

OVERVIEW REPORT



Dwelling Address	Flat 1, 4a Westbourne Arcade, BOURNEMOUTH, BH4 9AY
Report Date	22/06/2023
Property Type	Mid-floor flat
Floor Area	46 m ²

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations. It is to be used solely to allow an energy assessor to sense check the assessment details prior to lodgement.

Energy Rating

The current energy rating of this property is [E/45] and its potential is [D/68]

Breakdown of property's energy performance

Feature	Description	Energy Performance
Walls	Cavity wall, as built, no insulation (assumed)	Poor
	Timber frame, as built, no insulation (assumed)	Poor
Roof	(another dwelling above)	
Floor	(other premises below)	
Windows	Partial double glazing	Poor
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	Electric instantaneous at point of use	Very Poor
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 385 kilowatt hour (kWh) per square metre

Estimated CO₂ emissions of the dwelling

The estimated CO₂ emissions for this dwellings is: **3.0** Tonnes per year

With the recommended measures the potential CO₂ emissions could be: **2.7** Tonnes per year

Recommendations

Recommended measure	Typical Yearly Saving	Potential Rating after measure installed	Cumulative savings (per year)	Cumulative Potential Rating
Cavity wall insulation	£129	3	£129	E 48
High heat retention storage heaters	£840	18	£970	D 66
Replace single glazed windows with low-E double glazed windows	£75	2	£1,045	D 68

Estimated energy use and potential savings

Estimated energy cost for the property over a year **£2143**

Over a year you could save **£1045**

Space heating requirement is **4586 kWh**

Water heating requirement is **1012 kWh**