

OVERVIEW REPORT



Dwelling Address	THE BULRUSHES, 4 GLOSTER HILL COURT
Report Date	10/08/2021
Property Type	House, Detached
Floor Area [m ²]	164

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

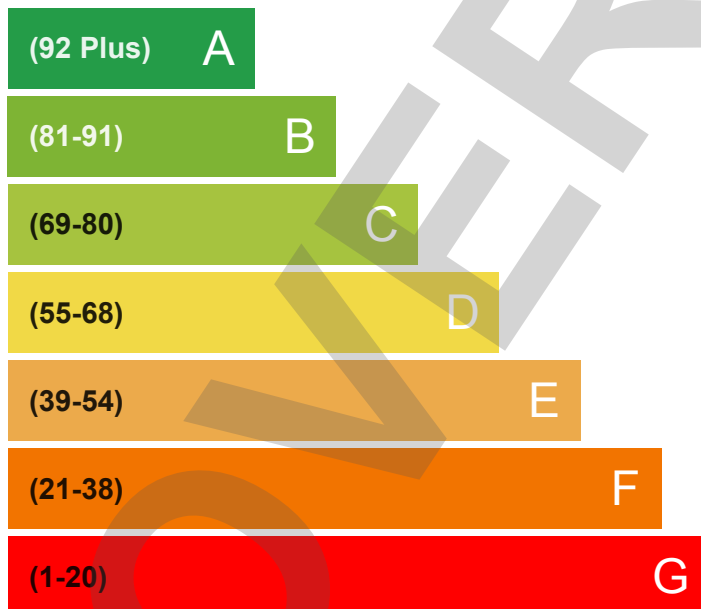
Energy Rating

The current energy rating represents the overall energy efficiency of the dwelling. The potential energy rating is the overall energy rating of the dwelling after all of the recommend measures provided on the next page have been installed. A higher score represents a more energy efficient dwelling with lower fuel bills.

Most energy efficient - lower running costs

CURRENT

POTENTIAL



84

92

Least energy efficient- higher running costs

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good
Feature	Description	Energy Performance		
Walls	Average thermal transmittance 0.25 W/m ² K	Very Good		
Roof	Average thermal transmittance 0.15 W/m ² K	Good		
Floor	Average thermal transmittance 0.14 W/m ² K	Very Good		
Windows	High performance glazing	Very Good		
Main heating	Boiler and radiators, mains gas	Good		
Main heating controls	Time and temperature zone control	Very Good		
Hot water	From main system	Good		
Lighting	Low energy lighting in all fixed outlets	Very Good		
Air tightness	Air permeability 5.0 m ³ /h.m ² (assumed)	Good		

Primary Energy use

The primary energy use for this property per year is 96 kilowatt hour (kWh) per square metre

Estimated CO₂ emissions of the dwelling





The estimated CO₂ rating provides an indication of the dwelling's impact on the environment in terms of carbon dioxide emissions; the higher the rating the less impact it has on the environment.

The estimated CO₂ emissions for this dwellings is: **2.8** per year

With the recommended measures the potential CO₂ emissions could be: **1.6** per year

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling. To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed. Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measure	Typical Yearly Saving	Potential Rating after measure installed	Cumulative savings (per year)	Cumulative Potential Rating
Solar water heating	£39		£39	
Solar photovoltaic panels, 2.5 kWp	£327		£366	

Estimated energy use and potential savings

Estimated energy cost for this property over a year

£635

Over a year you could save

£366

Heating use in this property

Heating a property usually makes up the majority of energy costs. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use.



Space Heating

7746

kWh per year



Water Heating

2313

kWh per year

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Contacting the assessor and the accreditation scheme

Assessor contact details	
Assessor name	Mr. Lloyd Holmes
Assessor's accreditation number	EES/019076
Email Address	alan@ahbss.org.uk

Accreditation scheme contact details	
Accreditation scheme	Elmhurst Energy Systems Ltd
Telephone	0191 2849999
Email Address	alan@ahbss.org.uk

Assessment details	
Related party disclosure	No related party
Date of assessment	03/08/2021
Date of certificate	03/08/2021
Type of assessment	SAP, new dwelling