



VITAL

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

📞 0345 111 7700 🌐 vitaldirect.co.uk

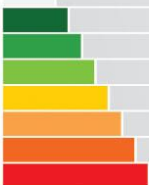
ENERGY PERFORMANCE CERTIFICATE

**3 Loverock Road
Reading
RG30 1DZ**

22nd July 2025

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)

3 Loverock Road
Reading
RG30 1DZ

Energy rating

B

Valid until: 21 July 2035

Certificate number: 6597-5226-0487-7921-4634

Property type: Offices and Workshop Businesses

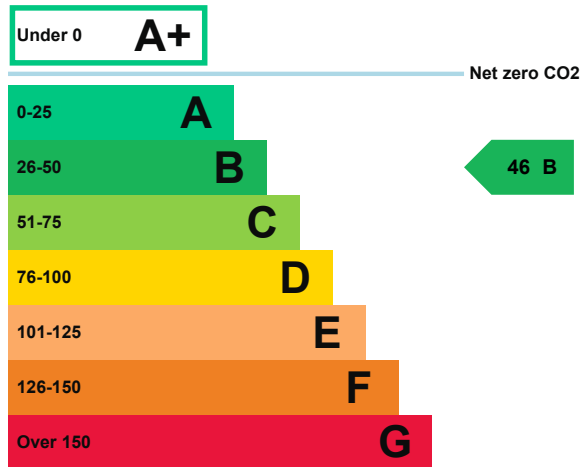
Total floor area: 719 square metres

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

5 A

If typical of the existing stock

19 A

Breakdown of this property's energy performance

Main heating fuel	Biomass
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	19.43
Primary energy use (kWh/m ² per year)	377

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9974-9375-9301-6540-2061\)](/energy-certificate/9974-9375-9301-6540-2061).

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	Daniel Bowley
Telephone	07769 351 289
Email	dan72uk@yahoo.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/022452
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Vital
Employer address	Grenville Court Britwell Road Burnham Slough SL1 8DF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	19 June 2025
Date of certificate	22 July 2025

Energy performance certificate (EPC) recommendation report

3 Loverock Road
Reading
RG30 1DZ

Report number
9974-9375-9301-6540-2061

Valid until
21 July 2035

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

Additional recommendations

Recommendation	Potential impact on carbon emissions
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	High
Consider installing an air source heat pump.	High
Consider installing solar water heating.	High
Consider installing PV.	High

Property and report details

Report issued on	22 July 2025
Total useful floor area	719 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	Daniel Bowley
Telephone	07769 351 289
Email	dan72uk@yahoo.co.uk
Employer's name	Vital
Employer's address	Grenville Court Britwell Road Burnham Slough SL1 8DF
Assessor ID	EES/022452
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd
