Energy performance certificate (EPC)

91-95 Church Street CROWTHORNE RG45 7AW	Energy rating **D**	Valid until:	15 October 2036
		Certificate number:	8820-9104-0238-7092-1633

Property type	Retail/Financial and Professional Services
Total floor area	185 square metres

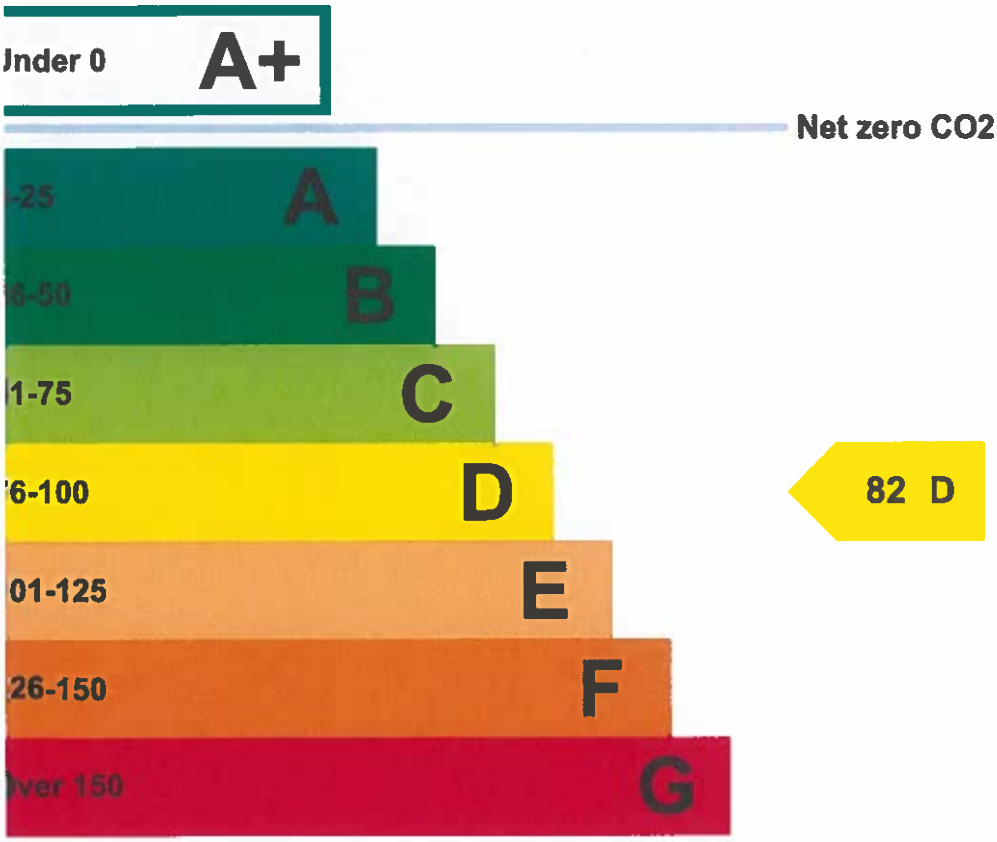
Rules on letting this property

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

u can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/government/publications/non-domestic-privat ited-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

is property's energy rating is D.



operties get a rating from A+ (best) to G (worst) and a score.

e better the rating and score, the lower your property's carbon emissions are likely to be.

low this property compares to others

operties similar to this one could have ratings:

newly built	8 A
typical of the existing stock	31 E

Breakdown of this property's energy performance

ain heating fuel	Grid Supplied Electricity
uilding environment	Heating and Natural Ventilation
ssessment level	3

uilding emission rate (kgCO2/m2 per ear)	38.65
rimary energy use (kWh/m2 per year)	402

About primary energy use

ecommendation report

uidance on improving the energy performance of this property can be found in the commendation report (/energy-certificate/9908-1208-2406-4723-1804).

Who to contact about this certificate

ontacting the assessor

ou're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

ssessor's name	Robert Sims
elephone	07966468840
mail	robert@simsconsulting.co.uk

ontacting the accreditation scheme

ou're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

ccreditation scheme	Quidos Limited
ssessor's ID	QUID206427
elephone	01225 667 570
mail	info@quidos.co.uk

bout this assessment

mployer	Sims Consulting LLP

mployer address	85 Baker Street Waddesdon Aylesbury HP18 0LQ
ssessor's declaration	The assessor is not related to the owner of the property.
ate of assessment	13 October 2026
ate of certificate	16 October 2026

)ther certificates for this property

/ou are aware of previous certificates for this property and they are not listed here, please contact us at ıclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

ere are no related certificates for this property.

OGL
All content is available under the Open Government Licence v3.0 (https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/), except where otherwise stated

© Crown copyright (https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework/crown-copyright/)

Energy performance certificate (EPC) recommendation report

91-95 Church Street
CROWTHORNE
RG45 7AW

Report number
9908-1208-2406-4723-1804

Valid until
15 October 2036

:nergy rating and EPC

is property's energy rating is D.

r more information on the property's energy performance, see the EPC for this property (/energy-certificate/8820-9104-0238-7092-33).

Recommendations

hanges that may pay for themselves within 3 years

·commendation	Potential impact on carbon emissions
·place 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.	Low
·place tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
some spaces, the solar gain limit defined in the NCM is exceeded, which might cause erheating. Consider solar control measures such as the application of reflective coating or ading devices to windows.	Medium
·nsider replacing T8 lamps with retrofit T5 conversion kit.	Low
d time control to heating system.	Medium

hanges that may pay for themselves within 3 to 7 years

·commendation	Potential impact on carbon emissions
d optimum start/stop to the heating system.	Medium

ecommendation	Potential impact on carbon emissions
roduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings quired.	Low
me windows have high U-values - consider installing secondary glazing.	Medium

hanges that may pay for themselves in over 7 years

ecommendation	Potential impact on carbon emissions
d weather compensation controls to heating system.	Medium
me loft spaces are poorly insulated - install/improve insulation.	Medium
d local time control to heating system.	Low
me solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
rry out a pressure test, identify and treat identified air leakage. Enter result in EPC lculation.	Medium

roperty and report details

eport issued on	16 October 2026
otal useful floor area	185 square metres
uilding environment	Heating and Natural Ventilation
alculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.0

ssessor's details

ssessor's name	Robert Sims
elephone	07966468840
mail	robert@simsconsulting.co.uk
mployer's name	Sims Consulting LLP
mployer's address	85 Baker Street Waddesdon Aylesbury HP18 0LQ
ssessor ID	QUID206427

ssessor's declaration	The assessor is not related to the owner of the property.
ccreditation scheme	Quidos Limited

)ther reports for this property

ou are aware of previous reports for this property and they are not listed here, please contact us at clg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

ere are no related reports for this property.

Help (/help) Accessibility (/accessibility-statement) Cookies (/cookies)
Give feedback (https://forms.office.com/e/KX25htGMX5)
Service performance (/service-performance)

OGL
All content is available under the Open Government Licence v3.0 (https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/), except where otherwise stated

© Crown copyright (https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework/crown-copyright/)