

# Energy performance certificate (EPC)

Flat 4 2 St. Johns Hill READING RG1 4EE	Energy rating <b>D</b>	Valid until: <b>3 September 2031</b> <hr/> Certificate number: <b>0330-2556-3030-2529-6685</b>
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Property type	Top-floor flat
Total floor area	44 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 D. It has the potential to be D.

[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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	62 D
39-54	E		
21-38	F		
1-20	G		

## 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	Solid brick, with internal insulation	Good
Wall	Timber frame, as built, no insulation (assumed)	Poor
Roof	Pitched, 100 mm loft insulation	Average
Window	Partial double glazing	Average
Main heating	Boiler and radiators, electric	Very poor
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	Electric instantaneous at point of use	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 331 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## How this affects your energy bills

An average household would need to spend **£906 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 £143 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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### Heating this property

Estimated energy needed in this property is:

- 3,510 kWh per year for heating
- 988 kWh per year for hot water

## Impact on the environment

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

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

## Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

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This property produces 2.5 tonnes of CO<sub>2</sub>

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This property's potential production 2.1 tonnes of CO<sub>2</sub>

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You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£97
2. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£46

## Help paying for energy improvements

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

## More ways to save energy

Find ways to save energy in your home by visiting [www.gov.uk/improve-energy-efficiency](https://www.gov.uk/improve-energy-efficiency).

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## 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	Paul Denton
Telephone	+447748651997
Email	<a href="mailto:paul.denton8@btinternet.com">paul.denton8@btinternet.com</a>

### 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/008142
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	26 July 2021
Date of certificate	4 September 2021
Type of assessment	<a href="#">RdSAP</a>



**Issuer** Northwood - Jon Rosi

**Document generated** Fri, 13th Oct 2023 13:21:46 UTC

**Document fingerprint** 67f0650edec4a73e3d2399b3de175c19

### Parties involved with this document

Document processed	Party + Fingerprint
Fri, 13th Oct 2023 17:47:40 UTC	Mr Sekh Mahabul Haque - Signer (238582ec893fd638afcb6bb4c848df74)
Sat, 14th Oct 2023 1:02:25 UTC	Company Global Profits Limited - Signer (43891431d4468e7a730090001523a491)
Thu, 19th Oct 2023 9:22:06 UTC	Northwood JRM - Signer (a7c6b213d65287aed487218dee4a3e18)

### Audit history log

Date	Action
Thu, 19th Oct 2023 9:22:07 UTC	Northwood JRM viewed the envelope. (176.35.111.130)
Thu, 19th Oct 2023 9:22:06 UTC	This envelope has been signed by all parties (176.35.111.130)
Thu, 19th Oct 2023 9:22:06 UTC	Northwood JRM signed the envelope (176.35.111.130)
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Wed, 18th Oct 2023 6:11:28 UTC	Mr Sekh Mahabul Haque viewed the envelope. (82.28.153.181)
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Sat, 14th Oct 2023 1:02:25 UTC	Document emailed to Shelley@jonrosi.co.uk (3.8.161.146)
Sat, 14th Oct 2023 1:02:25 UTC	Sent the envelope to Northwood JRM (Shelley@jonrosi.co.uk) for signing (42.3.9.206)
Sat, 14th Oct 2023 1:02:25 UTC	Company Global Profits Limited signed the envelope (42.3.9.206)
Sat, 14th Oct 2023 0:59:59 UTC	Company Global Profits Limited viewed the envelope. (42.3.9.206)
Sat, 14th Oct 2023 0:59:54 UTC	Company Global Profits Limited opened the document email. (66.249.84.99)
Fri, 13th Oct 2023 22:59:09 UTC	Company Global Profits Limited viewed the envelope. (58.176.167.166)
Fri, 13th Oct 2023 22:58:51 UTC	Company Global Profits Limited viewed the envelope. (58.176.167.166)

Fri, 13th Oct 2023 22:58:34 UTC Company Global Profits Limited opened the document email. (66.249.84.103)

Fri, 13th Oct 2023 20:58:18 UTC Company Global Profits Limited opened the document email. (104.28.66.132)

Fri, 13th Oct 2023 17:48:11 UTC Mr Sekh Mahabul Haque viewed the envelope. (82.28.153.181)

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Fri, 13th Oct 2023 17:47:41 UTC Mr Sekh Mahabul Haque viewed the envelope. (82.28.153.181)

Fri, 13th Oct 2023 17:47:40 UTC Document emailed to wy18cheung@gmail.com (18.130.242.248)

Fri, 13th Oct 2023 17:47:40 UTC Sent the envelope to Company Global Profits Limited (wy18cheung@gmail.com) for signing (82.28.153.181)

Fri, 13th Oct 2023 17:47:40 UTC Mr Sekh Mahabul Haque signed the envelope (82.28.153.181)

Fri, 13th Oct 2023 17:46:52 UTC Mr Sekh Mahabul Haque viewed the envelope. (82.28.153.181)

Fri, 13th Oct 2023 17:46:28 UTC Mr Sekh Mahabul Haque viewed the envelope. (82.28.153.181)

Fri, 13th Oct 2023 17:25:31 UTC Mr Sekh Mahabul Haque viewed the envelope. (82.28.153.181)

Fri, 13th Oct 2023 13:22:07 UTC Document emailed to mahabul.haque123@yahoo.in (18.170.49.237)

Fri, 13th Oct 2023 13:21:52 UTC Sent the envelope to Mr Sekh Mahabul Haque (mahabul.haque123@yahoo.in) for signing. (18.170.63.182)

Fri, 13th Oct 2023 13:21:52 UTC Northwood JRM has been assigned to this envelope. (18.170.63.182)

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Fri, 13th Oct 2023 13:21:52 UTC Mr Sekh Mahabul Haque has been assigned to this envelope. (18.170.63.182)

Fri, 13th Oct 2023 13:21:52 UTC Envelope generated. (18.170.63.182)

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Fri, 13th Oct 2023 13:21:52 UTC Document generated with fingerprint 67f0650edec4a73e3d2399b3de175c19. (18.170.63.182)

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Fri, 13th Oct 2023 13:21:52 UTC Document generated with fingerprint 3368a7b42a2d76fd101e12f3df837a40. (18.170.63.182)

Fri, 13th Oct 2023 13:21:46 UTC Envelope generated with fingerprint b7938ce23d3a5d1ffddafa5228da5da8 (82.113.141.30)