# Predicted Energy Assessment

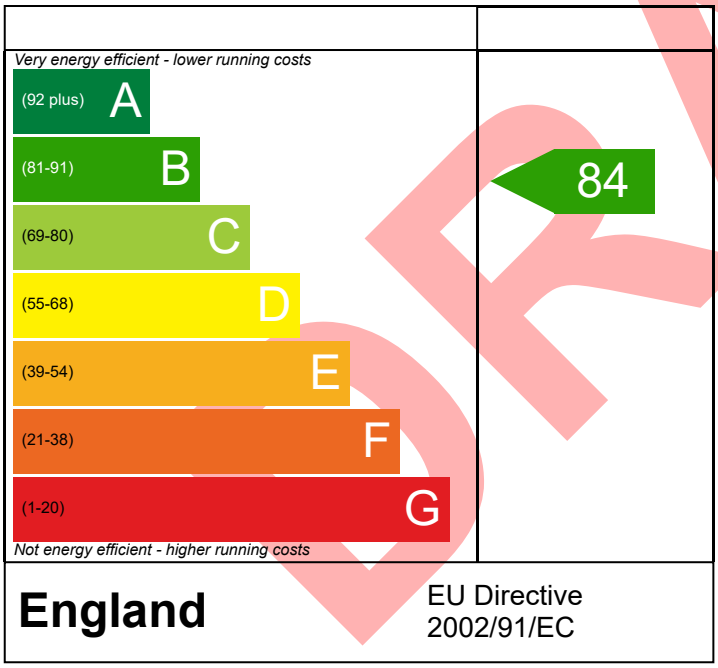
Tweed, CH5 3RX

| | |
|---|---|
| Dwelling type: | House, End-Terrace |
| Date of assessment: | 23/02/2024 |
| Produced by: | Marcus Dale |
| Total floor area: | 79.4 m² |
| DRRN: | |

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

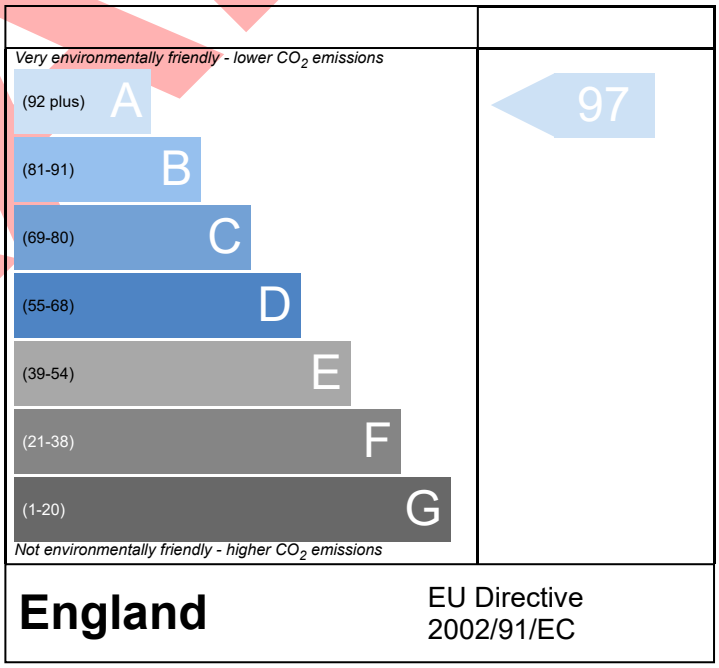
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

## Energy Efficiency Rating




The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

## Environmental Impact ($CO_2$) Rating




The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide ($CO_2$) emissions. The higher the rating the less impact it has on the environment.

DRAFT

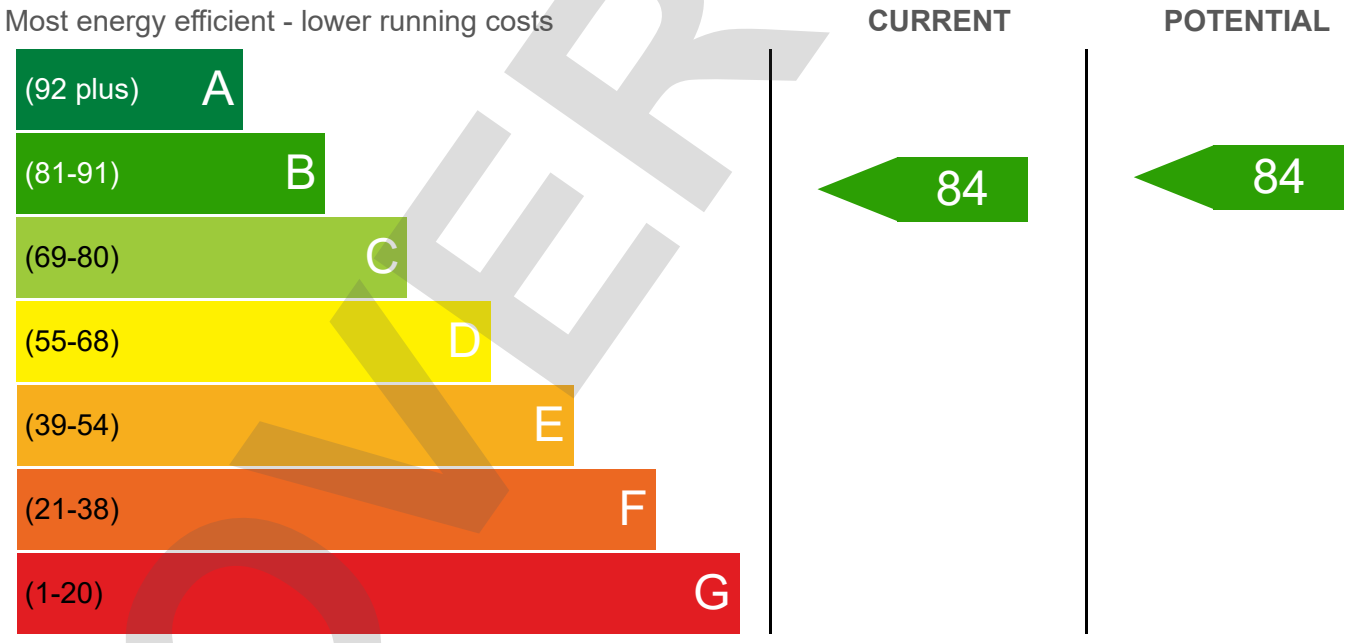
# Overview Report

| | |
|---|---|
| Dwelling Address | Tweed, CH5 3RX |
| Report Date | 23/02/2024 |
| Property Type | House, End-Terrace |
| Floor Area [$m^2$] | 79 |

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.




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# Overview Report

## 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 0.21 W/m²K | Very Good |
| Roof | Average thermal transmittance 0.11 W/m²K | Very Good |
| Floor | Average thermal transmittance 0.15 W/m²K | Very Good |
| Windows | High performance glazing | Very Good |
| Main heating | Air source heat pump, radiators, electric | Good |
| Main heating controls | Time and temperature zone control | Very Good |
| Secondary heating | None | |
| Hot water | From main system | Good |
| Lighting | Good lighting efficiency | Good |
| Air tightness | Air permeability [AP50] = 5.0 m³/h.m² (assumed) | Good |

## Primary Energy use

The primary energy use for this property per year is 38 kilowatt hour (kWh) per square metre

## Estimated $CO_2$ emissions of the dwelling

The estimated CO 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 emissions for this dwellings is: **0.3** per year

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With the recommended measures the potential CO emissions could be: **0** 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 |
|---|---|---|---|---|

## Estimated energy use and potential savings

Estimated energy cost for this property over a year

**£493**

Over a year you could save

**£0**

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 | Mr. Marcus Dale |
| Assessor's accreditation number | EES/028036 |
| Email Address | M.Dale@stroma.com |

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# Overview Report

| Accreditation scheme contact details | |
|---|---|
| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Telephone | 0330 124 9621 |
| Email Address | M.Dale@stroma.com |

| Assessment details | |
|---|---|
| Related party disclosure | No related party |
| Date of assessment | 23/02/2024 |
| Date of certificate | 23/02/2024 |
| Type of assessment | SAP, new dwelling |

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