Energy performance certificate (EPC)

23, Milton Gardens WOKINGHAM RG40 1DA	Energy rating	Valid until:	24 July 2029
		Certificate number:	8905-5856-3429-4226-5313
Property type	G	Ground-floor flat	
Total floor area	5	9 square metres	

Rules on letting this property

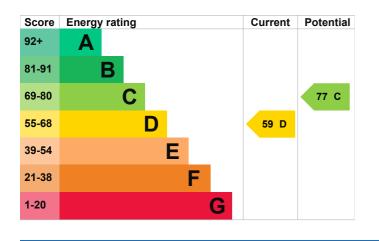
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlordguidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.



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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy 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

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in 36% of fixed outlets	Average
Roof	(another dwelling above)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 467 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£956 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £422 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 6,227 kWh per year for heating
- 2,320 kWh per year for hot water

Impact on the envir	onment	This property produces	4.7 tonnes of CO2
This property's environmen E. It has the potential to be		This property's potential production	2.7 tonnes of CO2
Properties get a rating from (worst) on how much carbc they produce each year.		You could improve this pre emissions by making the This will help to protect th	suggested changes.
Carbon emissions		These ratings are based or about average occupancy	
An average household produces	6 tonnes of CO2	People living at the property may use differ amounts of energy.	

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£160
2. Floor insulation (solid floor)	£4,000 - £6,000	£122
3. Increase hot water cylinder insulation	£15 - £30	£32
4. Low energy lighting	£35	£26
5. High heat retention storage heaters	£1,200 - £1,800	£82

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency

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	John Allies
Telephone	07733896811
Email	john.allies@btinternet.com

Contacting the accreditation scheme

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

Accreditation scheme	ECMK
Assessor's ID	ECMK302238
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	25 July 2019
Date of certificate	25 July 2019
Type of assessment	RdSAP