Energy performance certificate (EPC)

16 Audley Close NEWBURY RG14 2NW	Energy rating **C**	Valid until:	**26 October 2036**
		Certificate number:	**6636-0820-6609-0463-7226**

roperty type	Ground-floor maisonette
otal floor area	47 square metres

Rules on letting this property

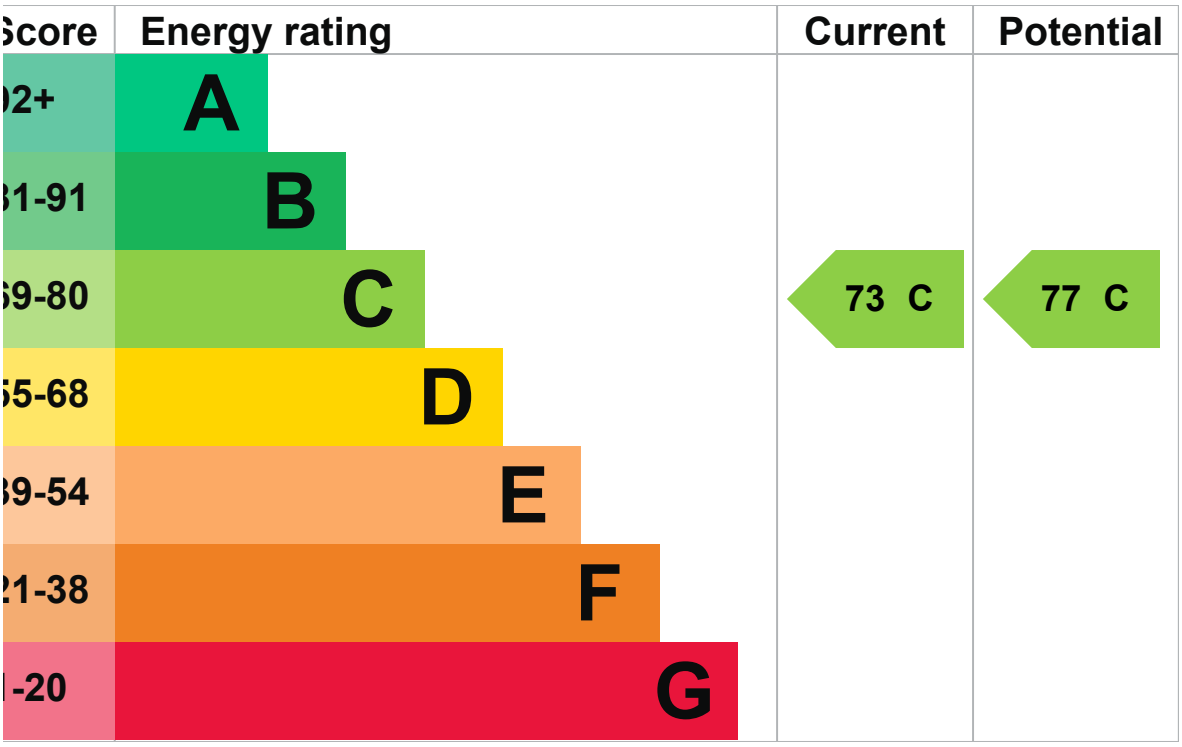
operties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

e how to improve this property's energy efficiency.



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

operties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are ely to be.

r properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

eatures in this property

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

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

ature	Description	Rating
all	Cavity wall, filled cavity	Good
ndow	Fully double glazed	Poor
ain heating	Electric underfloor heating	Average
ain heating control	Room thermostat only	Poor
t water	Electric immersion, off-peak	Average

ature	Description	Rating
ghting	Excellent lighting efficiency	Very good
oof	(another dwelling above)	N/A
oor	Solid, no insulation (assumed)	N/A
tightness	(not tested)	N/A
condary heating	Portable electric heaters (assumed)	N/A

rimary energy use

e primary energy use for this property per year is 178 kilowatt hours per square metre (kWh/m2).

About primary energy use

mart meters

is property had **a smart meter for electricity** when it was assessed.

art meters help you understand your energy use and how you could save money. They may help you access better energy dea

d out about using your smart meter (https://www.smartenergygb.org/using-your-smart-meter)

low this affects your energy bills

average household would need to spend **£959 per year on heating, hot water and lighting** in this property. These costs usua ake up the majority of your energy bills.

u could **save £163 per year** if you complete the suggested steps for improving this property's energy rating.

is is **based on average costs in 2026** when this EPC was created. People living at the property may use different amounts of ergy for heating, hot water and lighting.

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eating this property

timated energy needed in this property is:

- 3,344 kWh per year for heating
- 2,127 kWh per year for hot water

mpact on the environment

is property's environmental impact rating is B. It has the potential to be B.

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

arbon emissions

n average household produces	6 tonnes of CO
his property produces	0.8 tonnes of CO
his property's potential production	0.6 tonnes of CO

u could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

ese ratings are based on assumptions about average occupancy and energy use. People living at the property may use differen
ounts of energy.

teps you could take to save energy

Do I need to follow these steps in order?

tep 1: Floor insulation (solid floor)

ypical installation cost	£5,000 - £10,0
ypical yearly saving	£9
otential rating after completing step 1	76 C

tep 2: Hot water cylinder insulation

d additional 80 mm jacket to hot water cylinder

ypical installation cost	£20 - £4
ypical yearly saving	£2
otential rating after completing steps and 2	76 C

tep 3: Heat recovery system for mixer showers

ypical installation cost	£600 - £1,5
ypical yearly saving	£4
otential rating after completing steps to 3	77 C

dvice on making energy saving improvements

t detailed recommendations and cost estimates

elp paying for energy saving improvements

u may be eligible for help with the cost of improvements:

Heat pumps and biomass boilers: Boiler Upgrade Scheme

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	Thomas Dixon
Telephone	07879 880778
Email	tom.dixon@dockgreen.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/026253
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	27 October 2026
Date of certificate	27 October 2026
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 mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

ertificate number	8101-3333-4329-2797-1253 (/energy-certificate/8101-3333-4329-2797-1253)
xpired on	16 February 2025

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