

Energy performance certificate (EPC)

KINGSWOOD A Royal Holloway , University of London Coopers Hill Lane Englefield Green EGHAM TW20 0LG	Energy rating F	Valid until: 2 July 2034
		Certificate number: 2489-5674-2317-8814-9381

Property type

Residential Institutions: Universities and Colleges

Total floor area

470 square metres

Rules on letting this property



You may not be able to let this property.

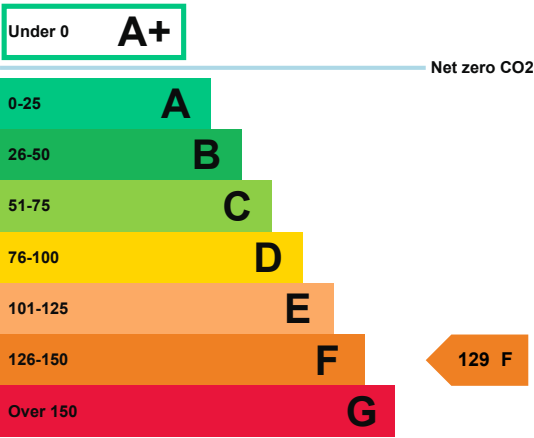
This property has an energy rating of F. The landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

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.

Properties can be let if they have an energy rating from A+ to E. The [recommendation report](#) sets out changes you can make to improve the property's rating.

Energy rating and score

This property’s energy rating is F.



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	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	68.45
Primary energy use (kWh/m2 per year)	387

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5524-6749-7900-3779-3026\)](#).

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	Freddie Pearce
Telephone	07341479399
Email	fpearce1@outlook.com

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/024211
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	BKR
Employer address	1 Empire Mews London SW16 2BF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	12 June 2024
Date of certificate	3 July 2024

Energy performance certificate (EPC) recommendation report

KINGSWOOD A
Royal Holloway , University of London
Coopers Hill Lane
Englefield Green
EGHAM
TW20 0LG

Report number
5524-6749-7900-3779-3026

Valid until
2 July 2034

Energy rating and EPC

This property's energy rating is F.

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
Improve insulation on HWS storage.	Low
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
Some windows have high U-values - consider installing secondary glazing.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider replacing heating boiler plant with a condensing type.	High
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

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some floors are poorly insulated - introduce and/or improve insulation. Add insulation to the exposed surfaces of floors adjacent to underground, unheated spaces or exterior.	Medium
Roof is poorly insulated. Install or improve insulation of roof.	Medium
Consider installing building mounted wind turbine(s).	Low

Recommendation	Potential impact on carbon emissions
Consider installing solar water heating.	Low
Consider installing PV.	Low

Property and report details

Report issued on	3 July 2024
Total useful floor area	470 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISBEM Ltd, G-ISBEM, v25.3, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Freddie Pearce
Telephone	07341479399
Email	fpearce1@outlook.com
Employer's name	BKR
Employer's address	1 Empire Mews London SW16 2BF
Assessor ID	EES/024211
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

Energy performance certificate (EPC)

KINGSWOOD B Royal Holloway, University of London Coopers Hill Lane Englefield Green EGHAM TW20 0LG	Energy rating C	Valid until: 3 July 2034
		Certificate number: 4935-1269-5628-0978-4795

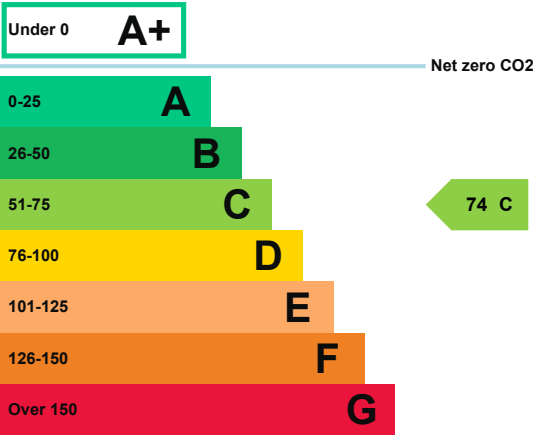
Property type	Residential Institutions: Universities and Colleges
Total floor area	2,026 square metres

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	14 A
If typical of the existing stock	57 C

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)	40.95
Primary energy use (kWh/m2 per year)	425

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5287-6064-2192-0100-8452\)](#).

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	Freddie Pearce
Telephone	07341479399
Email	fpearce1@outlook.com

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/024211
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	BKR
Employer address	1 Empire Mews London SW16 2BF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	12 June 2024
Date of certificate	4 July 2024

Energy performance certificate (EPC) recommendation report

KINGSWOOD B
Royal Holloway, University of London
Coopers Hill Lane
Englefield Green
EGHAM
TW20 0LG

Report number
5287-6064-2192-0100-8452

Valid until
3 July 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
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
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 time control to heating system.	Medium
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
Add optimum start/stop to the heating system.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Install more efficient water heater.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Low
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Add weather compensation controls to heating system.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Add local time control to heating system.	Low
Consider replacing HWS with point of use system.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
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
Consider installing a ground source heat pump.	High
Some floors are poorly insulated - introduce and/or improve insulation. Add insulation to the exposed surfaces of floors adjacent to underground, unheated spaces or exterior.	Medium

Property and report details

Report issued on	4 July 2024
Total useful floor area	2,026 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISBEM Ltd, G-ISBEM, v25.3, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Freddie Pearce
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Telephone	07341479399
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Email	fpearce1@outlook.com
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Employer's name	BKR
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Employer's address	1 Empire Mews London SW16 2BF
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Assessor ID	EES/024211
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Assessor's declaration	The assessor is not related to the owner of the property.
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Accreditation scheme	Elmhurst Energy Systems Ltd
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Energy performance certificate (EPC)

KINGSWOOD C Royal Holloway, University of London Coopers Hill Lane Englefield Green EGHAM TW20 0LG	Energy rating D	Valid until: 2 July 2034
		Certificate number: 6541-6918-2626-4467-4767

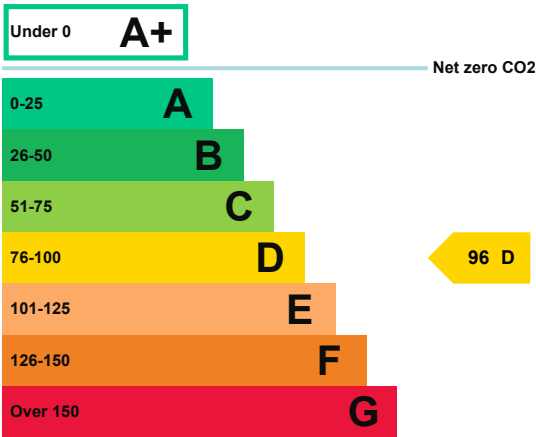
Property type	Residential Institutions: Universities and Colleges
Total floor area	3,137 square metres

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 D.



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	33 B
If typical of the existing stock	131 F

Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	40.19
Primary energy use (kWh/m2 per year)	230

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7361-3689-1589-5373-8508\)](#).

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	Freddie Pearce
Telephone	07341479399
Email	fpearce1@outlook.com

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/024211
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	BKR
Employer address	1 Empire Mews London SW16 2BF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	12 June 2024
Date of certificate	3 July 2024

Energy performance certificate (EPC) recommendation report

KINGSWOOD C
Royal Holloway, University of London
Coopers Hill Lane
Englefield Green
EGHAM
TW20 0LG

Report number
7361-3689-1589-5373-8508

Valid until
2 July 2034

Energy rating and EPC

This property's energy rating is D.

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
Improve insulation on HWS storage.	Low
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
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider replacing heating boiler plant with a condensing type.	High
Consider switching from gas to biomass.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Some floors are poorly insulated - introduce and/or improve insulation. Add insulation to the exposed surfaces of floors adjacent to underground, unheated spaces or exterior.	Medium
Consider installing building mounted wind turbine(s).	Low

Recommendation	Potential impact on carbon emissions
Roof is poorly insulated. Install or improve insulation of roof.	Medium
Consider installing solar water heating.	Low

Property and report details

Report issued on	3 July 2024
Total useful floor area	3,137 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISBEM Ltd, G-ISBEM, v25.3, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Freddie Pearce
Telephone	07341479399
Email	fpearce1@outlook.com
Employer's name	BKR
Employer's address	1 Empire Mews London SW16 2BF
Assessor ID	EES/024211
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

Energy performance certificate (EPC)

Kingswood D Royal Holloway , University of London Coopers Hill Lane Englefield Green EGHAM TW20 0LG	Energy rating C	Valid until: 30 June 2034
		Certificate number: 0375-8880-5005-8554-9238

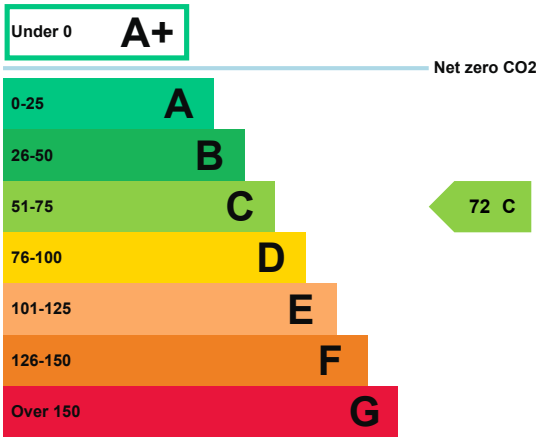
Property type	Residential Institutions: Universities and Colleges
Total floor area	2,402 square metres

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	33 B
If typical of the existing stock	134 F

Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	27.34
Primary energy use (kWh/m2 per year)	213

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5838-0638-8355-8336-1478\)](#).

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	Freddie Pearce
Telephone	07341479399
Email	fpearce1@outlook.com

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/024211
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	BKR
Employer address	1 Empire Mews London SW16 2BF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	12 June 2024
Date of certificate	1 July 2024

Energy performance certificate (EPC) recommendation report

Kingswood D
Royal Holloway , University of London
Coopers Hill Lane
Englefield Green
EGHAM
TW20 0LG

Report number
5838-0638-8355-8336-1478

Valid until
30 June 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
Add optimum start/stop to the heating system.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add weather compensation controls to heating system.	Medium
Add local time control to heating system.	Medium
Consider switching from gas to biomass.	High

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

Additional recommendations

Recommendation	Potential impact on carbon emissions
Insert Recommendation here	Low

Property and report details

Report issued on	1 July 2024
Total useful floor area	2,402 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISEM Ltd, G-ISEM, v25.3, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Freddie Pearce
Telephone	07341479399
Email	fpearce1@outlook.com
Employer's name	BKR
Employer's address	1 Empire Mews London SW16 2BF
Assessor ID	EES/024211
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

Energy performance certificate (EPC)

Kingswood E Royal Holloway , University of London Coopers Hill Lane Englefield Green EGHAM TW20 0LG	Energy rating C	Valid until: 30 June 2034
		Certificate number: 3474-0875-3880-4761-1965

Property type

Residential Institutions: Universities and Colleges

Total floor area

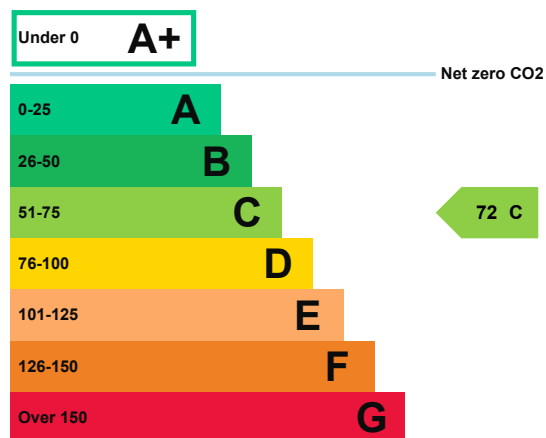
2,402 square metres

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	33 B
If typical of the existing stock	134 F

Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	27.34
Primary energy use (kWh/m2 per year)	213

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7587-9744-2267-2245-6149\)](#).

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	Freddie Pearce
Telephone	07341479399
Email	fpearce1@outlook.com

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/024211
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	BKR
Employer address	1 Empire Mews London SW16 2BF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	12 June 2024
Date of certificate	1 July 2024

Energy performance certificate (EPC) recommendation report

Kingswood E
Royal Holloway , University of London
Coopers Hill Lane
Englefield Green
EGHAM
TW20 0LG

Report number
7587-9744-2267-2245-6149

Valid until
30 June 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
Add optimum start/stop to the heating system.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add weather compensation controls to heating system.	Medium
Add local time control to heating system.	Medium
Consider switching from gas to biomass.	High

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

Additional recommendations

Recommendation	Potential impact on carbon emissions
Insert Recommendation here	Low

Property and report details

Report issued on	1 July 2024
Total useful floor area	2,402 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISEM Ltd, G-ISEM, v25.3, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Freddie Pearce
Telephone	07341479399
Email	fpearce1@outlook.com
Employer's name	BKR
Employer's address	1 Empire Mews London SW16 2BF
Assessor ID	EES/024211
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

Energy performance certificate (EPC)

Kingswood F Royal Holloway , University of London Coopers Hill Lane Englefield Green EGHAM TW20 0LG	Energy rating C	Valid until: 30 June 2034
		Certificate number: 0685-7106-5561-4688-5365

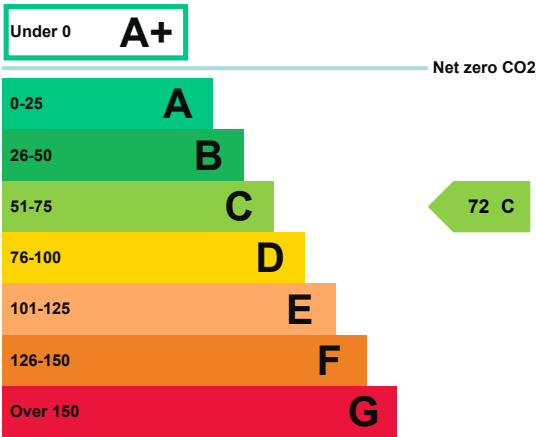
Property type	Residential Institutions: Universities and Colleges
Total floor area	2,402 square metres

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	33 B
If typical of the existing stock	134 F

Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	27.34
Primary energy use (kWh/m2 per year)	213

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3878-7707-7790-0288-7428\)](#).

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	Freddie Pearce
Telephone	07341479399
Email	fpearce1@outlook.com

Contacting the accreditation scheme

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Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/024211
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	BKR
Employer address	1 Empire Mews London SW16 2BF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	12 June 2024
Date of certificate	1 July 2024

Energy performance certificate (EPC) recommendation report

Kingswood F
Royal Holloway , University of London
Coopers Hill Lane
Englefield Green
EGHAM
TW20 0LG

Report number
3878-7707-7790-0288-7428

Valid until
30 June 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
Add optimum start/stop to the heating system.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add weather compensation controls to heating system.	Medium
Add local time control to heating system.	Medium
Consider switching from gas to biomass.	High

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

Additional recommendations

Recommendation	Potential impact on carbon emissions
Insert Recommendation here	Low

Property and report details

Report issued on	1 July 2024
Total useful floor area	2,402 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISBEM Ltd, G-ISBEM, v25.3, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Freddie Pearce
Telephone	07341479399
Email	fpearce1@outlook.com
Employer's name	BKR
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Assessor ID	EES/024211
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

Energy performance certificate (EPC)

KINGSWOOD G Royal Holloway , University of London Coopers Hill Lane Englefield Green EGHAM TW20 0LG	Energy rating C	Valid until: 30 June 2034
		Certificate number: 8701-5271-3832-3429-0313

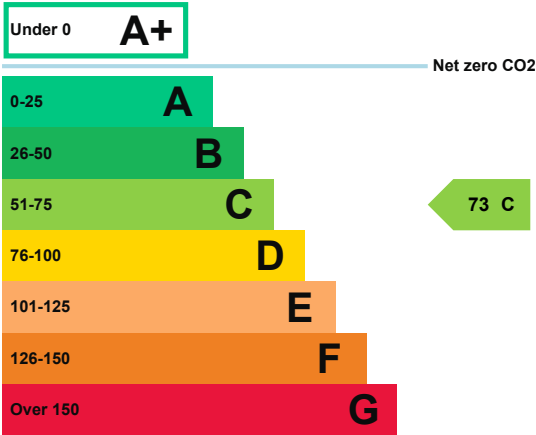
Property type	Residential Institutions: Universities and Colleges
Total floor area	306 square metres

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	35 B
If typical of the existing stock	142 F

Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	35.42
Primary energy use (kWh/m2 per year)	258

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8430-0556-4367-6618-3196\)](#).

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	Freddie Pearce
Telephone	07341479399
Email	fpearce1@outlook.com

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/024211
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	BKR
Employer address	1 Empire Mews London SW16 2BF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	12 June 2024
Date of certificate	1 July 2024

Energy performance certificate (EPC) recommendation report

KINGSWOOD G
Royal Holloway , University of London
Coopers Hill Lane
Englefield Green
EGHAM
TW20 0LG

Report number
8430-0556-4367-6618-3196

Valid until
30 June 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
Add optimum start/stop to the heating system.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add weather compensation controls to heating system.	Medium
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low
Add local time control to heating system.	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

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

Property and report details

Report issued on	1 July 2024
Total useful floor area	306 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISEM Ltd, G-ISEM, v25.3, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Freddie Pearce
Telephone	07341479399
Email	fpearce1@outlook.com
Employer's name	BKR
Employer's address	1 Empire Mews London SW16 2BF
Assessor ID	EES/024211
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd