

Energy performance certificate (EPC)

47 Denmark Street WOKINGHAM RG40 2AY	Energy rating C	Valid until:	21 September 2035
		Certificate number:	7276-3831-5467- 7100-8098

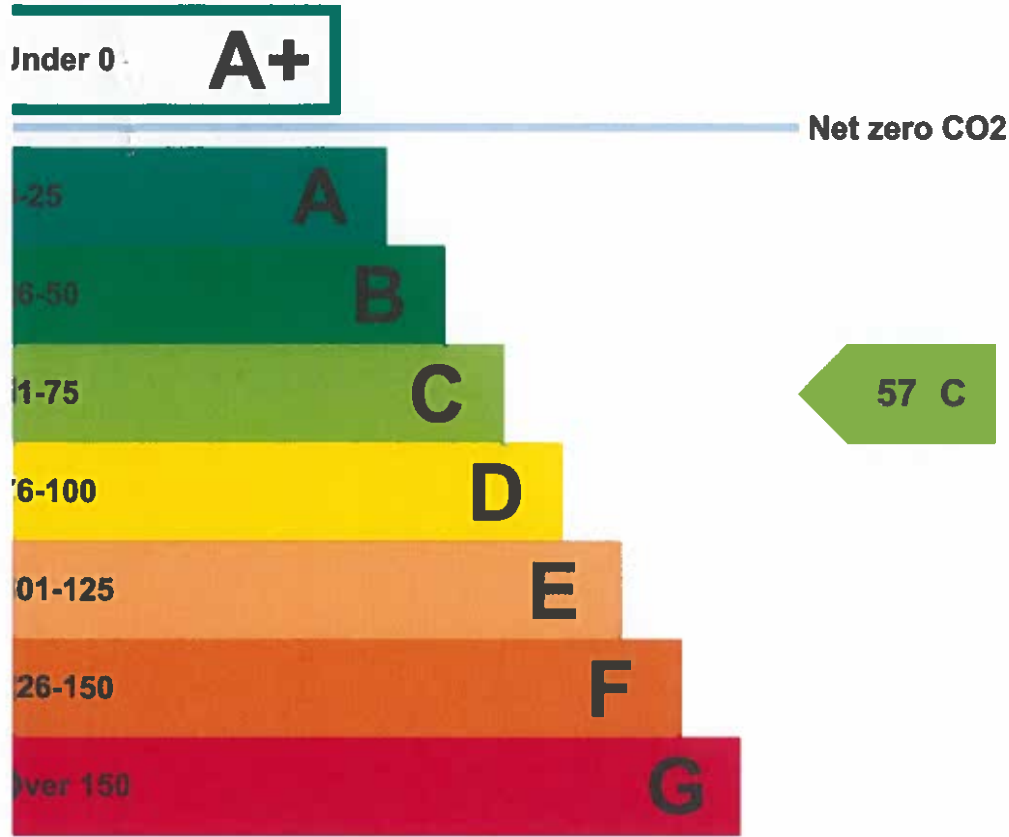
Property type	Retail/Financial and Professional Services
Total floor area	59 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.
You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-property-minimum-energy-efficiency-standard-landlord-guidance).

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:

newly built



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 (kgCO ₂ /m ² per year)	23.43
---	-------

Primary energy use (kWh/m ² per year)	244
--	-----

[About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2855-9999-5244-2244-6215\)](#).

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	Stephen Peacock
Telephone	02086969520
Email	stephen@bespokeplans.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/008714
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Bespokeplans Ltd
----------	------------------

mployer address	24 Walmsley House, Colson Way,
ssessor's declaration	The assessor is not related to the owner of the property.
ate of assessment	26 August 2025
ate of certificate	22 September 2025

Other certificates for this property

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

There are no related certificates for this property.



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

OGI

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

47 Denmark Street WOKINGHAM RG40 2AY	Report number 2855-9999-5244-2244-6215
	Valid until 21 September 2035

Energy rating and EPC

The property's energy rating is C.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/7276-3831-5467-7100-98\)](#).

Recommendations

Recommendations that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
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

Recommendations 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

Recommendations that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

Recommendation	Potential impact on carbon emissions
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High
Consider installing building mounted wind turbine(s).	Low

Property and report details

Report issued on	22 September 2025
Total useful floor area	59 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	Stephen Peacock
Telephone	02086969520
Email	stephen@bespokeplans.co.uk
Employer's name	Bespokeplans Ltd
Employer's address	24 Walmsley House, Colson Way,
Assessor ID	EES/008714
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

Other reports for this property

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

There are no related reports for this property.



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

OGL

All content is available under the [Open Government Licence v3.0 \(https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/\)](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)

Longstaff House 47a Denmark Street WOKINGHAM RG40 2AY	Energy rating B	Valid until: 21 September 2035
		Certificate number: 6968-1322-8142-8132-6656

Property type	Offices and Workshop Businesses
Total floor area	127 square metres

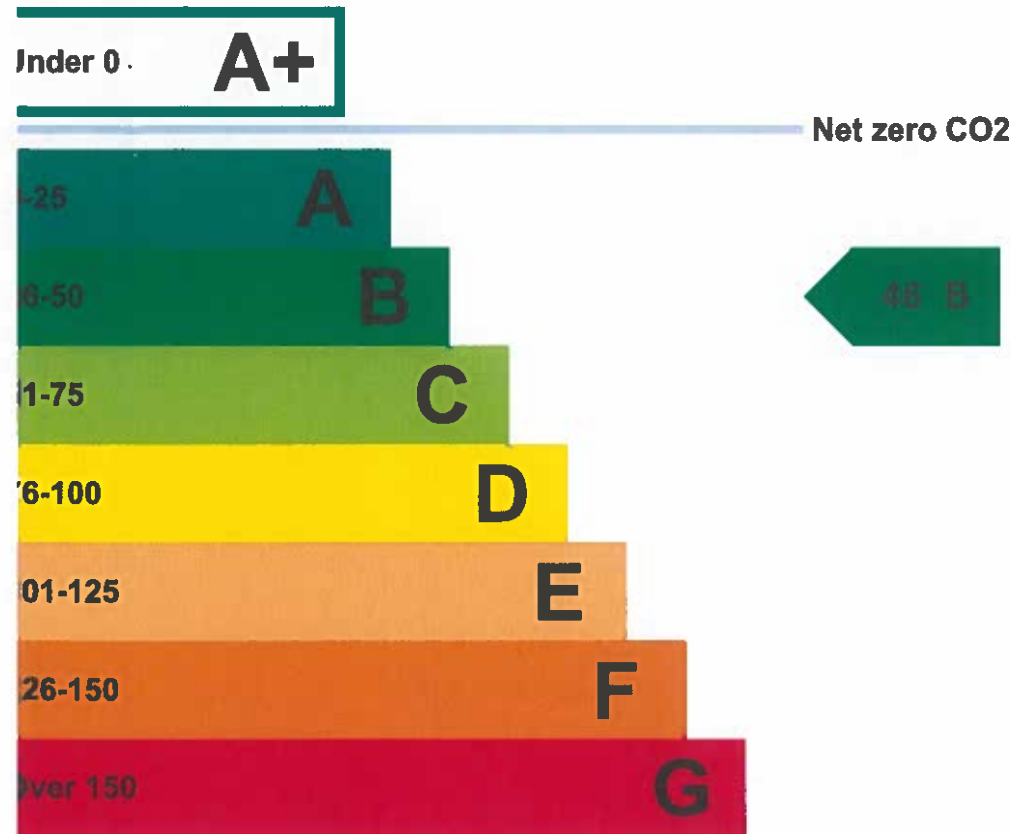
Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is B.



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:

newly built



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 (kgCO ₂ /m ² per year)	20.44
---	-------

Primary energy use (kWh/m ² per year)	213
--	-----

[About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8578-3505-6132-0173-9784\)](#).

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	Stephen Peacock
Telephone	02086969520
Email	stephen@bespokeplans.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/008714
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Bespokeplans.co.uk
----------	--------------------

Employer address	24 Walmsley House London SW16 1RH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 August 2025
Date of certificate	22 September 2025

Other certificates for this property

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

There are no related certificates for this property.



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

OGI

All content is available under the [Open Government Licence v3.0 \(https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/\)](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

Longstaff House 47a Denmark Street WOKINGHAM RG40 2AY	Report number 8578-3505-6132-0173-9784
	Valid until 21 September 2035

Energy rating and EPC

The property's energy rating is B.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/6968-1322-8142-8132-36\)](#).

Recommendations

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC Declaration.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Consider installing an air source heat pump.	High
Consider installing a ground source heat pump.	High
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	22 September 2025
Total useful floor area	127 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.3.1, SBEM, v6.1.e.2

Assessor's details

Assessor's name	Stephen Peacock
Telephone	02086969520
Email	stephen@bespokeplans.co.uk
Employer's name	Bespokeplans.co.uk
Employer's address	24 Walmsley House London SW16 1RH
Assessor ID	EES/008714
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

Other reports for this property

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

There are no related reports for this property.



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

OGI

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

49 Denmark Street WOKINGHAM RG40 2AY	Report number 7069-0677-9773-9919-9681
	Valid until 21 September 2035

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 \(/energy-certificate/4845-6166-8380-6635-39\)](#).

Recommendations

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
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC Declaration.	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
Consider installing an air source heat pump.	High
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low

commendation	Potential impact on carbon emissions
insider installing PV.	Low

Property and report details

Report issued on	22 September 2025
Total useful floor area	55 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	Stephen Peacock
Telephone	02086969520
Email	stephen@bespokeplans.co.uk
Employer's name	Bespokeplans Ltd
Employer's address	24 Walmsley House, Colson Way,
Assessor ID	EES/008714
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

Other reports for this property

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

Report number	0397-2930-4840-3200-5003 (/energy-certificate/0397-2930-4840-3200-5003)
---------------	---



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](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/>)

Energy performance certificate (EPC) recommendation report

49 Denmark Street WOKINGHAM RG40 2AY	Report number 7069-0677-9773-9919-9681
	Valid until 21 September 2035

Energy rating and EPC

The property's energy rating is C.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/4845-6166-8380-6635-39\)](#).

Recommendations

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
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
Consider installing an air source heat pump.	High
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low

insider installing PV.

Low

Property and report details

Report issued on	22 September 2025
Total useful floor area	55 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	Stephen Peacock
Telephone	02086969520
Email	stephen@bespokeplans.co.uk
Employer's name	Bespokeplans Ltd
Employer's address	24 Walmsley House, Colson Way,
Assessor ID	EES/008714
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

Other reports for this property

If you 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).

Report number [0397-2930-4840-3200-5003 \(/energy-certificate/0397-2930-4840-3200-5003\)](https://find-energy-certificate.service.gov.uk/energy-certificate/0397-2930-4840-3200-5003 (/energy-certificate/0397-2930-4840-3200-5003))



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

OGI

All content is available under the [Open Government Licence v3.0 \(https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/\)](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)

51 Denmark Street WOKINGHAM RG40 2AY		Energy rating C	Valid until: 21 September 2035
Certificate number: 6101-6064-2951-0680-6467			

Property type	Retail/Financial and Professional Services
Total floor area	316 square metres

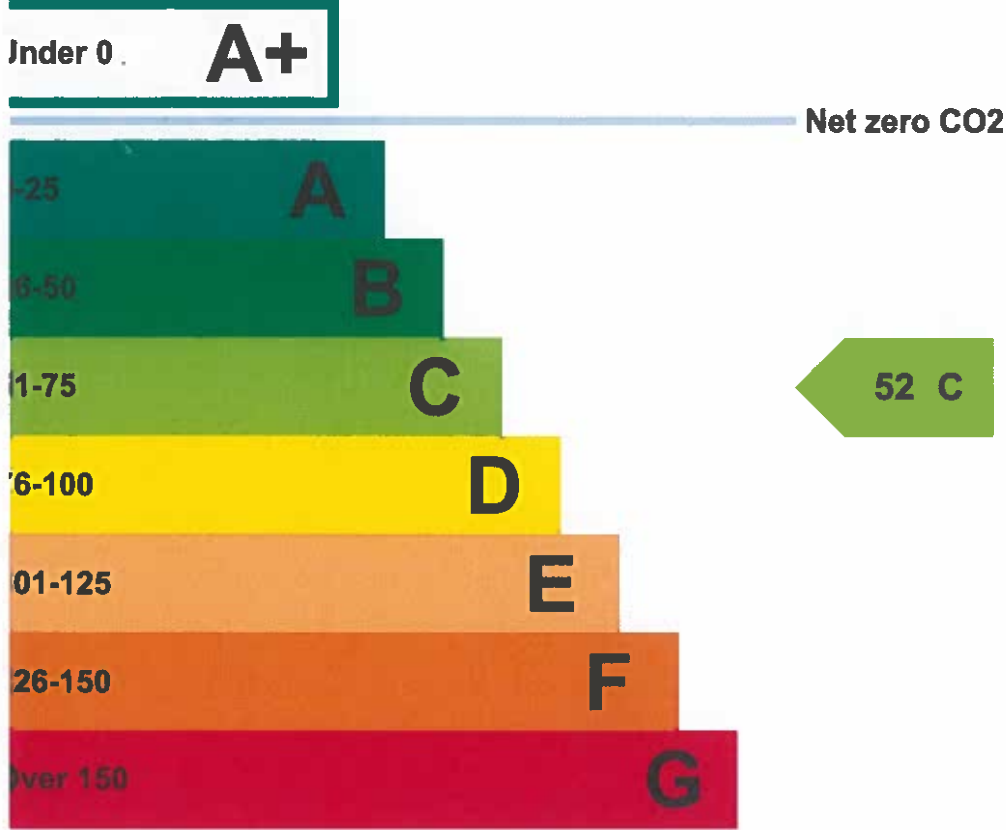
Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C.

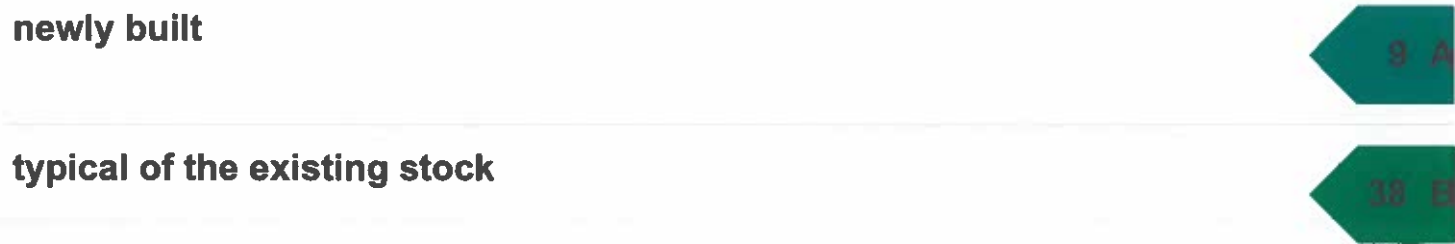


Properties get a rating from A+ (best) to G (worst) and a score.

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:



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 (kgCO ₂ /m ² per year)	26.26
---	-------

Primary energy use (kWh/m ² per year)	274
--	-----

[About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1260-5542-0024-4261-8506\)](/energy-certificate/1260-5542-0024-4261-8506).

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	Stephen Peacock
Telephone	02086969520
Email	stephen@bespokeplans.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/008714
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Vital Direct Ltd
----------	------------------

mployer address	Grenville Court Britwell Road Burnham Slough SL1 8DF
ssessor's declaration	The assessor is not related to the owner of the property.
ate of assessment	26 August 2025
ate of certificate	22 September 2025

Other certificates for this property

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

There are no related certificates for this property.



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

OGL

All content is available under the [Open Government Licence v3.0 \(https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/\)](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

51 Denmark Street WOKINGHAM RG40 2AY	Report number 1260-5542-0024-4261-8506
	Valid until 21 September 2035

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 \(/energy-certificate/6101-6064-2951-0680-37\)](#).

Recommendations

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
Use weather compensation controls to heating system.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC Declaration.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High
Consider installing building mounted wind turbine(s).	Low

Property and report details

Report issued on	22 September 2025
Total useful floor area	316 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.3.1, SBEM, v6.1.e.2

Assessor's details

Assessor's name	Stephen Peacock
Telephone	02086969520
Email	stephen@bespokeplans.co.uk
Employer's name	Vital Direct Ltd
Employer's address	Grenville Court Britwell Road Burnham Slough SL1 8DF
Assessor ID	EES/008714
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

Other reports for this property

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

There are no related reports for this property.



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

OGI

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/>)