



ENERGY CERTIFICATE

Energy Performance Certificate

Getting you from Grade G to A, sustainably

PROPERTY

**14 Picts Lane
Princes Risborough
HP27 9DZ**

REPORT DATE

10 September 2026

OUR SERVICES

- Energy Performance Certificates
- Display Energy Certificates
- Asbestos Surveys
- Energy Savings Opportunity Scheme
- Streamlined Energy & Carbon Reporting
- Vital EPC+ Reports
- Air Conditioning Inspections
- Fire & General Risk Assessments
- Heat Network Regulations Assessment

Energy performance certificate (EPC)

14 Picts Lane
PRINCES RISBOROUGH
HP27 9DZ

Energy rating

E

Valid until:

9 September 2036

Certificate number:

3688-3244-3224-6461-2988

Property type

Offices and Workshop Businesses

Total floor area

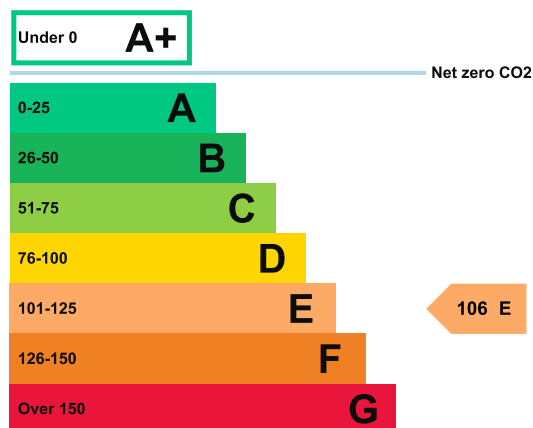
1,005 square metres

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 E.



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

17 A

If typical of the existing stock

67 C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	24.3
Primary energy use (kWh/m ² per year)	161

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2221-4818-9119-0979-8518\)](/energy-certificate/2221-4818-9119-0979-8518).

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	17 August 2026
Date of certificate	10 September 2026

Energy performance certificate (EPC) recommendation report

14 Picts Lane
PRINCES RISBOROUGH
HP27 9DZ

Report number
2221-4818-9119-0979-8518

Valid until
9 September 2036

Energy rating and EPC

This property's energy rating is E.

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
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
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
Some windows have high U-values - consider installing secondary glazing.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Improve insulation on HWS storage.	Low
Consider installing building mounted wind turbine(s).	Low
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium

Property and report details

Report issued on	10 September 2026
Total useful floor area	1,005 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.3.1, SBEM, v6.1.e.2

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
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Accreditation scheme	Elmhurst Energy Systems Ltd
