

Energy performance certificate (EPC)

First Floor East
Seacourt Tower
West Way
OXFORD
OX2 0PH

Energy rating

B

Valid until: **18 November 2031**

Certificate number: **2082-9733-1797-2349-8079**

Property type

B1 Offices and Workshop businesses

Total floor area

710 square metres

Rules on letting this property

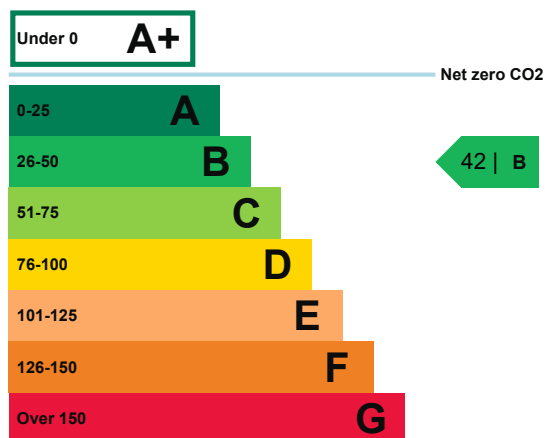
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, 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.

Energy efficiency rating for this property

This property's current energy rating is B.



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

26 | B

If typical of the existing stock

77 | D

Properties are given a rating from A+ (most efficient) to G (least efficient).

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
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Building environment	Air Conditioning
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Assessment level	4
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Building emission rate (kgCO ₂ /m ² per year)	28.14
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Primary energy use (kWh/m ² per year)	165
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Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4306-6767-0748-2510-4655\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	David Barrington
Telephone	07800675146
Email	david@davidbarringtonltd.com

Accreditation scheme contact details

Accreditation scheme	ECMK
Assessor ID	ECMK300858
Telephone	0333 123 1418
Email	info@ecmk.co.uk

Assessment details

Employer	David Barrington Ltd
Employer address	The Old Counting House, 82E High Street, Wallingford OX10 0BS
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	19 November 2021
Date of certificate	19 November 2021

Energy performance certificate (EPC) recommendation report

First Floor East
Seacourt Tower
West Way
OXFORD
OX2 0PH

Report number
4306-6767-0748-2510-4655

Valid until
18 November 2031

Energy rating and EPC

This property's current energy rating is B.

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
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

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Consider installing solar water heating.	Low
Consider installing PV.	Low

Additional recommendations

Recommendation	Potential impact
Consider installing building mounted wind turbine(s).	Low

Property and report details

Report issued on 19 November 2021

Total useful floor area 710 square metres

Building environment Air Conditioning

Calculation tool CLG, iSBEM, v5.6.b, SBEM, v5.6.b.0

Assessor's details

Assessor's name David Barrington

Telephone 07800675146

Email david@davidbarringtonltd.com

Employer's name David Barrington Ltd

Employer's address The Old Counting House, 82E High Street,
Wallingford OX10 0BS

Assessor ID ECMK300858

Assessor's declaration The assessor is not related to the owner of the
property.

Accreditation scheme ECMK

Energy performance certificate (EPC)

Ground Floor East
Seacourt Tower
West Way
OXFORD
OX2 0PH

Energy rating

B

Valid until: **18 November 2031**

Certificate number: **9456-3545-2806-3198-0491**

Property type

B1 Offices and Workshop businesses

Total floor area

804 square metres

Rules on letting this property

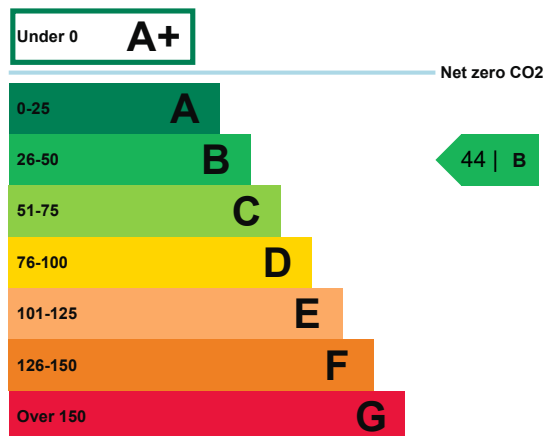
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Energy efficiency rating for this property

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How this property compares to others

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If newly built

26 | B

If typical of the existing stock

76 | D

Properties are given a rating from A+ (most efficient) to G (least efficient).

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
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Building environment	Air Conditioning
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Assessment level	4
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Building emission rate (kgCO ₂ /m ² per year)	31.05
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Primary energy use (kWh/m ² per year)	181
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Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1425-9079-8696-2397-0792\)](#).

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Changes that pay for themselves within 3 years

Recommendation	Potential impact
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Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
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Consider installing PV.	Low

Additional recommendations

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Property and report details

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