

# Energy performance certificate (EPC)

Cobweb Cottage The Street Hurst READING RG10 0DB	Energy rating <b>G</b>	Valid until:	22 October 2030
		Certificate number:	2826-3900-3200-4810-3204

Property type

Top-floor flat

Total floor area

78 square metres

## Rules on letting this property

### You may not be able to let this property

This property has an energy rating of G. It cannot be let, unless an exemption has been registered. 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).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

## Energy rating and score

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

[See how to improve this property's energy efficiency.](#)

Feature	Description	Rating
Main heating control	No thermostatic control of room temperature	Poor
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(other premises below)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

## Primary energy use

The primary energy use for this property per year is 930 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [About primary energy use](#)

## How this affects your energy bills

An average household would need to spend **£4,201 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 £2,717 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** 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:

- 21,192 kWh per year for heating
- 1,896 kWh per year for hot water

## Impact on the environment

This property's environmental impact rating is G. It has the potential to be F.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

## Carbon emissions

# Steps you could take to save energy

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

## Step 1: Internal or external wall insulation

Typical installation cost £4,000 - £14,000

Typical yearly saving £1,052

Potential rating after completing step 1

4 G

## Step 2: Floor insulation (solid floor)

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

Typical yearly saving £58

Potential rating after completing steps 1 and 2

5 G

## Step 3: High heat retention storage heaters

Typical installation cost £1,600 - £2,400

Typical yearly saving £1,540

Potential rating after completing steps 1 to 3

45 E

## Step 4: Heat recovery system for mixer showers

Typical installation cost £585 - £725

Typical yearly saving £35

Potential rating after completing steps 1 to 4

46 E

<b>Accreditation scheme</b>	Elmhurst Energy Systems Ltd
<b>Assessor's ID</b>	EES/015256
<b>Telephone</b>	01455 883 250
<b>Email</b>	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

## About this assessment

<b>Assessor's declaration</b>	No related party
<b>Date of assessment</b>	22 October 2020
<b>Date of certificate</b>	23 October 2020
<b>Type of assessment</b>	► <a href="#">RdSAP</a>

## 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](mailto: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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