

# Energy performance certificate (EPC)

43 Battalion Way  
THATCHAM  
RG19 4RN

Energy rating

C

Valid until: 24 May 2033

Certificate number: 0300-2784-8250-2027-8761

## Property type

Semi-detached house

## Total floor area

67 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 C. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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)	Good
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good

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 147 kilowatt hours per square metre (kWh/m<sup>2</sup>).

▶ [What is primary energy use?](#)

### How this affects your energy bills

An average household would need to spend **£954 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 £78 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:

- 4,096 kWh per year for heating
- 1,962 kWh per year for hot water

## Saving energy by installing insulation

Energy you could save:

- 242 kWh per year from loft insulation

## 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 B.

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.

### An average household produces

6 tonnes of CO<sub>2</sub>

---

### This property produces

1.7 tonnes of CO<sub>2</sub>

---

## **This property's potential production**

0.6 tonnes of CO2

---

You could improve this property's CO2 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: Solar water heating

Typical installation cost

£4,000 - £6,000

---

Typical yearly saving

£78

---

Potential rating after completing step 1

78 C

---

### Step 2: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

---

Typical yearly saving

£691

---

Potential rating after completing steps 1 and 2

90 B

---

## 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.

### Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

## Assessor contact details

**Assessor's name**

Nicholas May

---

**Telephone**

07771515296

---

**Email**

[nick.may@epcproperty.co.uk](mailto:nick.may@epcproperty.co.uk)

---

**Accreditation scheme contact details****Accreditation scheme**

Elmhurst Energy Systems Ltd

---

**Assessor ID**

EES/023369

---

**Telephone**

01455 883 250

---

**Email**

[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

---

**Assessment details****Assessor's declaration**

No related party

---

**Date of assessment**

24 May 2023

---

**Date of certificate**

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

## Certificate number

[0907-2844-7492-9527-8365 \(/energy-certificate/0907-2844-7492-9527-8365\)](/energy-certificate/0907-2844-7492-9527-8365)

## Expired on

23 January 2023

---