

OVERVIEW REPORT



Dwelling Address	FLAT 89, 39 HILL STREET, LONDON, W1J 5LY
Report Date	13/06/2021
Property Type	Top-floor flat
Floor Area	29 m ²

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

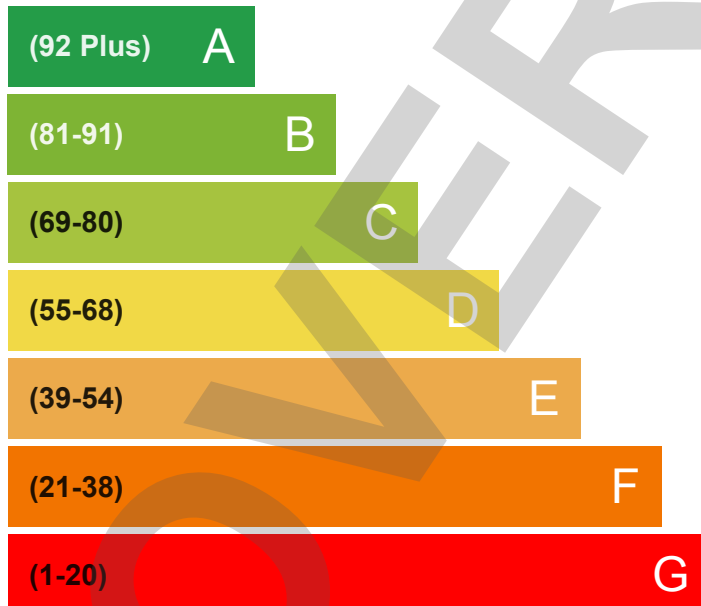
Energy Rating

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



32

78

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	Solid brick, as built, no insulation (assumed)	Very Poor
Roof	Flat, no insulation (assumed)	Very Poor
Floor	(another dwelling below)	
Windows	Full secondary glazing	Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Appliance thermostats	Good
Secondary heating	None	
Hot water	Community scheme	Good
Lighting	Low energy lighting in all fixed outlets	Very Good
Air tightness	(not tested)	

Primary Energy use

The primary energy use for this property per year is 599 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: **3.0** Tonnes per year

With the recommended measures the potential CO₂ emissions could be: **0.8** 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
Flat roof or sloping ceiling insulation	£492	29	£492	D 61
Internal or external wall insulation	£160	10	£652	C 71
Change heating to gas condensing boiler	£127	7	£780	C 78

Estimated energy use and potential savings

Estimated energy cost for this property over a year

£1037

Over a year you could save

£780

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

3864

kWh per year



Water Heating

1674

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	4,611 kWh per year
Impact of loft insulation	N/A
Impact of cavity wall insulation	N/A
Impact of solid wall insulation	(746) kWh per year

Contacting the assessor and the accreditation scheme

Assessor contact details

Assessor name	Mr. Errol Walter
Assessor's accreditation number	EES/020770
Email Address	e.walter@eandgsurveying.co.uk

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Telephone	07944 994445
Email Address	e.walter@eandgsurveying.co.uk

Assessment details

Related party disclosure	No related party
Date of assessment	02/06/2021
Date of certificate	13/06/2021
Type of assessment	RdSAP, existing dwelling