VITAL

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

T 0345 111 7700 W vitaldirect.co.uk

ENERGY PERFORMANCE CERTIFICATE

Lower Woodend Barn
Lower Woodend Farm House
Fawley
Henley-On-Thames
RG9 6JF

25th May 2023

UK-wide services

- Energy Performance Certificates
- Air-conditioning Inspections
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Energy performance certificate (EPC)

Lower Woodend Barn Lower Woodend Farm House Fawley Henley-On-Thames RG9 6JF	Energy rating **C**	Valid until: **24 May 2033** Certificate number: **8617-1019-0215-8547-5614**

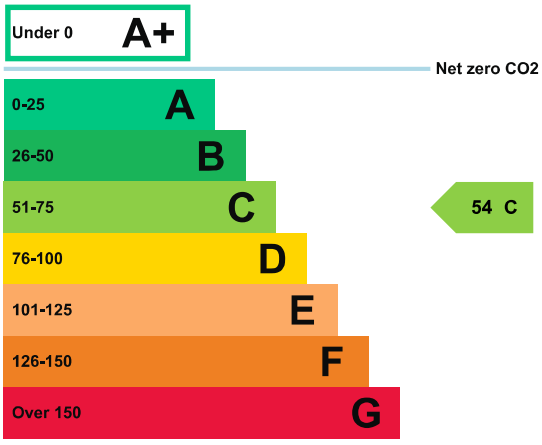
Property type	Offices and Workshop Businesses
Total floor area	203 square metres

Rules on letting this property

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

Energy efficiency rating for this property

This property's current energy rating is C.



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 **11 A**

If typical of the existing stock **44 B**

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	37.98
Primary energy use (kWh/m2 per year)	397

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/5080-1776-5356-8231-0467).

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	Abdul Rifkhan
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/025387
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 May 2023
Date of certificate	25 May 2023

Energy performance certificate (EPC) recommendation report

Lower Woodend Barn
Lower Woodend Farm House
Fawley
Henley-On-Thames
RG9 6JF

Report number
5080-1776-5356-8231-0467

Valid until
24 May 2033

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
Add optimum start/stop to the heating system.	Medium
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High
Consider installing a ground source heat pump.	High
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low

Property and report details

Report issued on	25 May 2023
Total useful floor area	203 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.1.4, SBEM, v6.1.e.0

Assessor’s details

Assessor’s name	Abdul Rifkhan
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/025387
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Accreditation scheme	Elmhurst Energy Systems Ltd