

# Energy performance certificate (EPC)

27 School Road  
Reading  
RG31 5AR

Energy rating

C

Valid until: 18 September 2032

Certificate  
number: 2754-5152-2667-7689-3942

## Property type

Retail/Financial and Professional Services

## Total floor area

43 square metres

## Rules on letting this property

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

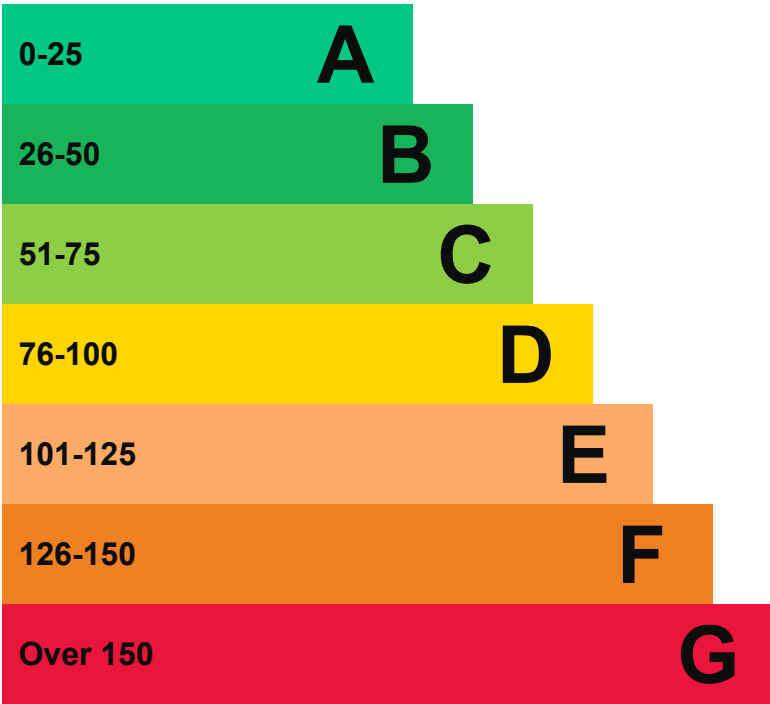
You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's current energy rating is C.

Under 0 **A+**

Net zero CO2



68 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**

2 A

**If typical of the existing stock**

7 A

**Breakdown of this property's energy performance**

**Main heating fuel**

Grid Supplied Electricity

**Building environment**

Heating and Natural Ventilation

## Assessment level

3

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## Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

25.74

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## Primary energy use (kWh/m<sup>2</sup> per year)

273

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▶ [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2664-7747-5236-9897-9424\)](/energy-certificate/2664-7747-5236-9897-9424).

## 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

Silas Anthony

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#### Telephone

0118 911 0250

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#### Email

[silas.anthony@pmmserve.com](mailto:silas.anthony@pmmserve.com)

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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.

#### Accreditation scheme

ECMK

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#### Assessor's ID

ECMK302397

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#### Telephone

0333 123 1418

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## Email

[info@ecmk.co.uk](mailto:info@ecmk.co.uk)

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## About this assessment

### Employer

PMMServ. Ltd

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### Employer address

40 Caversham Road Reading RG1 7EB

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### Assessor's declaration

The assessor is not related to the owner of the property.

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### Date of assessment

14 September 2022

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### Date of certificate

19 September 2022

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### 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).

There are no related certificates for this property.