



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

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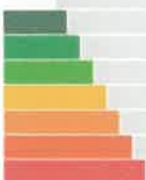
ENERGY PERFORMANCE CERTIFICATE

**6 Windsor Business Centre
Vansittart Estate
Windsor
SL4 1SP**

4 September 2024

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)			
6 Windsor Business Centre Vansittart Estate WINDSOR SL4 1SP	Energy rating C	Valid until:	3 September 2034
		Certificate number:	5065-0205-0384-7622-8529

Property type	General Industrial and Special Industrial Groups
Total floor area	294 square metres

Rules on letting this property

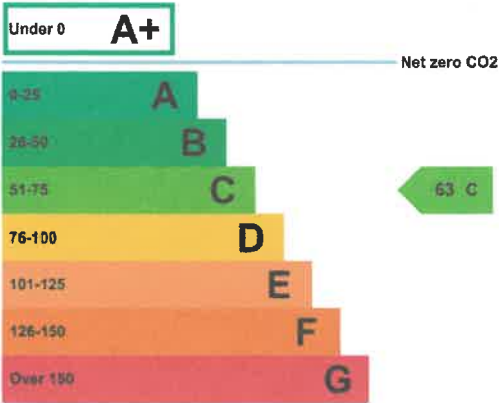
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

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	27 B
If typical of the existing stock	107 E

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	26.41
Primary energy use (kWh/m ² per year)	202

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0082-4320-8041-2721-8419\)](#).

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	Ross Elphick
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/023873
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	28 August 2024
Date of certificate	4 September 2024

Energy performance certificate (EPC) recommendation report	
6 Windsor Business Centre Vansittart Estate WINDSOR SL4 1SP	Report number 0082-4320-8041-2721-8419
	Valid until 3 September 2034

Energy rating and EPC

This property’s energy rating is C.

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
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
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 may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
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
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider switching from gas to biomass.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Consider installing a ground source heat pump.	High
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low

Recommendation**Potential impact on
carbon emissions**

Consider installing PV.

Low

Property and report details

Report issued on	4 September 2024
Total useful floor area	294 square metres
Building environment	Air Conditioning
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.2.0, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Ross Elphick
Telephone	02087440544
Email	info@seaconsulting.co.uk
Employer's name	SEAConsulting.co.uk
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Assessor ID	EES/023873
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Accreditation scheme	Elmhurst Energy Systems Ltd