Energy performance certificate (EPC)

26, Milton Gardens WOKINGHAM RG40 1DA	Energy rating	Valid until:	16 August 2030
		Certificate number:	9938-9080-6208-7950-8294
Property type	N	lid-floor flat	
Total floor area	58 square metres		

Rules on letting this property

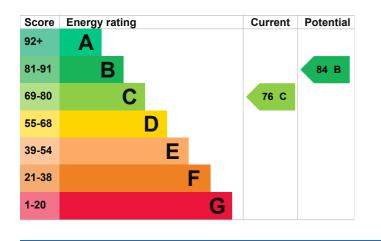
Properties can be let if they have an energy rating from A to E.

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 C. It has the potential to be B.

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, no insulation (assumed)	Poor
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Window	Fully double glazed	Good
Main heating	Room heaters, electric	Very poor
Main heating control	Appliance thermostats	Good
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 203 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£526 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 £146 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:

- 1,775 kWh per year for heating
- 1,767 kWh per year for hot water

Impact on the environment	This property produces	2.0 tonnes of CO2		
This property's environmental impact ratin C. It has the potential to be C.	This property's potential production	This property's1.8 tonnes of CO2potential production		
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO they produce each year.	emissions by making the	You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.		
Carbon emissions	These ratings are based about average occupanc	•		
An average household 6 tonnes of produces	People living at the prop	,,		

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£64
2. 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	Gareth Lewis
Telephone	07398170544
Email	info@blueskyinventories.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	Stroma Certification Ltd	
Assessor's ID	STR0033346	
Telephone	0330 124 9660	
Email	certification@stroma.com	

About this assessment

No related party	
17 August 2020	
17 August 2020	
RdSAP	
	17 August 2020 17 August 2020