

Find an energy certificate (/)

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Energy performance certificate (EPC)

Guest House, 1st Floor, 7 Blagrove Street Reading RG1 1PJ	Energy rating B	Valid until:	27 March 2036
		Certificate number:	2836-3277-6663-9100-3421

Property type

Hotels

Total floor area

107 square metres

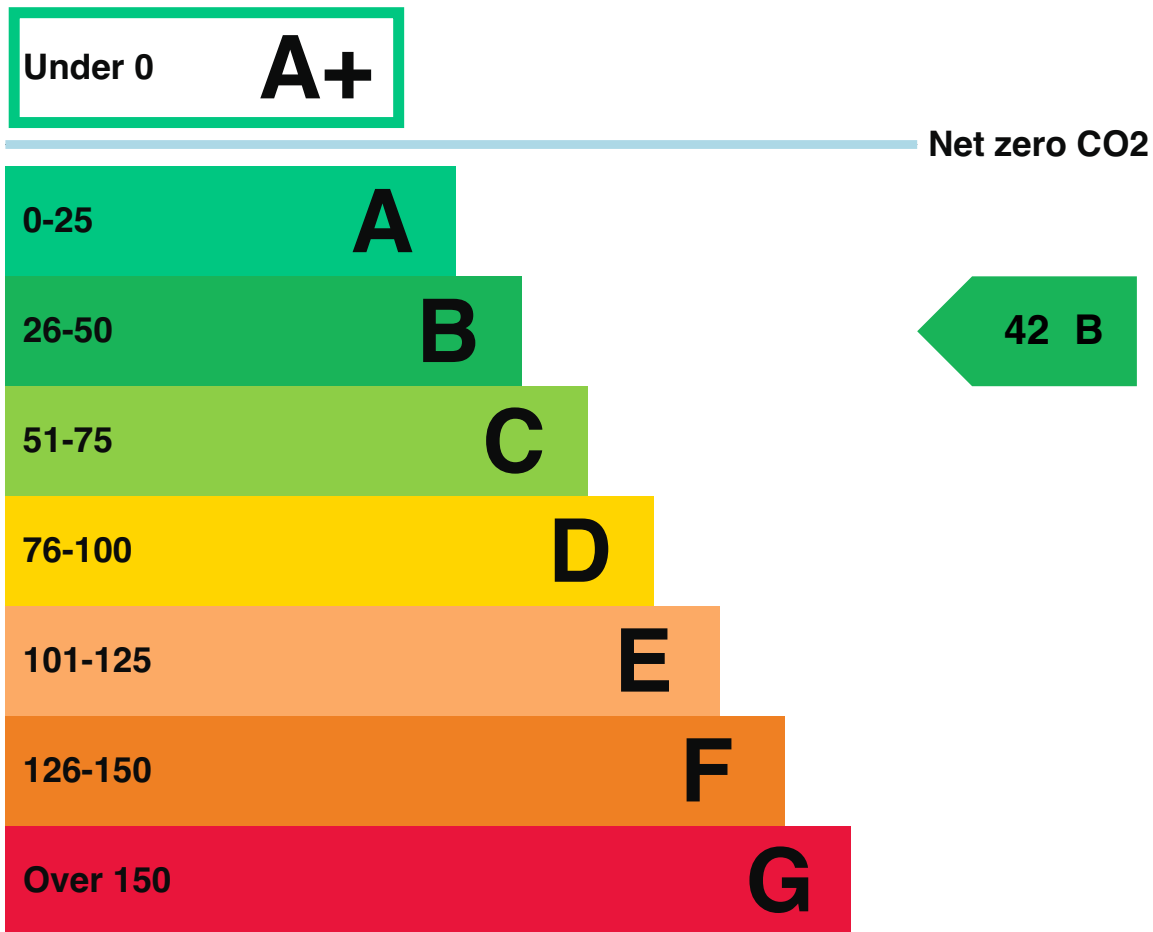
Rules on letting this property

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 B.



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

31 B

If typical of the existing stock

126 F

Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO₂/m² per year)

108.27

Primary energy use (kWh/m² per year)

588

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2380-6146-3632-6727-4902\)](/energy-certificate/2380-6146-3632-6727-4902).

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

Uruj Chanan

Telephone

[07860564397](tel:07860564397)

Email

uc@infinityc.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

Quidos Limited

Assessor's ID

QUID209486

Telephone

[01225 667 570](tel:01225 667 570)

Email

info@quidos.co.uk

About this assessment**Employer**

Thames Valley EPC

Employer address**Assessor's declaration**

The assessor is not related to the owner of the property.

Date of assessment

27 March 2026

Date of certificate

28 March 2026

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](tel:02038290748) (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

