



VITAL

Grenville Court, Britwell Road, Burnham, Slough SL1 8DF

T 0345 111 7700 W vitaldirect.co.uk

ENERGY PERFORMANCE CERTIFICATE

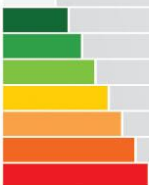
**7 High Street
Pangbourne
Reading
RG8 7AE**

30th November 2023

UK-wide services

- Energy Performance Certificates
- Air-conditioning Inspections
- Fire Risk Assessments
- Energy Efficiency Upgrades
- Facilities Management
- EPC Plus Upgrade Reports

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Energy performance certificate (EPC)

7 High Street Pangbourne READING RG8 7AE	Energy rating C	Valid until: 29 November 2033 <hr/> Certificate number: 4472-2461-8529-8877-5940
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Property type	Retail/Financial and Professional Services
Total floor area	120 square metres

Rules on letting this property

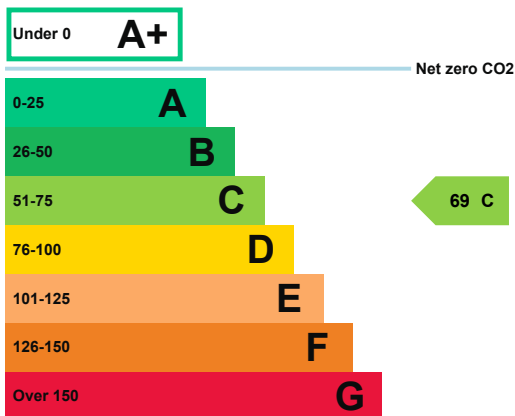
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is C.

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

7 A

If typical of the existing stock

28 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	26.56
Primary energy use (kWh/m ² per year)	229

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0549-6890-8291-7133-3762\)](#).

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	Daniel Bowley
Telephone	07769 351 289
Email	dan72uk@yahoo.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/022452
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Vital
Employer address	Grenville Court Britwell Road Burnham Slough SL1 8DF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	28 November 2023
Date of certificate	30 November 2023

Energy performance certificate (EPC) recommendation report

7 High Street
Pangbourne
READING
RG8 7AE

Report number
0549-6890-8291-7133-3762

Valid until
29 November 2033

Energy rating and EPC

This property's current energy rating is C.

For more information on the property's energy performance, see the EPC for this property.

Recommendations

Additional recommendations

Recommendation	Potential impact on carbon emissions
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider installing an air source heat pump.	High
Consider installing solar water heating.	Low
Roof is poorly insulated. Install or improve insulation of roof.	Medium
Consider installing PV.	Low

Property and report details

Report issued on	30 November 2023
Total useful floor area	120 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.2.0, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Daniel Bowley
Telephone	07769 351 289
Email	dan72uk@yahoo.co.uk
Employer's name	Vital
Employer's address	Grenville Court Britwell Road Burnham Slough SL1 8DF
Assessor ID	EES/022452
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd
