

Energy performance certificate (EPC)

9 Crescent Road WOKINGHAM RG40 2DB	Energy rating	Valid until: 6 March 2033
	E	Certificate number: 2040-3807-8070-1407-9105

Property type	Retail/Financial and Professional Services
Total floor area	88 square metres

Rules on letting this property

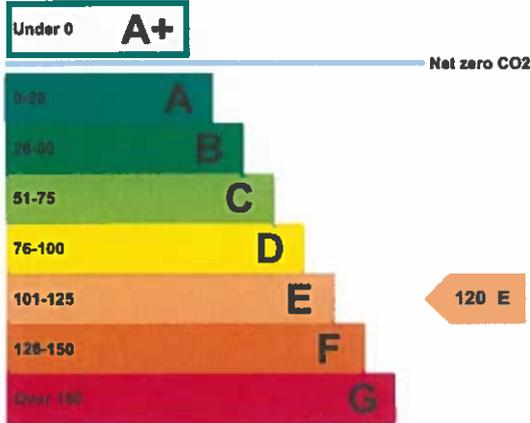
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.

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	29 B
If typical of the existing stock	115 E

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	54.68
Primary energy use (kWh/m ² per year)	359

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8907-8447-4002-0007-1106\)](#).

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	Asif Zaman
Telephone	07961009498
Email	epc_assessor@yahoo.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	QUID201873
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	IDK Global Ltd
Employer address	20-22 Wenlock Road, London, N1 7GU
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	1 March 2023
Date of certificate	7 March 2023

Energy performance certificate (EPC) recommendation report

9 Crescent Road
WOKINGHAM
RG40 2DB

Report number
8907-8447-4002-0007-1106

Valid until
6 March 2033

Energy rating and EPC

This property's energy rating is E.

For more information on the property's energy performance, see the EPC for this property.

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.	Low
Add optimum start/stop to the heating system.	Medium
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add weather compensation controls to heating system.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Add local time control to heating system.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	Low

Additional recommendations

Recommendation	Potential impact on carbon emissions
Roof is poorly insulated. Install or improve insulation of roof.	Medium

Property and report details

Report issued on	7 March 2023
Total useful floor area	88 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.c, SBEM, v6.1.c.0

Assessor's details

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