

OVERVIEW REPORT



| | |
|------------------------------|------------------------|
| Dwelling Address | Cornucopia, 4 Cove Way |
| Report Date | 01/02/2023 |
| Property Type | House, SemiDetached |
| Floor Area [m ²] | 140 |

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

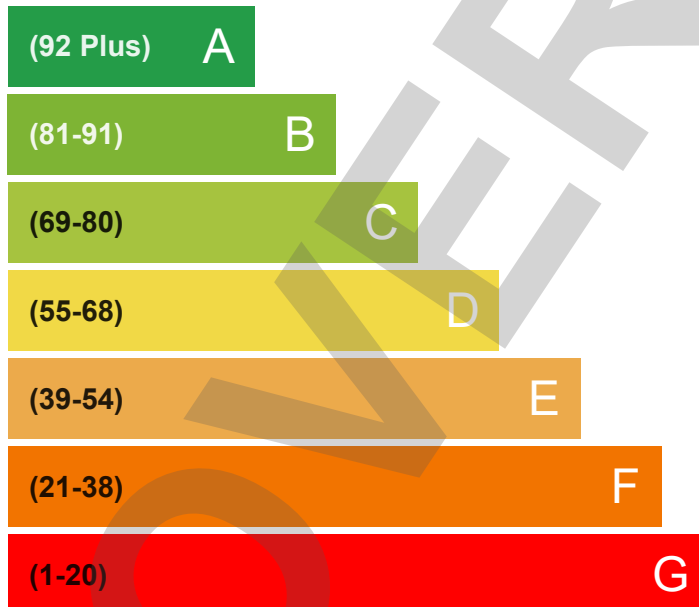
Energy Rating

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 0.11 W/m ² K | Very 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 95 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: **2.3** per year

With the recommended measures the potential CO₂ emissions could be: **1.2** 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 | £43 | ← 1 | £43 | ← B 85 |
| Solar photovoltaic panels, 2.5 kWp | £386 | ← 7 | £429 | ← A 92 |

Estimated energy use and potential savings

Estimated energy cost for this property over a year

£628

Over a year you could save

£429

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

6186

kWh per year



Water Heating

2218

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. Alan Holmes |
| Assessor's accreditation number | EES/007411 |
| Email Address | Alan@ahbss.org.uk |

| Accreditation scheme contact details | |
|--------------------------------------|-----------------------------|
| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Telephone | 0191 2849999 |
| Email Address | ahbss@hotmail.co.uk |

| Assessment details | |
|--------------------------|-------------------|
| Related party disclosure | No related party |
| Date of assessment | 01/02/2023 |
| Date of certificate | 01/02/2023 |
| Type of assessment | SAP, new dwelling |