission rate (kgCO₂/m² per year)

38.48

Primary energy use (kWh/m² per year)

227.59

▶ [What is primary energy use?](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2725-9427-2948-8504-7903\)](/energy-certificate/2725-9427-2948-8504-7903).

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

Russ McAnulla

Telephone

01923806007

Email

russ.mcanulla@sheldonreed.com

Accreditation scheme contact details

Accreditation scheme

Quidos Limited

Assessor ID

QUID204780

Telephone01225 667 570

Emailinfo@quidos.co.uk

Assessment details**Date of assessment**18 February 2021

Date of certificate20 February 2021

EmployerVital

Employer addressGrenville Court, Britwell Road, Slough, SL1 8DF

Assessor's declarationThe assessor is not related to the owner of the property.

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.

Energy performance certificate (EPC) recommendation report

67-68 Long Acre
London
WC2E 9JH

Report number
2725-9427-2948-8504-7903

Valid until
19 February 2031

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 \(/energy-certificate/2870-4439-7522-5992-7802\)](#).

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.	Low
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

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Add time control to heating system.	Low
Consider installing building mounted wind turbine(s).	Low
Add optimum start/stop to the heating system.	Low
Consider installing solar water heating.	Low

Recommendation**Potential
impact**

Some walls have uninsulated cavities - introduce cavity wall insulation.

Medium

Property and report details**Report issued on**

20 February 2021

Total useful floor area

1069 square metres

Building environment

Mixed-mode with Natural Ventilation

Calculation tool

CLG, iSBEM, v5.6.b, SBEM, v5.6.b.0

Assessor's details**Assessor's name**

Russ McAnulla

Telephone

01923806007

Email

russ.mcanulla@sheldonreed.com

Employer's name

Vital

Employer's address

Grenville Court, Britwell Road, Slough, SL1 8DF

Assessor ID

QUID204780

Accreditation scheme

Quidos Limited

Assessor's declaration

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Other reports for this property

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SBEM Main Calculation Output Document

Sat Feb 20 10:29:32 2021

v5.6.b.0

Building name

67-68 Long Acre

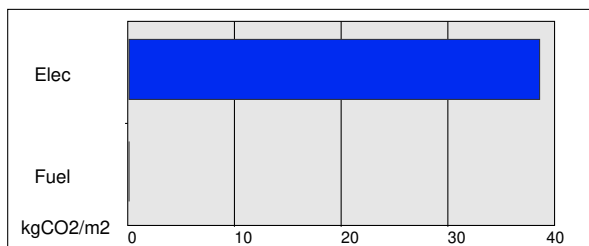
Building type: B1 Offices and Workshop businesses

SBEM is an energy calculation tool for the purpose of assessing and demonstrating compliance with Building Regulations (Part L for England and Wales, Section 6 for Scotland, Part F for Northern Ireland, and Building Bye-laws Jersey Part 11) and to produce Energy Performance Certificates and Building Energy Ratings. Although the data produced by the tool may be of use in the design process, **SBEM is not intended as a building design tool.**

Building Energy Performance and CO2 emissions

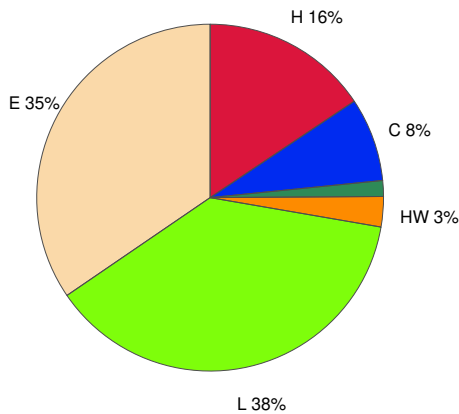
0 kgCO₂/m² displaced by the use of renewable sources.

Building area is 1069 m²

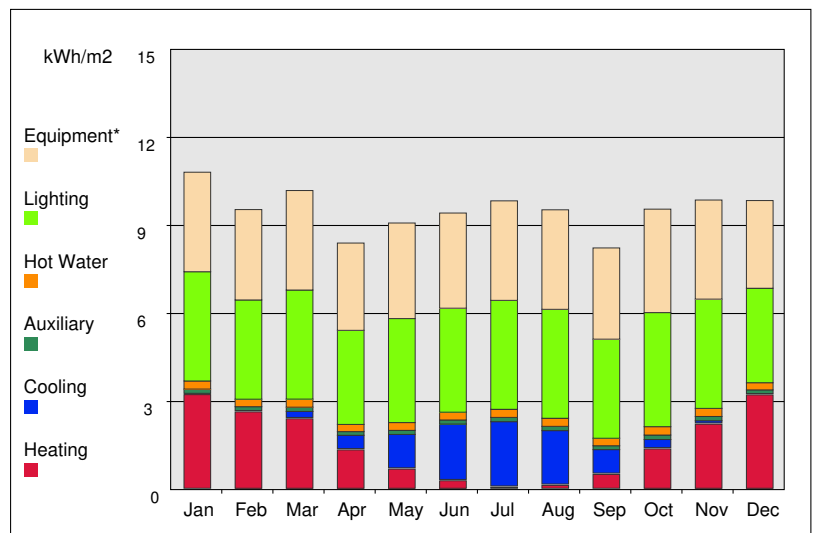
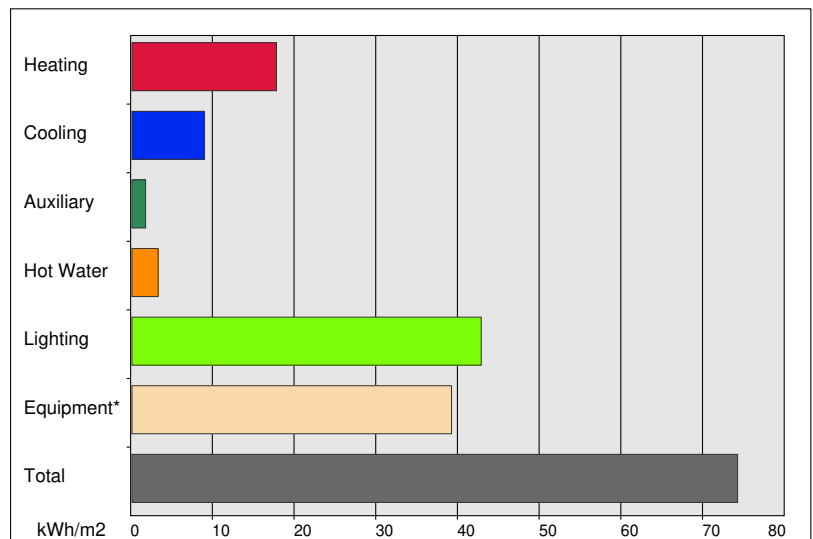
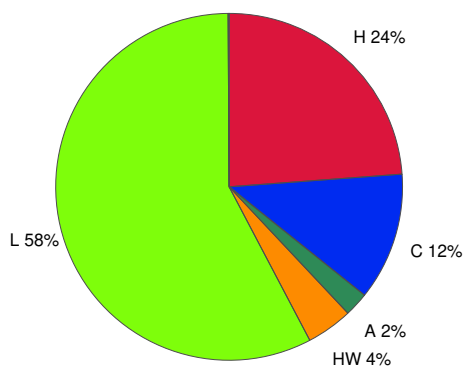


Annual Energy Consumption

(Pie chart including Equipment end-use)

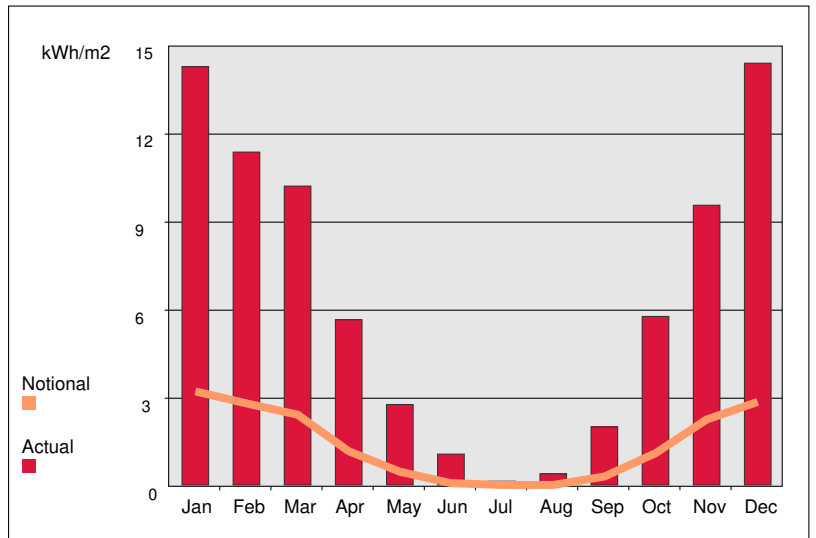
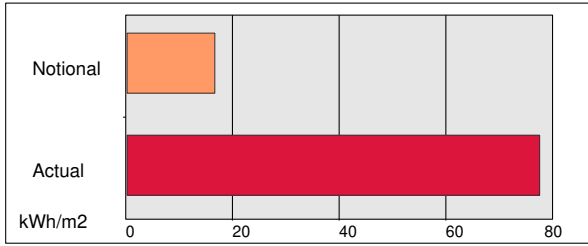


(Pie chart excluding Equipment end-use)



(*) Although energy consumption by equipment is shown in the graphs for information, this end-use has not been included in the total results of the building or the calculation of the ratings.

Annual Heating Demand



Annual Cooling Demand

