Energy performance certificate (EPC)

5 Broad Lane Upper Bucklebury READING RG7 6QH Energy rating

Valid until: 22 May 2032

Certificate number: 2419-6102-4002-0205-8902

Property type Detached house

Total floor area 166 square metres

Rules on letting this property

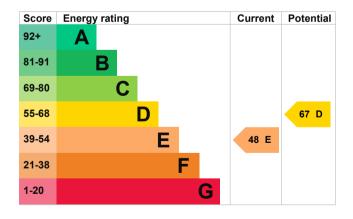
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

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



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, insulated (assumed)	Good
Roof	Roof room(s), no insulation (assumed)	Very poor
Roof	Pitched, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Average
Window	Fully double glazed	Average
Main heating	Air source heat pump, radiators, electric	Poor
Main heating control	Time and temperature zone control	Very good
Hot water	From main system, plus solar, no cylinder thermostat	Poor
Lighting	Low energy lighting in 68% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Suspended, limited insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- · Biomass secondary heating
- · Air source heat pump
- · Solar water heating
- Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 240 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- PVs or wind turbine present on the property (England, Wales or Scotland)
 The assessment does not include any feed-in tariffs that may be applicable to this property.
- · Cavity fill is recommended

Environmental impact of this property

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

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

An average household 6 tonnes of CO2 produces

This property produces 6.2 tonnes of CO2

This property's potential 3.7 tonnes of CO2 production

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

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£507
2. Cavity wall insulation	£500 - £1,500	£213
3. Floor insulation (suspended floor)	£800 - £1,200	£143
4. Low energy lighting	£35	£25
5. Hot water cylinder thermostat	£200 - £400	£51

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.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£2853
Potential saving if you complete every step in order	£940

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.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used	
Space heating	21912 kWh per year	
Water heating	3396 kWh per year	
Potential energy savings by installing insulation		
Type of insulation	Amount of energy saved	

696 kWh per year

1722 kWh per year

Saving energy in this property

Loft insulation

Cavity wall insulation

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

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 Asif Zaman
Telephone 07961009498

Email <u>epc_assessor@yahoo.co.uk</u>

Accreditation scheme contact details

Accreditation scheme Quidos Limited
Assessor ID QUID201873
Telephone 01225 667 570
Email info@guidos.co.uk

Assessment details

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
4 May 2022
23 May 2022
RdSAP