

OVERVIEW REPORT



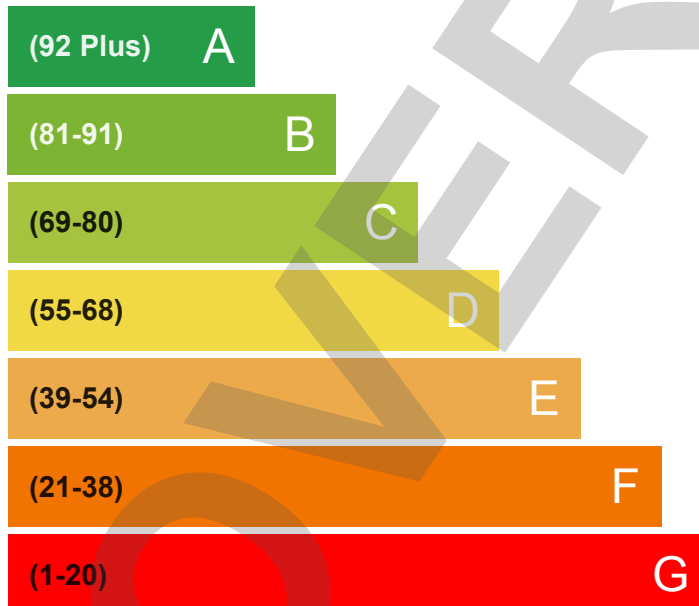
| | |
|------------------|--|
| Dwelling Address | FLAT 83, 39 HILL STREET, LONDON, W1J 5LY |
| Report Date | 13/06/2021 |
| Property Type | Top-floor flat |
| Floor Area | 43 m ² |

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

22

80

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 | Solid brick, as built, no insulation (assumed) | Very Poor | | |
| Roof | Flat, no insulation (assumed) | Very Poor | | |
| Floor | (another dwelling below) | | | |
| Windows | Single glazed | Very Poor | | |
| 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 50% of fixed outlets | Good | | |
| Air tightness | (not tested) | | | |

Primary Energy use

The primary energy use for this property per year is 583 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: **4.3** Tonnes per year

With the recommended measures the potential CO₂ emissions could be: **0.9** 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 |
|--|-----------------------|--|-------------------------------|-----------------------------|
| Flat roof or sloping ceiling insulation | £611 | 25 | £611 | E 47 |
| Internal or external wall insulation | £248 | 14 | £859 | D 61 |
| Draught proofing | £17 | 1 | £876 | D 62 |
| Low energy lighting for all fixed outlets | £12 | 1 | £888 | D 63 |
| Change heating to gas condensing boiler | £284 | 14 | £1,172 | C 77 |
| Replace single glazed windows with low-E double glazed windows | £39 | 3 | £1,211 | C 80 |

Estimated energy use and potential savings

Estimated energy cost for this property over a year

£1498

Over a year you could save

£1211

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
5753
kWh per year



Water Heating
1805
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 | 6,856 kWh per year |
| Impact of loft insulation | N/A |
| Impact of cavity wall insulation | N/A |
| Impact of solid wall insulation | (1,103) 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 |