

# Energy performance certificate (EPC)

|                                          |                              |                                                                  |
|------------------------------------------|------------------------------|------------------------------------------------------------------|
| 153 Caversham Road<br>READING<br>RG1 8AU | Energy<br>rating<br><b>D</b> | Valid until: <b>11 June 2030</b>                                 |
|                                          |                              | Certificate<br>number: <b>0110-0130-<br/>8512-2406-<br/>3002</b> |

|               |                                                        |
|---------------|--------------------------------------------------------|
| Property type | A1/A2 Retail and<br>Financial/Professional<br>services |
|---------------|--------------------------------------------------------|

|                  |                  |
|------------------|------------------|
| Total floor area | 83 square metres |
|------------------|------------------|

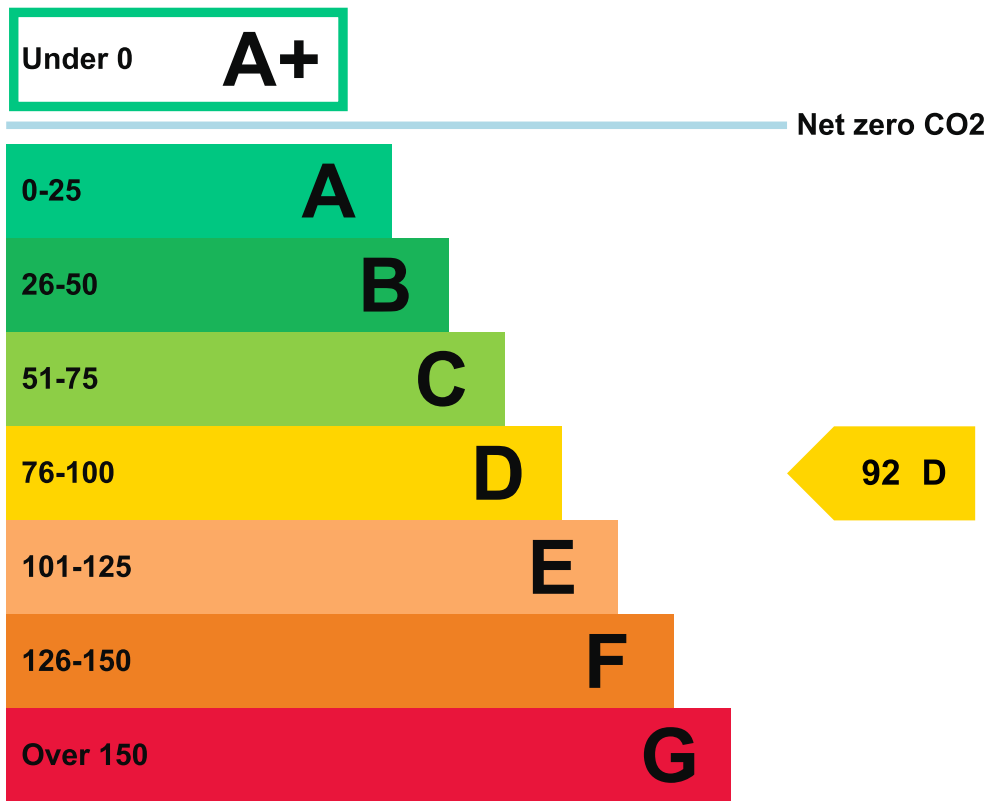
## Rules on letting this property

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 \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

|                                  |      |
|----------------------------------|------|
| If newly built                   | 24 A |
| If typical of the existing stock | 70 C |

## Breakdown of this property's energy performance

|                      |                                 |
|----------------------|---------------------------------|
| Main heating fuel    | Grid Supplied Electricity       |
| Building environment | Heating and Natural Ventilation |

|                                                                         |        |
|-------------------------------------------------------------------------|--------|
| <b>Assessment level</b>                                                 | 3      |
| <b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b> | 131.93 |
| <b>Primary energy use (kWh/m<sup>2</sup> per year)</b>                  | 780    |

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0322-0168-1440-1500-1003\)](/energy-certificate/0322-0168-1440-1500-1003).

## 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.

|                        |                                                            |
|------------------------|------------------------------------------------------------|
| <b>Assessor's name</b> | Gary Romaine                                               |
| <b>Telephone</b>       | 07552556858                                                |
| <b>Email</b>           | <a href="mailto:gary.r@easyepc.org">gary.r@easyepc.org</a> |

### Contacting the accreditation scheme

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

|                             |                                                                                    |
|-----------------------------|------------------------------------------------------------------------------------|
| <b>Accreditation scheme</b> | Elmhurst Energy Systems Ltd                                                        |
| <b>Assessor's ID</b>        | EES/023158                                                                         |
| <b>Telephone</b>            | 01455 883 250                                                                      |
| <b>Email</b>                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

## About this assessment

|                               |                                                           |
|-------------------------------|-----------------------------------------------------------|
| <b>Employer</b>               | EASY EPC                                                  |
| <b>Employer address</b>       | 12 Albion Street Brighton BN2 9NE                         |
| <b>Assessor's declaration</b> | The assessor is not related to the owner of the property. |
| <b>Date of assessment</b>     | 9 June 2020                                               |
| <b>Date of certificate</b>    | 12 June 2020                                              |

## 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.



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

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

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