# Energy performance certificate (EPC)

| | | | |
|---|---|---|---|
| Ridewood<br>Knowl Hill<br>Kingsclere<br>NEWBURY<br>RG20 4PA | Energy rating<br>**E** | Valid until: | **30 September 2036** |
| | | Certificate number: | **0798-3967-2200-5316-0200** |

| | |
|---|---|
| **roperty type** | Detached house |
| **otal floor area** | 164 square metres |

## Rules on letting this property

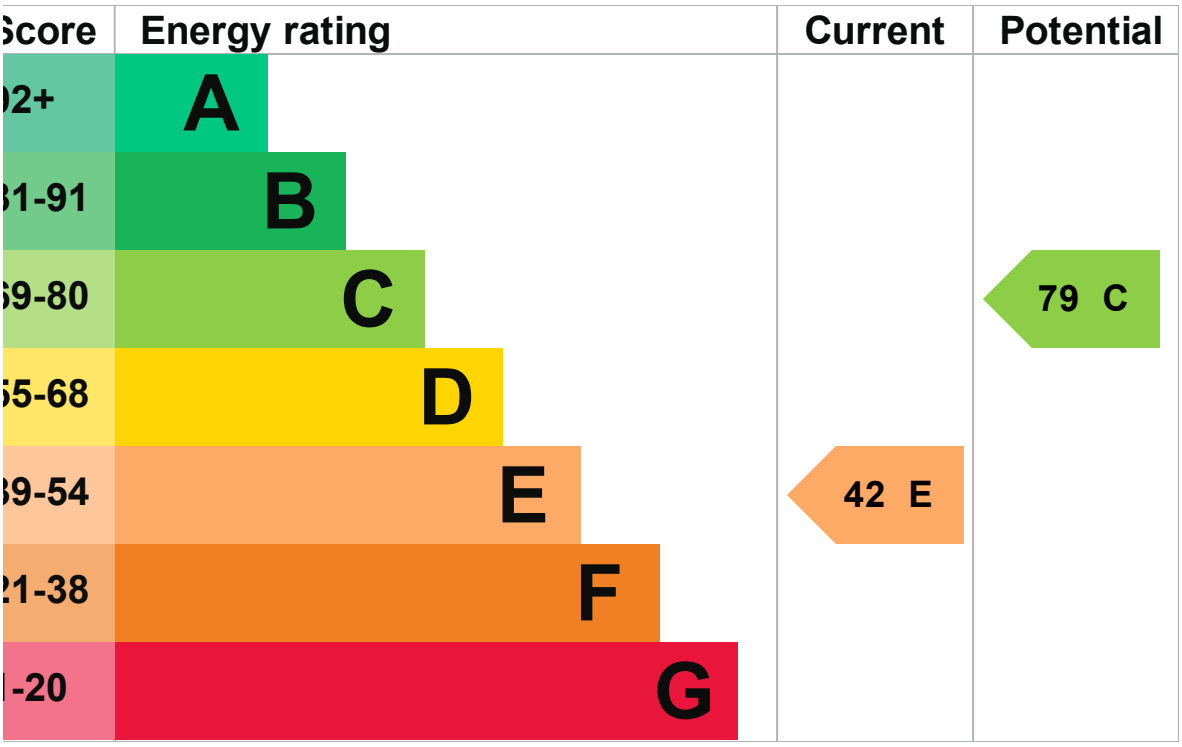
operties can be let if they have an energy rating from A to E.

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

## Energy rating and score

is property's energy rating is E. 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 featu rk 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 | Solid brick, as built, no insulation (assumed) | Very poor |
| oof | Pitched, 350 mm loft insulation | Very good |
| ndow | Partial multiple glazing | Very poor |
| ain heating | Boiler and radiators, oil | Average |
| ain heating control | Programmer, room thermostat and TRVs | Good |

| ature | Description | Rating |
|---|---|---|
| t water | From main system | Average |
| ghting | Good lighting efficiency | Good |
| oor | Solid, no insulation (assumed) | N/A |
| tightness | (not tested) | N/A |
| condary heating | Room heaters, dual fuel (mineral and wood) | N/A |

## rimary energy use

e primary energy use for this property per year is 274 kilowatt hours per square metre (kWh/m2).

About primary energy use

# mart meters

is property had **no smart meters** 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 how to get a smart meter (https://www.smartenergygb.org/)

# low this affects your energy bills

average household would need to spend **£2,983 per year on heating, hot water and lighting** in this property. These costs ually make up the majority of your energy bills.

u could **save £1,294 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:

- 25,840 kWh per year for heating
- 3,262 kWh per year for hot water

# mpact on the environment

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

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** | 9.8 tonnes of CO |
| **his property's potential production** | 5.0 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 different
ounts of energy.

# teps you could take to save energy

Do I need to follow these steps in order?

## tep 1: Internal wall insulation

| | |
|---|---|
| ypical installation cost | £7,500 - £11,00 |
| ypical yearly saving | £96 |
| otential rating after completing step 1 | 60 D |

## tep 2: Floor insulation (solid floor)

| | |
|---|---|
| ypical installation cost | £5,000 - £10,00 |
| ypical yearly saving | £18 |
| otential rating after completing steps and 2 | 64 D |

## tep 3: Draught proofing

| | |
|---|---|
| ypical installation cost | £150 - £25 |
| ypical yearly saving | £6 |
| otential rating after completing steps to 3 | 65 D |

## tep 4: Double glazed windows

place single glazed windows with low-E double glazed windows

| | |
|---|---|
| ypical installation cost | £4,500 - £6,00 |
| ypical yearly saving | £7 |

| | |
|---|---|
| **otential rating after completing steps to 4** | **67 D** |

## tep 5: Solar photovoltaic panels, 2.5 kWp

| | |
|---|---|
| **ypical installation cost** | £8,000 - £10,00 |
| **ypical yearly saving** | £23 |
| **otential rating after completing steps to 5** | **70 C** |

## tep 6: Wind turbine

| | |
|---|---|
| **ypical installation cost** | £5,000 - £20,00 |
| **ypical yearly saving** | £65 |
| **otential rating after completing steps to 6** | **79 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:

Free energy saving improvements: Warm Homes Local Grant (WHLG)
Heat pumps and biomass boilers: Boiler Upgrade Scheme
Help from your energy supplier: Energy Company Obligation

# Who to contact about this certificate

## ontacting the assessor

ou're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

| | |
|---|---|
| **ssessor's name** | Thomas Dixon |

| | |
|---|---|
| **elephone** | 07879 880778 |
| **mail** | tom.dixon@dockgreen.co.uk |

## ontacting the accreditation scheme

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

| | |
|---|---|
| **ccreditation scheme** | Elmhurst Energy Systems Ltd |
| **ssessor's ID** | EES/026253 |
| **elephone** | 01455 883 250 |
| **mail** | enquiries@elmhurstenergy.co.uk |

## bout this assessment

| | |
|---|---|
| **ssessor's declaration** | No related party |
| **ate of assessment** | 1 October 2026 |
| **ate of certificate** | 1 October 2026 |
| **ype of assessment** | ▶ RdSAP |

# ther certificates for this property

ou are aware of previous certificates for this property and they are not listed here, please contact us at nclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

ere are no related certificates for this property.

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Give feedback (https://forms.office.com/e/KX25htGMX5)
Service performance (/service-performance)

OGL
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