



epc brighton

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**Amberley House 107-111 Peascod
Street Windsor SL4 1DN**



Energy Performance Certificate



Energy performance certificate (EPC)

OFFICES ABOVE
107-111 Peascod Street
WINDSOR
SL4 1DN

Energy rating

C

Valid until: **8 July 2031**

Certificate number: **4170-9141-9343-2668-9871**

Property type

B1 Offices and Workshop businesses

Total floor area

1073 square metres

Rules on letting this property

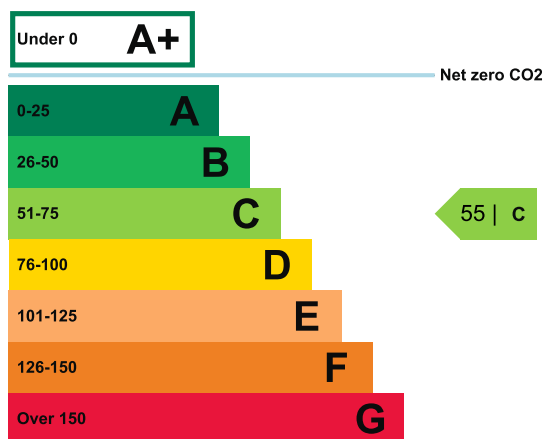
Properties can be let if they have an energy rating from A+ to E.

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 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

29 | B

If typical of the existing stock

86 | D

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

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
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Building environment	Air Conditioning
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Assessment level	3
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Building emission rate (kgCO ₂ /m ² per year)	40.64
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Primary energy use (kWh/m ² per year)	240
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Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1500-3617-9164-5525-2812\)](/energy-certificate/1500-3617-9164-5525-2812).

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	John Hole
Telephone	01273 321864
Email	johnhole@epcbrighton.com

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/015102
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Employer	EPC Brighton Ltd
Employer address	16 Holmes Avenue Brighton BN3 7LA
Assessor's declaration	The assessor is employed by the property owner.
Date of assessment	1 March 2021
Date of certificate	9 July 2021

Energy performance certificate (EPC) recommendation report

OFFICES ABOVE
107-111 Peascod Street
WINDSOR
SL4 1DN

Report number
1500-3617-9164-5525-2812

Valid until
8 July 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.

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
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 optimum start/stop to the heating system.	Low
Consider installing solar water heating.	Low
Some windows have high U-values - consider installing secondary glazing.	Low
Add weather compensation controls to heating system.	Low
Consider installing PV.	Low

Property and report details

Report issued on	9 July 2021
Total useful floor area	1073 square metres
Building environment	Air Conditioning
Calculation tool	G-ISBEM Ltd, G-ISBEM, v24.0, SBEM, v5.6.b.0

Assessor's details

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