

Energy performance certificate (EPC)

The Bungalow Sun Garage Bath Road READING RG7 5RH	Energy rating E	Valid until:	30 August 2033
		Certificate number:	7504-0091-4208-1477-9200

Property type

Detached house

Total floor area

162 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.](#)

Feature	Description	Rating
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in 92% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	Room heaters, LPG	N/A

Primary energy use

The primary energy use for this property per year is 237 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£3,369 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 £1,346 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 23,239 kWh per year for heating
- 2,984 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is F. 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.

Steps you could take to save energy

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

Step 1: Room-in-roof insulation

Typical installation cost £1,500 - £2,700

Typical yearly saving £786

Potential rating after completing step 1

54 E

Step 2: Floor insulation (solid floor)

Typical installation cost £4,000 - £6,000

Typical yearly saving £179

Potential rating after completing steps 1 and 2

57 D

Step 3: Replace boiler with new condensing boiler

Typical installation cost £2,200 - £3,000

Typical yearly saving £274

Potential rating after completing steps 1 to 3

62 D

Step 4: Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving £107

Potential rating after completing steps 1 to 4

64 D

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

30 August 2023

Date of certificate

31 August 2023

Type of assessment

► [RdSAP](#)

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 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)

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Energy performance certificate (EPC) recommendation report

Retail Space & Offices
Sun Garage
Bath Road
Woolhampton
Reading
RG7 5RH

Report number
3829-2059-0526-2437-9400

Valid until
31 August 2033

Energy rating and EPC

This property's energy rating is C.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/6232-4124-0736-4773-6619\)](#).

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Medium
In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.	Low

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
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Other reports for this property

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Energy performance certificate (EPC)

Retail Space & Offices Sun Garage Bath Road Woolhampton Reading RG7 5RH	Energy rating C	Valid until:	31 August 2033
		Certificate number:	6232-4124- 0736-4773- 6619

Property type

Retail/Financial and
Professional Services

Total floor area

73 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 C.

Assessment level	3
Building emission rate (kgCO₂/m² per year)	38.81
Primary energy use (kWh/m² per year)	410

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3829-2059-0526-2437-9400\)](/energy-certificate/3829-2059-0526-2437-9400).

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	Simon Kane
Telephone	01235 766 414
Email	simon@propertyassess.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/004723
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

