| Energy performance certificate (EPC) | | | |
|--|-------------------|--|--|
| 26 Measham Way Lower Earley READING RG6 4ES | Energy rating | Valid until: 4 February 2032 Certificate number: 0370-2847-9120-2202-5301 | |
| Property type | End-terrace house | | |
| Total floor area | 43 square metres | | |

Rules on letting this property

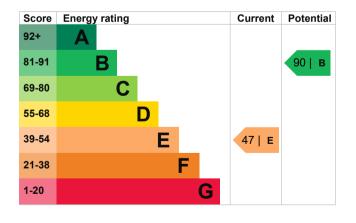
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be B.

<u>See how to improve this property's energy</u> performance.



The graph shows this property's current and potential energy efficiency.

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

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

| Feature | Description | Rating |
|----------------------|---|-----------|
| Wall | Cavity wall, as built, insulated (assumed) | Good |
| Roof | Pitched, 100 mm loft insulation | Average |
| Roof | Pitched, insulated (assumed) | Average |
| Window | Single glazed | Very poor |
| Main heating | Electric storage heaters | Average |
| Main heating control | Manual charge control | Poor |
| Hot water | Electric immersion, off-peak | Very poor |
| Lighting | Low energy lighting in 29% of fixed outlets | Average |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | Portable electric heaters (assumed) | N/A |

Primary energy use

The primary energy use for this property per year is 612 kilowatt hours per square metre (kWh/m2).

| Environmental impact of this property | | This property produces | 4.5 tonnes of CO2 |
|--|------------------|---|-------------------|
| This property's current environmental impact rating is F. It has the potential to be C. | | This property's potential production | 1.4 tonnes of CO2 |
| Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce. | | By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 3.1 tonnes per year. This will help to protect the | |
| Properties with an A rating p | produce less CO2 | environment. | |
| than G rated properties. | | Environmental impact rating assumptions about average | |
| An average household produces | 6 tonnes of CO2 | energy use. They may not reflect how energy is consumed by the people living at the property. | |
| | | | |

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from E(47) to B(90).

| Recommendation | Typical installation cost | Typical yearly saving |
|---|---------------------------|--------------------------|
| 1. Increase loft insulation to 270 mm | £100 - £350 | £25 |
| 2. Floor insulation (solid floor) | £4,000 - £6,000 | £56 |
| 3. Add additional 80 mm jacket to hot water cylinder | £15 - £30 | £27 |
| 4. Draught proofing | £80 - £120 | £24 |
| 5. Low energy lighting | £25 | £23 |
| 6. High heat retention storage heaters | £800 - £1,200 | £256 |
| 7. Solar water heating | £4,000 - £6,000 | £61 |
| 8. Replace single glazed windows with low-E double glazed windows | £3,300 - £6,500 | £111 |
| 9. Solar photovoltaic panels | £3,500 - £5,500 | £381 |

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

| Estimated energy use and potential savings | | Heating a property usually makes up the majority of energy costs. | |
|---|-------|--|---|
| Estimated yearly energy cost for this property | £1093 | Estimated energy use | ed to heat this property 6484 kWh per year |
| Potential saving | £583 | Water heating | 1746 kWh per year |
| The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property. | | Potential energy savings by installing insulation Type of insulation Amount of energy saved | |
| The estimated saving is based on making all of the recommendations in <u>how to improve this</u> | | Loft insulation | 225 kWh per year |
| property's energy performance. For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (https://www.simpleenergyadvice.org.uk/). Heating use in this property | | You might be able to receive <u>Renewable Heat</u> <u>Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive)</u> . This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments. | |

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 | Maureen Port |
|-----------------|--------------------------------|
| Telephone | 01276 686513 |
| Email | admin@estateservicesepcs.co.uk |

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

Elmhurst Energy Systems Ltd EES/001402 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 3 February 2022 5 February 2022 RdSAP