

Energy performance certificate (EPC)

Ground Floor Unit 2-4 Broad Street Wokingham RG40 1AB	Energy rating B	Valid until: 6 November 2033
		Certificate number: 6296-3811-7518-6494-8460

Property type	Retail/Financial and Professional Services
Total floor area	66 square metres

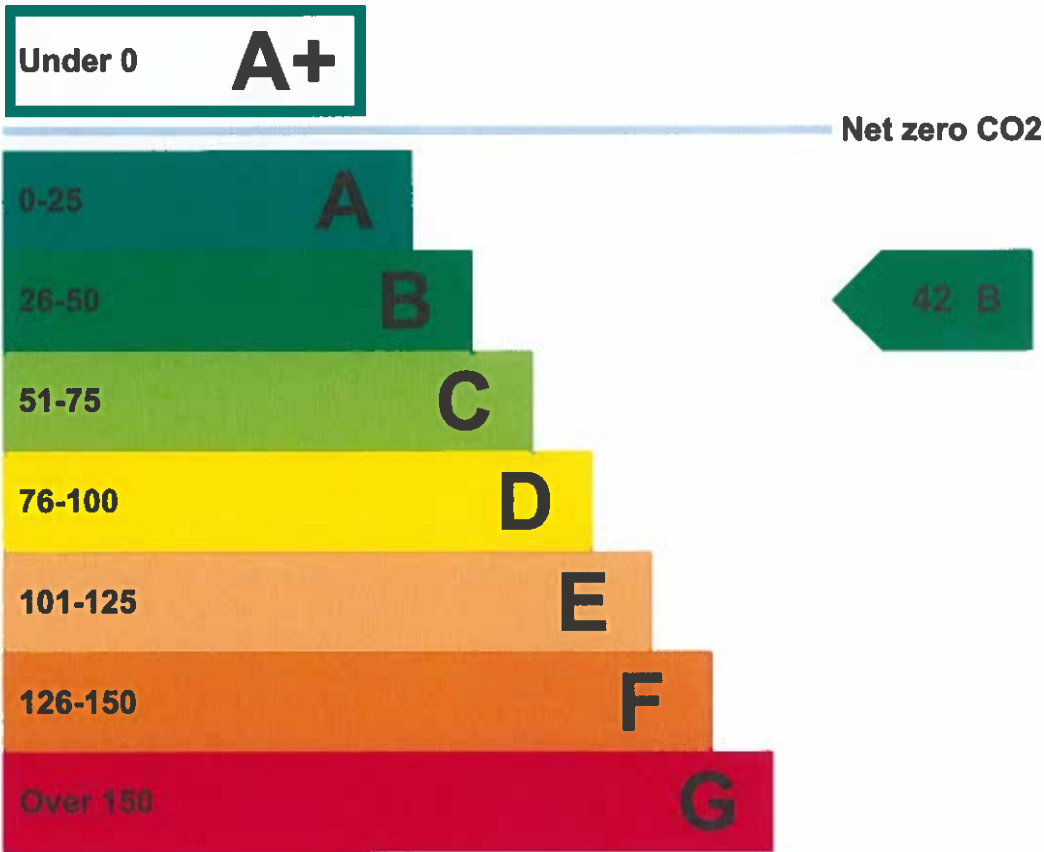
Rules on letting this property

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



If typical of the existing stock



Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Heating and Natural Ventilation

Assessment level	4
Building emission rate (kgCO₂/m² per year)	18.95
Primary energy use (kWh/m² per year)	198

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9572-8584-5741-9838-1888\)](/energy-certificate/9572-8584-5741-9838-1888).

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	Iraj Maghounaki
Telephone	01865 378 885
Email	info@erscltd.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/015723
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	ERS Consultants Ltd
Employer address	Suite L, Kidlington Centre, High Street, Kidlington, OX5 2DL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	8 September 2023
Date of certificate	7 November 2023

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

Ground Floor Unit
2-4 Broad Street
Wokingham
RG40 1AB

Report number
9572-8584-5741-9838-1888

Valid until
6 November 2033

Energy rating and EPC

This property's energy rating is B.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/6296-3811-7518-6494-8460\)](#).

Recommendations

Changes that may pay for themselves within 3 years

Recommendation

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.

Potential impact on carbon emissions

Medium

Changes that may pay for themselves in over 7 years

Recommendation

Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.

Potential impact on carbon emissions

Medium

Consider installing an air source heat pump.

High

Property and report details

Report issued on	7 November 2023
Total useful floor area	66 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	IES Ltd, Virtual Environment, v7.0.23, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Iraj Maghounaki
Telephone	01865 378 885
Email	info@erscltd.co.uk
Employer's name	ERS Consultants Ltd
Employer's address	Suite L, Kidlington Centre, High Street, Kidlington, OX5 2DL
Assessor ID	EES/015723
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

Other reports for this property

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