

# Energy performance certificate (EPC)

|   |                           |   |
|---|---------------------------|---|
| 32 Bath Road<br>Midgham<br>READING<br>RG7 5XE | Energy rating<br><b>E</b> | Valid until: <b>22 June 2036</b>                    |
|   |                           | Certificate number: <b>2802-3063-6205-7616-8204</b> |

**Property type** Semi-detached house

**Total floor area** 148 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 70 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 54 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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    | Solid brick, as built, no insulation (assumed)      | Very poor |
| Wall    | Cavity wall, as built, partial insulation (assumed) | Average   |
| Roof    | Pitched, 300 mm loft insulation                     | Very good |
| Roof    | Roof room(s), no insulation (assumed)               | Very poor |

| Feature              | Description                          | Rating  |
|----------------------|--------------------------------------|---------|
| Window               | Fully double glazed                  | Poor    |
| Main heating         | Boiler and radiators, oil            | Average |
| Main heating control | Programmer, room thermostat and TRVs | Good    |
| Hot water            | From main system                     | Average |
| Lighting             | Below average lighting efficiency    | Average |
| Floor                | Solid, no insulation (assumed)       | N/A     |
| Air tightness        | (not tested)                         | 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 CO<sub>2</sub>. 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

## Primary energy use

The primary energy use for this property per year is 204 kilowatt hours per square metre (kWh/m<sup>2</sup>).

▶ [About primary energy use](#)

## Additional information

Additional information about this property:

- PV recommended  
When considering the PV installation consider installing PV battery and a PV diverter for water heating.
- Cavity fill is recommended

## Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

# How this affects your energy bills

An average household would need to spend **£1,863 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 £495 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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## Heating this property

Estimated energy needed in this property is:

- 18,139 kWh per year for heating
- 3,337 kWh per year for hot water

## Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

## Carbon emissions

|   |                               |
|---|-------------------------------|
| <b>An average household produces</b>        | 6 tonnes of CO <sub>2</sub>   |
| <b>This property produces</b>               | 6.8 tonnes of CO <sub>2</sub> |
| <b>This property's potential production</b> | 4.7 tonnes of CO <sub>2</sub> |

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You could improve this property's CO<sub>2</sub> 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

▶ [Do I need to follow these steps in order?](#)

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## Step 1: Cavity wall insulation

Typical installation cost £900 - £1,500

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Typical yearly saving £153

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Potential rating after completing step 1

58 D

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## Step 2: Internal wall insulation

Typical installation cost £7,500 - £11,000

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Typical yearly saving £198

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Potential rating after completing steps 1 and 2

63 D

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## Step 3: Floor insulation (solid floor)

Typical installation cost £5,000 - £10,000

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Typical yearly saving £105

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Potential rating after completing steps 1 to 3

65 D

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## Step 4: Solar water heating

Typical installation cost £4,000 - £7,000

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Typical yearly saving £39

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Potential rating after completing steps 1 to 4

66 D

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## Step 5: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £8,000 - £10,000

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Typical yearly saving £252

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Potential rating after completing steps 1 to 5

70 C

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## Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

## Help paying for energy saving improvements

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

- Free energy saving improvements: [Warm Homes Local Grant \(WHLG\)](#)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)
- Help from your energy supplier: [Energy Company Obligation](#)

## 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** Nicholas May

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**Telephone** 07771515296

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**Email** [nick.may@epcproperty.co.uk](mailto:nick.may@epcproperty.co.uk)

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### Contacting the accreditation scheme

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

**Accreditation scheme** Elmhurst Energy Systems Ltd

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**Assessor's ID** EES/023369

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Telephone

01455 883 250

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Email

[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

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## About this assessment

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Assessor's declaration

No related party

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Date of assessment

20 May 2026

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Date of certificate

23 June 2026

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Type of assessment

▶ [RdSAP](#)

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## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

**OGL**

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