



VITAL

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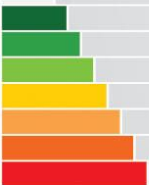
ENERGY PERFORMANCE CERTIFICATE

**472 Basingstoke Road
Reading
RG2 0QN**

24 October 2024

UK-wide services

- Energy Performance Certificates
- EPC Plus Upgrade reports
- Display Energy Certificates
- Asbestos Surveys
- Decarbonisation reports
- Heat Network regulations & ESOS
- FRA & GRA Assessments
- Air-conditioning Inspections



Energy performance certificate (EPC)

| | | |
|--|---------------|--|
| 472 Basingstoke Road READING RG2 0QN | Energy rating | Valid until: 23 October 2034 |
| | B | Certificate number: 5374-5028-7075-4940-1841 |

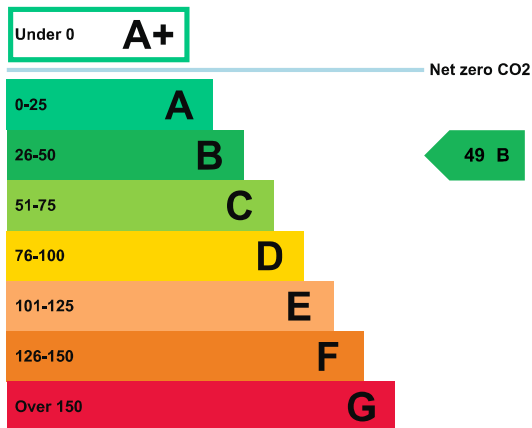
| | |
|------------------|---------------------------------|
| Property type | Offices and Workshop Businesses |
| Total floor area | 1,066 square metres |

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 energy rating is B.



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 | 11 A |
| If typical of the existing stock | 45 B |

Breakdown of this property's energy performance

| | |
|---|---------------------------|
| Main heating fuel | Grid Supplied Electricity |
| Building environment | Air Conditioning |
| Assessment level | 3 |
| Building emission rate (kgCO ₂ /m ² per year) | 11.73 |
| Primary energy use (kWh/m ² per year) | 123 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7611-1378-0516-2779-7989\)](/energy-certificate/7611-1378-0516-2779-7989).

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 | Rohiya Tazmeen |
| 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/028737 |
| 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 | 16 October 2024 |
| Date of certificate | 24 October 2024 |

Energy performance certificate (EPC) recommendation report

472 Basingstoke Road
READING
RG2 0QN

Report number
7611-1378-0516-2779-7989

Valid until
23 October 2034

Energy rating and EPC

This property's energy rating is B.

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

Recommendations

Changes that may pay for themselves within 3 years

| Recommendation | Potential impact on carbon emissions |
|--|--------------------------------------|
| Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use. | 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 may pay for themselves within 3 to 7 years

| Recommendation | Potential impact on carbon emissions |
|--|--------------------------------------|
| Consider replacing T8 lamps with retrofit T5 conversion kit. | Medium |
| Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required. | Low |

Changes that may pay for themselves in over 7 years

| Recommendation | Potential impact on carbon emissions |
|--|--------------------------------------|
| Add optimum start/stop to the heating system. | Medium |
| Some walls have uninsulated cavities - introduce cavity wall insulation. | Medium |
| Some windows have high U-values - consider installing secondary glazing. | Medium |
| Add weather compensation controls to heating system. | Low |
| Consider installing building mounted wind turbine(s). | Low |

Property and report details

| | |
|-------------------------|--|
| Report issued on | 24 October 2024 |
| Total useful floor area | 1,066 square metres |
| Building environment | Air Conditioning |
| Calculation tool | DesignBuilder Software Ltd, DesignBuilder SBEM, v7.2.0, SBEM, v6.1.e.0 |

Assessor's details

| | |
|------------------------|--|
| Assessor's name | Rohiya Tazmeen |
| 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/028737 |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Accreditation scheme | Elmhurst Energy Systems Ltd |
