

# OVERVIEW REPORT



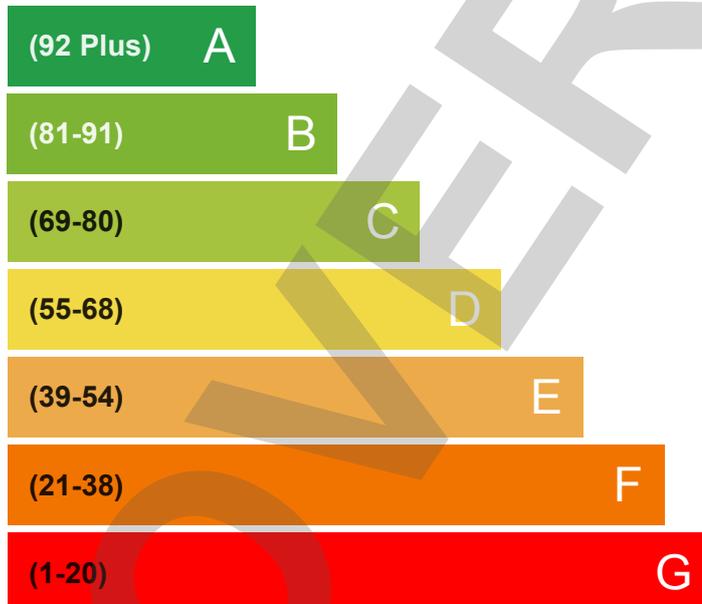
Dwelling Address	WHARFDALE, MAIN STREET, MOLLINGTON, BANBURY, OX17 1BN
Report Date	05/07/2021
Property Type	Detached bungalow
Floor Area	105 m <sup>2</sup>

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

## Energy Rating

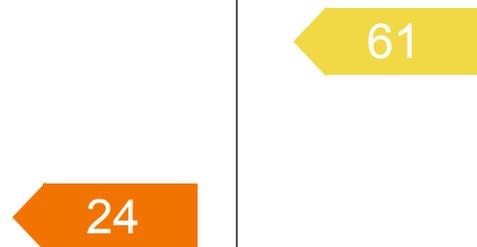
The current energy rating represents the overall energy efficiency of the dwelling. The potential energy rating is the overall energy rating of the dwelling after all of the recommend measures provided on the next page have been installed. A higher score represents a more energy efficient dwelling with lower fuel bills.

Most energy efficient - lower running costs



CURRENT

POTENTIAL



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, as built, no insulation (assumed)	Poor
Roof	Pitched, 300 mm loft insulation	Very Good
	Flat, no insulation (assumed)	Very Poor
Floor	Solid, no insulation (assumed)	
Windows	Fully double glazed	Good
Main heating	Boiler and radiators, oil	Average
Main heating controls	Programmer, room thermostat and TRVs	Good
Secondary heating	Room heaters, LPG	
Hot water	From main system	Average
Lighting	Low energy lighting in 58% of fixed outlets	Good
Air tightness	(not tested)	

## Primary Energy use

The primary energy use for this property per year is 326 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: **8.7** Tonnes per year

With the recommended measures the potential CO<sub>2</sub> emissions could be: **4.1** 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	£230	7	£230	F 31
Cavity wall insulation	£283	9	£514	E 40
Floor insulation (solid floor)	£165	7	£679	E 47
Low energy lighting for all fixed outlets	£26		£705	E 47
Replace boiler with new condensing boiler	£52	3	£757	E 50
Solar water heating	£34	2	£791	E 52
Solar photovoltaic panels, 2.5 kWp	£349	9	£1,141	D 61

# Estimated energy use and potential savings

Estimated energy cost for this property over a year

**£1939**

Over a year you could save

**£1141**

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

**13349**

kWh per year



Water Heating

**3463**

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	16,006 kWh per year
Impact of loft insulation	N/A
Impact of cavity wall insulation	(2,657) kWh per year
Impact of solid wall insulation	N/A

## Contacting the assessor and the accreditation scheme

Assessor contact details	
Assessor name	Mr. Ian Foggett
Assessor's accreditation number	EES/020659
Email Address	i.foggett@pinkconnect.co.uk

Accreditation scheme contact details	
Accreditation scheme	Elmhurst Energy Systems Ltd
Telephone	01993773258
Email Address	i.foggett@pinkconnect.co.uk

Assessment details	
Related party disclosure	No related party
Date of assessment	02/07/2021
Date of certificate	05/07/2021
Type of assessment	RdSAP, existing dwelling