



VITAL

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ENERGY PERFORMANCE CERTIFICATE

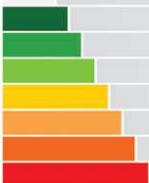
**Trenchard House
Wellington Road
Cressex Business Park
High Wycombe
HP12 3PS**

10 November 2020

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)

Trenchard House
Wellington Road
Cressex Business Park
HIGH WYCOMBE
HP12 3PS

Energy rating

D

Valid until 9 November 2030

Certificate number

9081-7395-3515-3136-6228

Property type

B1 Offices and Workshop businesses

Total floor area

297 square metres

Rules on letting this property

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

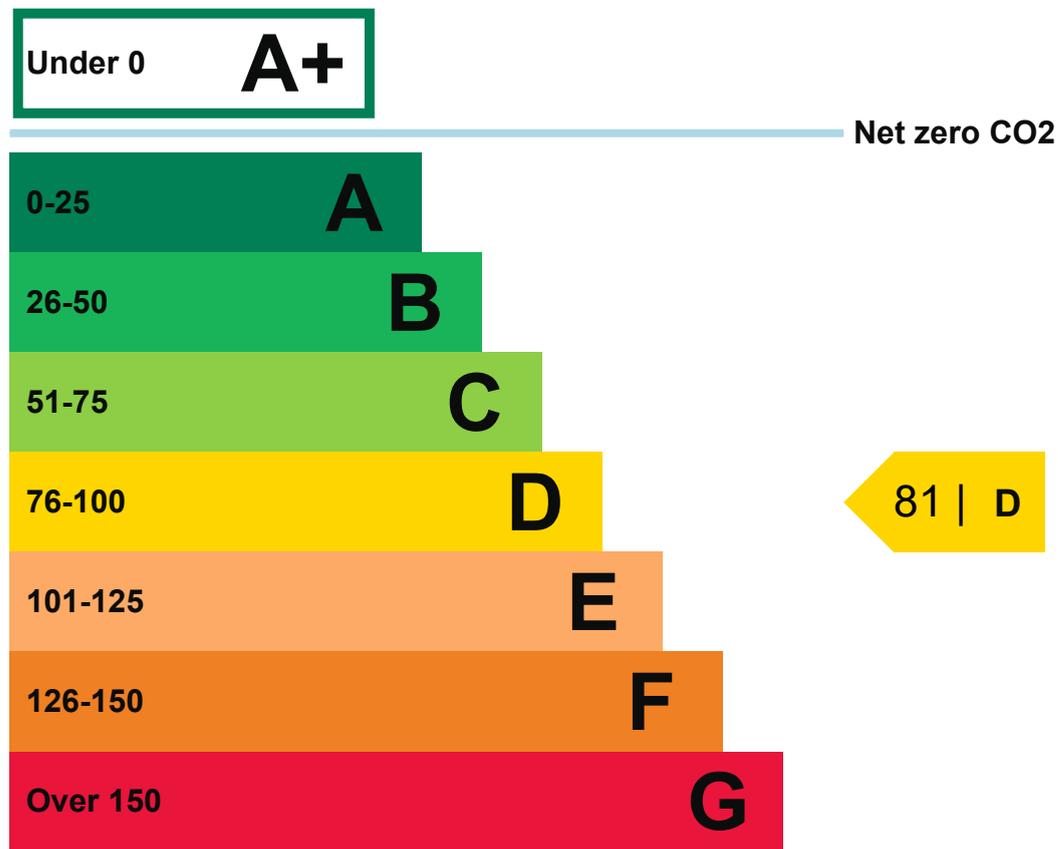
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

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 D.



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

27 | B

If typical of the existing stock

78 | D

Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Air Conditioning

Assessment level

3

Building emission rate (kgCO₂/m² per year)

59.43

Primary energy use (kWh/m² per year)

347.55

▶ [What is primary energy use?](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7571-2689-9286-9398-3710\)](#).

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

Steve Elphick

Telephone

07973 379 355

Email

steve@seaconsulting.co.uk

Accreditation scheme contact details

Accreditation scheme

CIBSE Certification Limited

Assessor ID

LCEA000425

Telephone

020 8772 3649

Email

epc@cibsecertification.org

Assessment details**Date of assessment**

9 November 2020

Date of certificate

10 November 2020

Employer

Steve Elphick Associates

Employer address

No 1 The Stangate Mansion, Strawberry Hill, Twickenham, TW1 4PW

Assessor's declaration

The 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

Trenchard House
Wellington Road
Cressex Business Park
HIGH WYCOMBE
HP12 3PS

Certificate number
7571-2689-9286-9398-3710

Valid until
9 November 2030

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 \(/energy-certificate/9081-7395-3515-3136-6228\)](#).

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
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
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 within 3 to 7 years

Recommendation	Potential impact
Add optimum start/stop to the heating system.	Medium

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
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Recommendation	Potential impact
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.	Medium
Add local time control to heating system.	Low
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium

Property and report details

Report issued on

10 November 2020

Total useful floor area

297 square metres

Building environment

Air Conditioning

Calculation tool

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

Assessor's details

Assessor's name

Steve Elphick

Telephone

07973 379 355

Email

steve@seaconsulting.co.uk

Employer's name

Steve Elphick Associates

Employer's address

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