Energy performance certificate (EPC)

2 Nicholas Wharf West Mills NEWBURY RG14 5HP	Energy rating **C**	Valid until:	**28 May 2033**
		Certificate number:	**9237-8125-1200-0666-7226**

Property type

Ground-floor flat

Total floor area

32 square metres

Rules on letting this property

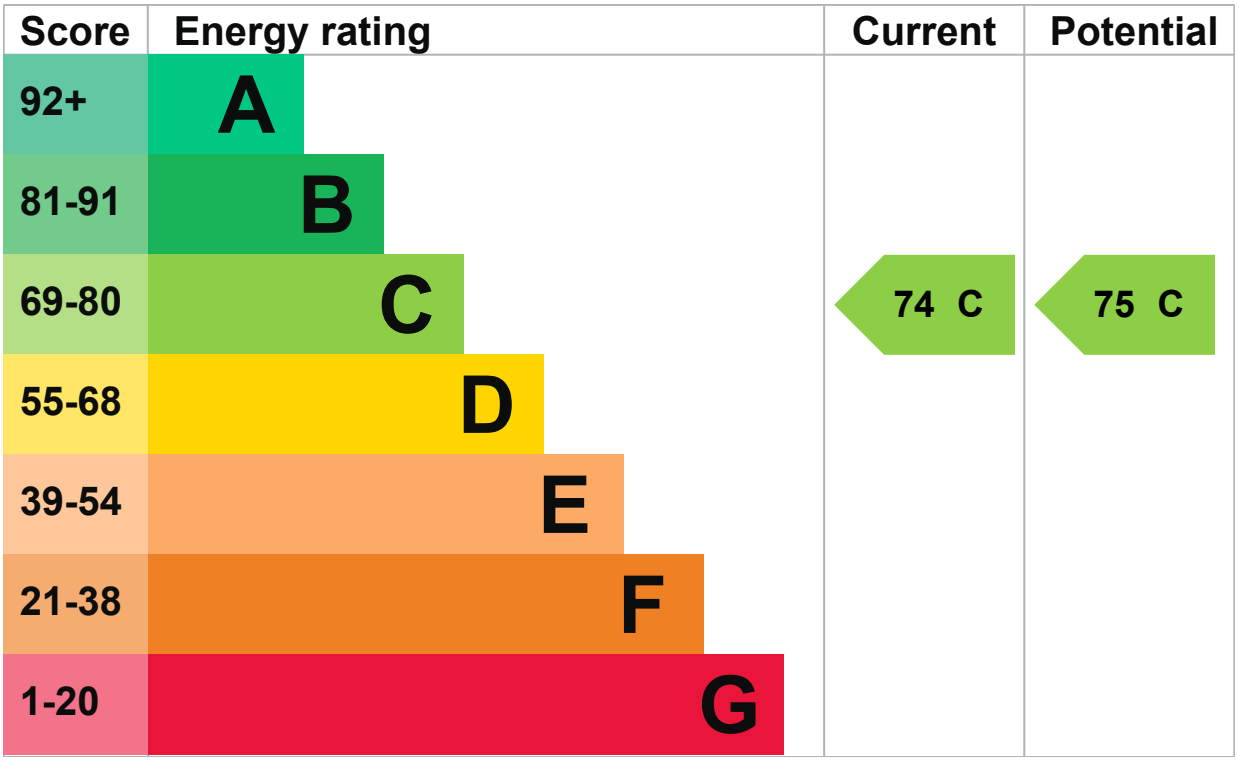
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

See how to improve this property's energy efficiency.



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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy 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

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Very good
Window	Fully double glazed	Good
Main heating	Boiler and underfloor heating, electric	Very poor
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Poor
Lighting	Low energy lighting in 83% of fixed outlets	Very good
Roof	(another dwelling above)	N/A

Feature	Description	Rating
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 303 kilowatt hours per square metre (kWh/m2).

▶ What is primary energy use?

How this affects your energy bills

An average household would need to spend **£847 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 £41 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 1,309 kWh per year for heating
- 1,527 kWh per year for hot water

More ways to save energy

Find ways to save energy in your home.

Environmental impact of this property

This property's current environmental impact rating is C. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

An average household produces

6 tonnes of CO2

This property produces

1.6 tonnes of CO2

This property's potential production

1.5 tonnes of CO2

You could improve this property's CO_2 emissions by making the suggested changes. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Changes you could make

▶ Do I need to follow these steps in order?

Step 1: Heat recovery system for mixer showers

Typical installation cost

£585 - £725

Typical yearly saving

£40

Potential rating after completing step 1

75 C

Paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

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

Carl Otorepec

Telephone

07855 791 508

Email

robotorepec@hotmail.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/005317

Telephone
01455 883 250

Email
enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration
No related party

Date of assessment
26 May 2023

Date of certificate
29 May 2023

Type of assessment
▶ RdSAP

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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number
9137-8125-1200-0606-7226 (/energy-certificate/9137-8125-1200-0606-7226)

Valid until
28 May 2033

Certificate number
0378-7012-7326-0587-2900 (/energy-certificate/0378-7012-7326-0587-2900)

Valid until
2 June 2023