Energy performance certificate (EPC)		
Annexe, Greenlands Farm Bramley Road Silchester Reading RG7 2LT	Energy rating	Valid until: 18 January 2033 Certificate number: 0500-2141-4690-2597-8145
Property type		Detached house
Total floor area		71 square metres

Rules on letting this property

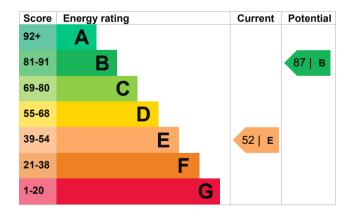
Properties can be let if they have an energy rating from A to E.

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

Energy efficiency rating for this property

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

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



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Timber frame, as built, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Room heaters, electric	Very poor
Main heating control	Appliance thermostats	Good
Hot water	Electric instantaneous at point of use	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	To unheated space, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 291 kilowatt hours per square metre (kWh/m2).

Environmental impa property	act of this	This property produces	3.5 tonnes of CO2
This property's current envi rating is D. It has the potent	•	This property's potential production	2.2 tonnes of CO2
Properties are rated in a sc based on how much carbor produce.	n dioxide (CO2) they	By making the <u>recommend</u> could reduce this property's 1.3 tonnes per year. This w environment.	CO2 emissions by
Properties with an A rating	produce less CO2		
than G rated properties.	6 to man of 000	Environmental impact rating assumptions about average	e occupancy and
An average household produces	6 tonnes of CO2	energy use. They may not consumed by the people liv	0,

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from E (52) to B (87).

Step	Typical installation cost	Typical yearly saving
1. High heat retention storage heaters	£800 - £1,200	£418
2. Solar water heating	£4,000 - £6,000	£156
3. Heat recovery system for mixer showers	£585 - £725	£36
4. Solar photovoltaic panels	£3,500 - £5,500	£401

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	£1375
Potential saving if you complete every step in order	£609

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	5150 kWh per year
Water heating	1241 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

Saving energy in this property

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

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	Christopher Donnell
Telephone	02039056099
Email	<u>chrisdonnellan@fou</u>

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

lan irwalls-group.com

Stroma Certification Ltd STRO035854 0330 124 9660 certification@stroma.com

No related party 19 January 2023 19 January 2023 RdSAP