



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

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ENERGY PERFORMANCE CERTIFICATE

**Unit 2
Rotten Row Farm
Hambleton
Henley-on-Thames
RG9 6NB**

29 July 2023

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Energy performance certificate (EPC)

Unit 2
Rotten Row Farm
Hambleton
HENLEY-ON-THAMES
RG9 6NB

Energy rating

C

Valid until: 28 July 2033

Certificate number: 5539-2142-5192-6189-4584

Property type Offices and Workshop Businesses

Total floor area 73 square metres

Rules on letting this property

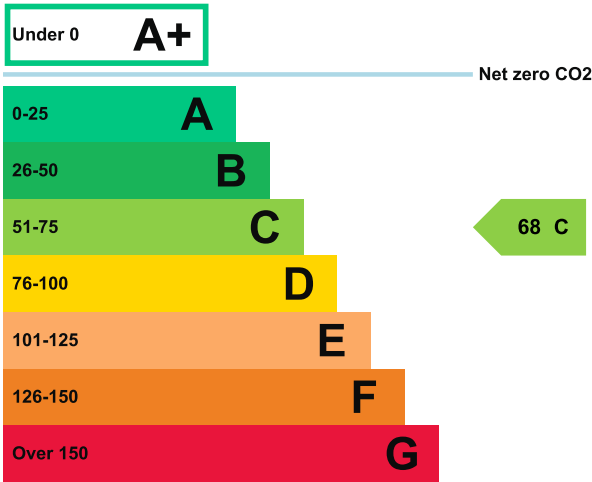
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current 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



If typical of the existing stock



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)	23.2
Primary energy use (kWh/m2 per year)	249

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4744-4856-0459-4563-7350\)](#).

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	Robert Sims
Telephone	07966468840
Email	robert.sims@hotmail.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	ECMK
Assessor's ID	ECMK300713
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Employer	
Employer address	
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	10 July 2023
Date of certificate	29 July 2023

Energy performance certificate (EPC) recommendation report

Unit 2
Rotten Row Farm
Hambleton
HENLEY-ON-THAMES
RG9 6NB

Report number
4744-4856-0459-4563-7350

Valid until
28 July 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
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	High

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Add time control to heating system.	Low
Add optimum start/stop to the heating system.	Low
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
Add weather compensation controls to heating system.	Low
Add local time control to heating system.	Low
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Consider installing an air source heat pump.	High
Consider installing solar water heating.	Low

Property and report details

Report issued on	29 July 2023
Total useful floor area	73 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Robert Sims
Telephone	07966468840
Email	robert.sims@hotmail.co.uk
Employer's name	
Employer's address	
Assessor ID	ECMK300713
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	ECMK