# **Energy performance certificate (EPC)**

FLAT 2
WOODSTOCK
RECTORY ROAD
WOKINGHAM
RG40 1DJ

Energy rating
Valid until: 6 October 2030

C
Certificate 9003-0201-8300-4501-4604
number:

Property type	Ground-floor flat
Total floor area	47 square metres

# Rules on letting this property

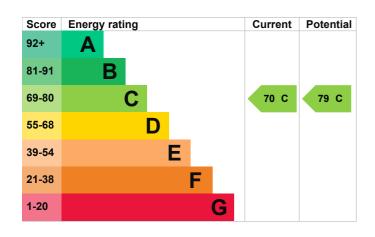
Properties can be let if they have an energy rating from A to E.

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

## **Energy rating and score**

This property's energy rating is C. 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, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Electric storage heaters	Average
Main heating control	Automatic charge control	Average
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in 78% of fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	Suspended, 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 362 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend £630 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 £181 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** 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:

- 3,589 kWh per year for heating
- 1,680 kWh per year for hot water

Impact on the environment	This property produces	2.9 tonnes of CO2	
	This property's	2.3 tonnes of CO2	

This property's environmental impact rating is D. It has the potential to be D.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

#### Carbon emissions

6 tonnes of CO2 An average household produces

This property produces	2.9 tonnes of CO2
This property's potential production	2.3 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

# Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£94
2. High heat retention storage heaters	£1,200 - £1,800	£87

#### Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

### Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

 Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgradescheme)

### Who to contact about this certificate

### **Contacting the assessor**

Date of certificate

Type of assessment

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

Assessor's name	Graham Cairns
Telephone	07713 163122
Email	grahamcairns@ntlworld.com

#### **Contacting the accreditation scheme**

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

Accreditation scheme	Quidos Limited	
Assessor's ID	QUID206338	
Telephone	01225 667 570	
Email	info@quidos.co.uk	
About this assessment		
Assessor's declaration	No related party	
Date of assessment	5 October 2020	

7 October 2020

RdSAP