Energy performance certificate (EPC)

Rear Offices At 7 Broad Street WOKINGHAM RG40 1AY	Energy rating **B**	Valid until:	**20 May 2036**
		Certificate number:	**0102-6536-3002-1724-9002**

Property type	Retail/Financial and Professional Services
Total floor area	103 square metres

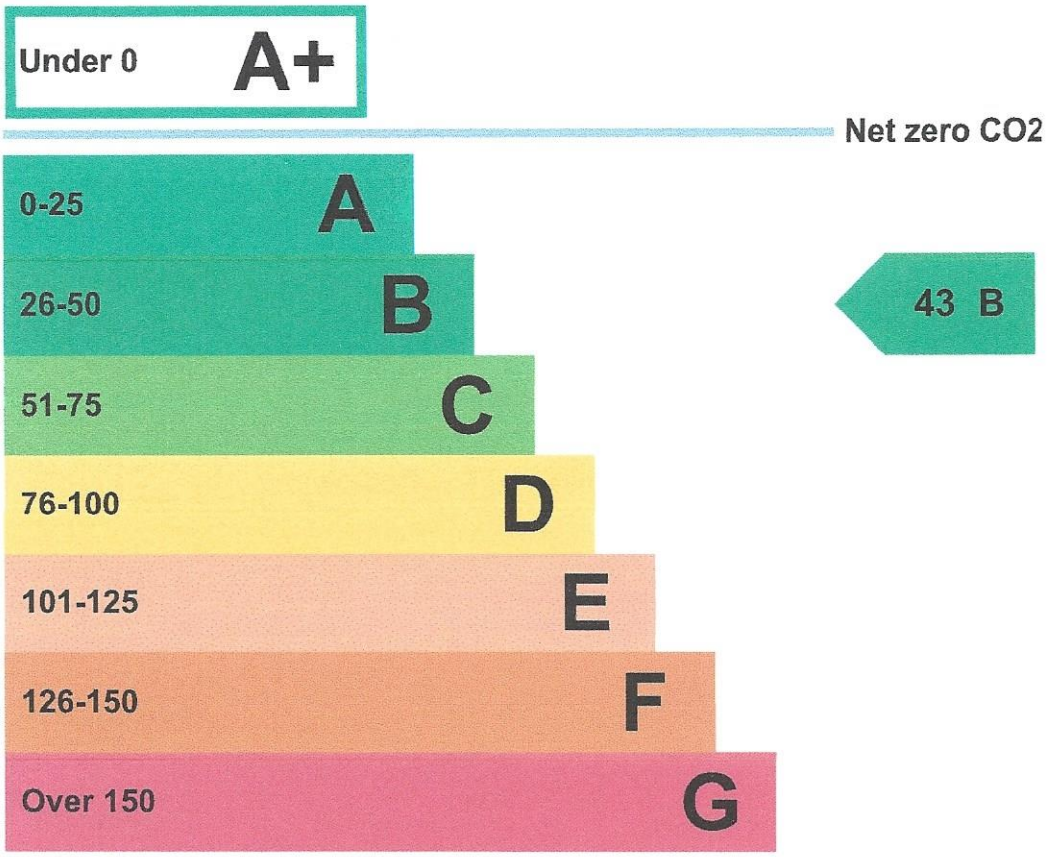
Rules on letting this property

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).

Energy rating and score

This property's energy rating is B.



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 6 A

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation

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About this assessment

Employer	Ozone Group www.ozonegroup.co.uk
Employer address	960 Capability Green
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	29 April 2026
Date of certificate	21 May 2026

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 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)
Service performance (/service-performance)

OGL

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Assessment level	3
Building emission rate (kgCO2/m2 per year)	20.15
Primary energy use (kWh/m2 per year)	210

▶ About primary energy use

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/0921-2543-0740-1006-0623).

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	Jayakrishnan Praphul Kumar
Telephone	02034882554
Email	jay@ozonegroup.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	Quidos Limited
Assessor's ID	QUID207259
Telephone	01225 667 570
Email	info@quidos.co.uk

Energy performance certificate (EPC) recommendation report

Rear Offices At
7 Broad Street
WOKINGHAM
RG40 1AY

Report number
0921-2543-0740-1006-0623

Valid until
20 May 2036

Energy rating and EPC

This property's energy rating is B.

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

Recommendations

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add time control to heating system.	Medium
Add optimum start/stop to the heating system.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Add weather compensation controls to heating system.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Add local time control to heating system.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Consider installing building mounted wind turbine(s).	Low

Property and report details

Report issued on	21 May 2026
Total useful floor area	103 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.1

Assessor's details

Assessor's name	Jayakrishnan Praphul Kumar
Telephone	02034882554
Email	jay@ozonegroup.co.uk
Employer's name	Ozone Group www.ozonegroup.co.uk
Employer's address	960 Capability Green
Assessor ID	QUID207259
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited