

# OVERVIEW REPORT



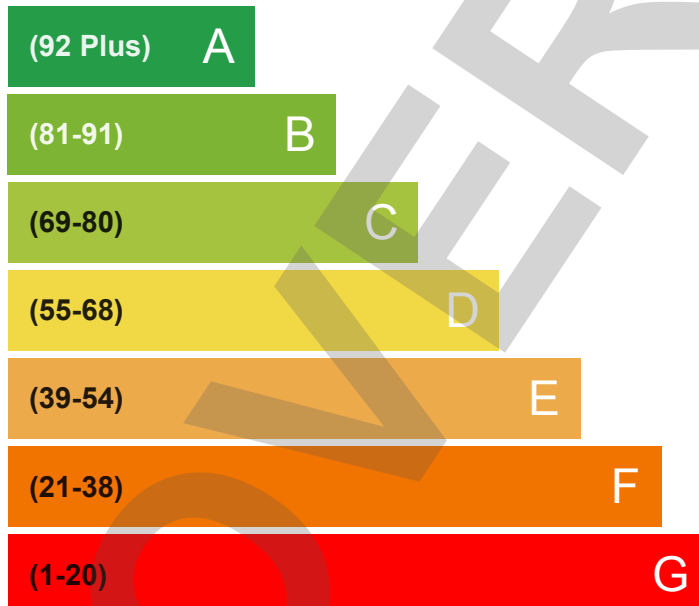
Dwelling Address	89 LINCROFT, OAKLEY, OAKLEY, MK43 7SS
Report Date	09/02/2021
Property Type	Semi-detached house
Floor Area	119 m <sup>2</sup>

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

65

79

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
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Feature	Description	Energy Performance
Walls	Cavity wall, filled cavity	Average
	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	Good
Floor	Solid, no insulation (assumed)	
Windows	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating controls	Programmer, room thermostat and TRVs	Good
Secondary heating	Room heaters, mains gas	
Hot water	From main system	Good
Lighting	Low energy lighting in 94% of fixed outlets	Very Good
Air tightness	(not tested)	

## Primary Energy use

The primary energy use for this property per year is 235 kilowatt hour (kWh) per square metre

## Estimated CO<sub>2</sub> emissions of the dwelling

The estimated CO<sub>2</sub> 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 CO<sub>2</sub> emissions for this dwellings is: **4.9** Tonnes per year

With the recommended measures the potential CO<sub>2</sub> emissions could be: **2.9** Tonnes 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
Party wall insulation	£29	1	£29	D 66
Floor insulation (solid floor)	£58	2	£87	D 68
Solar water heating	£45	1	£132	C 69
Replacement glazing units	£58	2	£190	C 71
Solar photovoltaic panels, 2.5 kWp	£350	8	£539	C 79

# Estimated energy use and potential savings

Estimated energy cost for this property over a year

**£1040**

Over a year you could save

**£539**

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.

## 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

**11910**

kWh per year



Water Heating

**2962**

kWh per year

The table below shows the amount of energy that could be saved in this property by installing insulation, based on typical energy use.

Potential space heating energy saving	
Type of insulation	Amount of energy saved (kWh per year)
Existing dwelling	11,910 kWh per year
Impact of loft insulation	N/A
Impact of cavity wall insulation	N/A
Impact of solid wall insulation	N/A

## Contacting the assessor and the accreditation scheme

Assessor contact details	
Assessor name	Mr. Michael Todd
Assessor's accreditation number	EES/019805
Email Address	mgt0362@gmail.com

Accreditation scheme contact details	
Accreditation scheme	Elmhurst Energy Systems Ltd
Telephone	07771 888843
Email Address	mgt0362@gmail.com

Assessment details	
Related party disclosure	No related party
Date of assessment	09/02/2021
Date of certificate	09/02/2021
Type of assessment	RdSAP, existing dwelling