

# OVERVIEW REPORT



Dwelling Address	4, XXXXXXXXXXXX MIDDLESBROUGH, XXXXXX
Report Date	10/12/2022
Property Type	House, Mid Terrace
Floor Area [m <sup>2</sup> ]	96

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

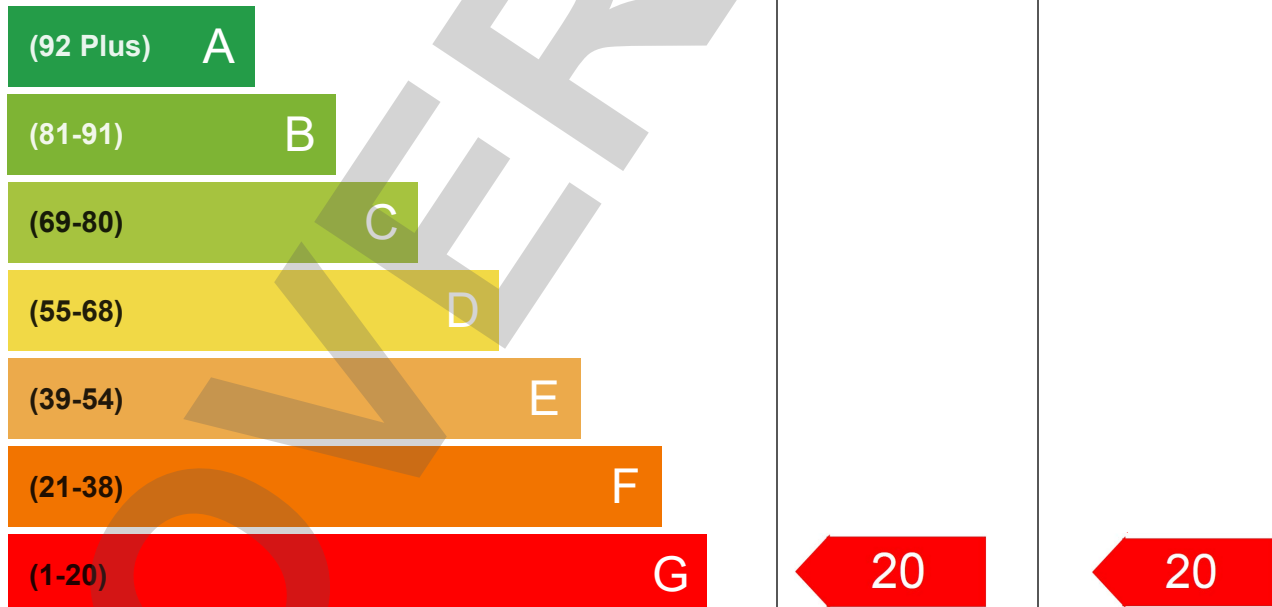
## Energy Rating

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



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 1.96 W/m <sup>2</sup> K	Very Poor		
Roof	Average thermal transmittance 2.30 W/m <sup>2</sup> K	Very Poor		
Floor	Average thermal transmittance 0.59 W/m <sup>2</sup> K	Poor		
Windows	Single glazed	Very Poor		
Main heating	Boiler and radiators, mains gas	Good		
Main heating controls	No time or thermostatic control of room temperature	Very Poor		
Hot water	Electric immersion, standard tariff	Very Poor		
Lighting	No low energy lighting	Very Poor		

## Primary Energy use

The primary energy use for this property per year is 615 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: **10.3** per year

With the recommended measures the potential CO<sub>2</sub> emissions could be: **10.3** 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
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## Estimated energy use and potential savings

Estimated energy cost for this property over a year

**£2634**

Over a year you could save

**£0**

### 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

**21542**

kWh per year



Water Heating

**3513**

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	Photonomi
Assessor's accreditation number	
Email Address	

Accreditation scheme contact details	
Accreditation scheme	
Telephone	
Email Address	

Assessment details	
Related party disclosure	
Date of assessment	11/11/2022
Date of certificate	11/11/2022
Type of assessment	SAP, existing dwelling