

# Energy performance certificate (EPC)

|  |                           |  |
|--|---------------------------|--|
| Ground & Lower ground floors<br>2 Bridge Street<br>Caversham<br>Reading<br>RG4 8AA | Energy rating<br><b>D</b> | Valid until: <b>29 February 2028</b>         |
|  |                           | Certificate number: <b>9622-3072-0688-08</b> |

|                         |  |
|-------------------------|--|
| <b>Property type</b>    | A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways |
| <b>Total floor area</b> | 444 square metres  |

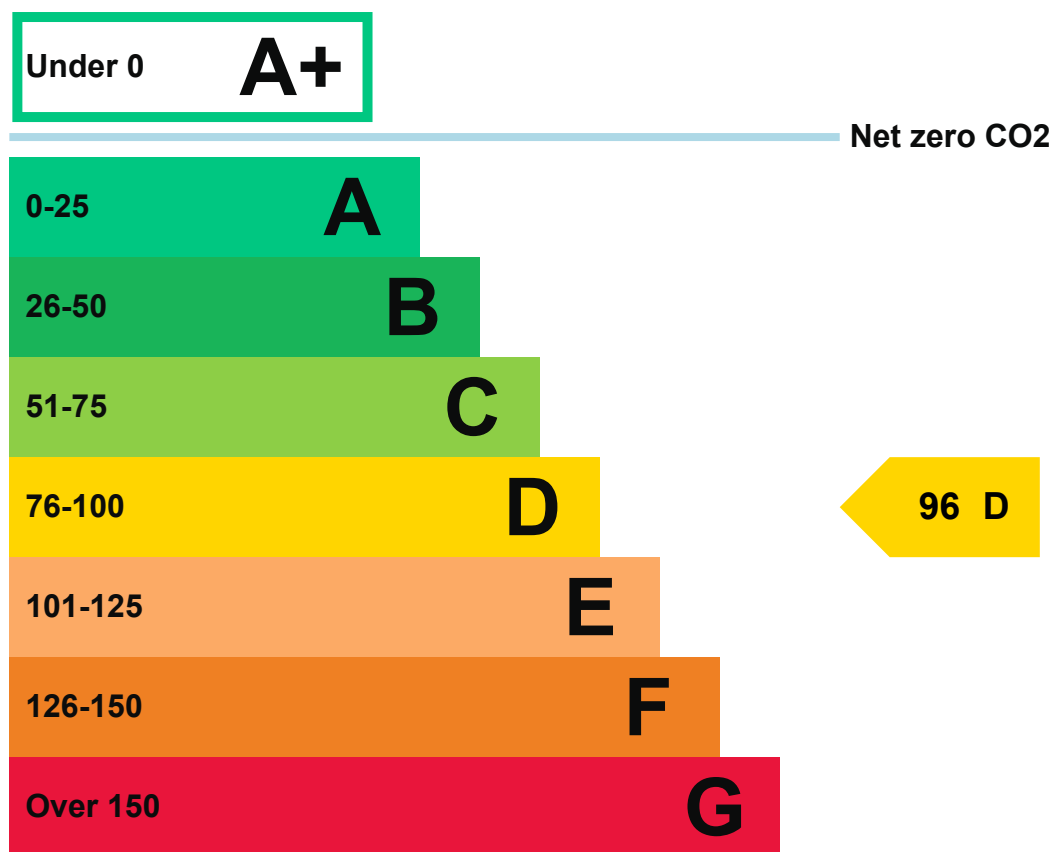
## Rules on letting this property

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 \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is D.



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**

33 B

**If typical of the existing stock**

96 D

## Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Air Conditioning

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|   |        |
|---|--------|
| <b>Assessment level</b>   | 3      |
| <b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b> | 194.33 |
| <b>Primary energy use (kWh/m<sup>2</sup> per year)</b>                  | 1150   |

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▶ [About primary energy use](#)

Primary energy use is a measure of the energy required for lighting, heating and hot water in a property. The calculation includes:

- the efficiency of the property's heating system
- power station efficiency for electricity
- the energy used to produce the fuel and deliver it to the property

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0461-0848-2689-2792-7006\)](/energy-certificate/0461-0848-2689-2792-7006).

## 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.

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|                        |  |
|------------------------|--|
| <b>Assessor's name</b> | Ian Lloyd  |
| <b>Telephone</b>       | 01367 240212   |
| <b>Email</b>           | <a href="mailto:ianl@propertyandenergy.co.uk">ianl@propertyandenergy.co.uk</a> |

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### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

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|-----------------------------|-----------------------------|
| <b>Accreditation scheme</b> | Elmhurst Energy Systems Ltd |
|-----------------------------|-----------------------------|

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|                      |  |
|----------------------|--|
| <b>Assessor's ID</b> | EES/014035   |
| <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>Employer</b>               | Property and Energy Services Ltd.                         |
| <b>Employer address</b>       | 38 Folly View Road Faringdon SN7 7DH                      |
| <b>Assessor's declaration</b> | The assessor is not related to the owner of the property. |
| <b>Date of assessment</b>     | 14 February 2018  |
| <b>Date of certificate</b>    | 1 March 2018  |

## 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.



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

**OGL**

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