Predicted Energy Assessment

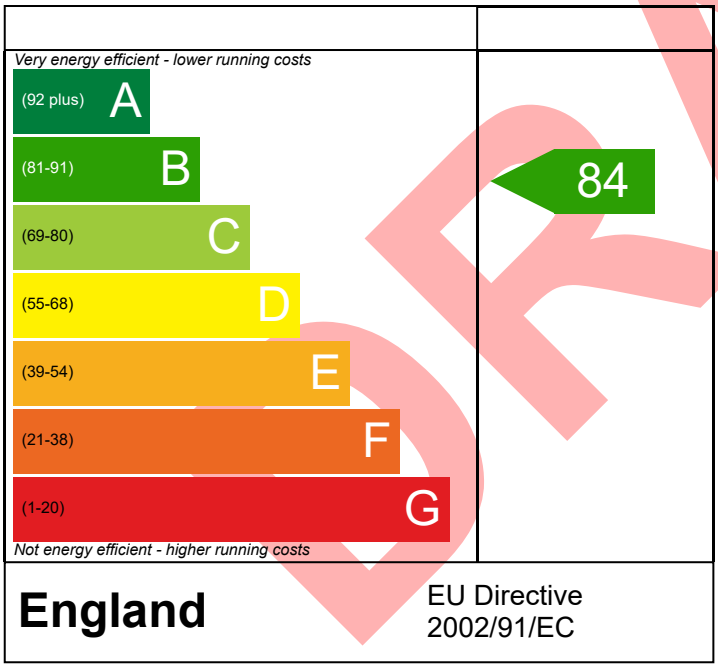
Tweed, CH5 3RX

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.

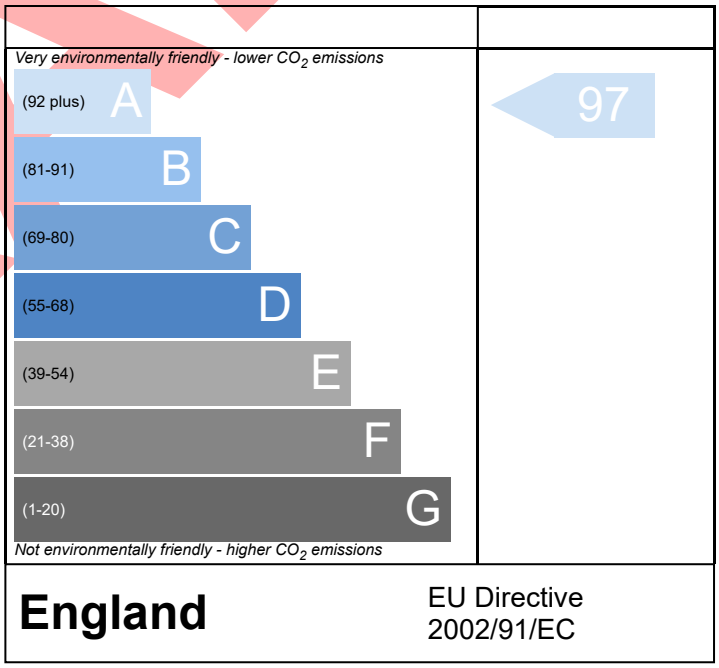
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

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

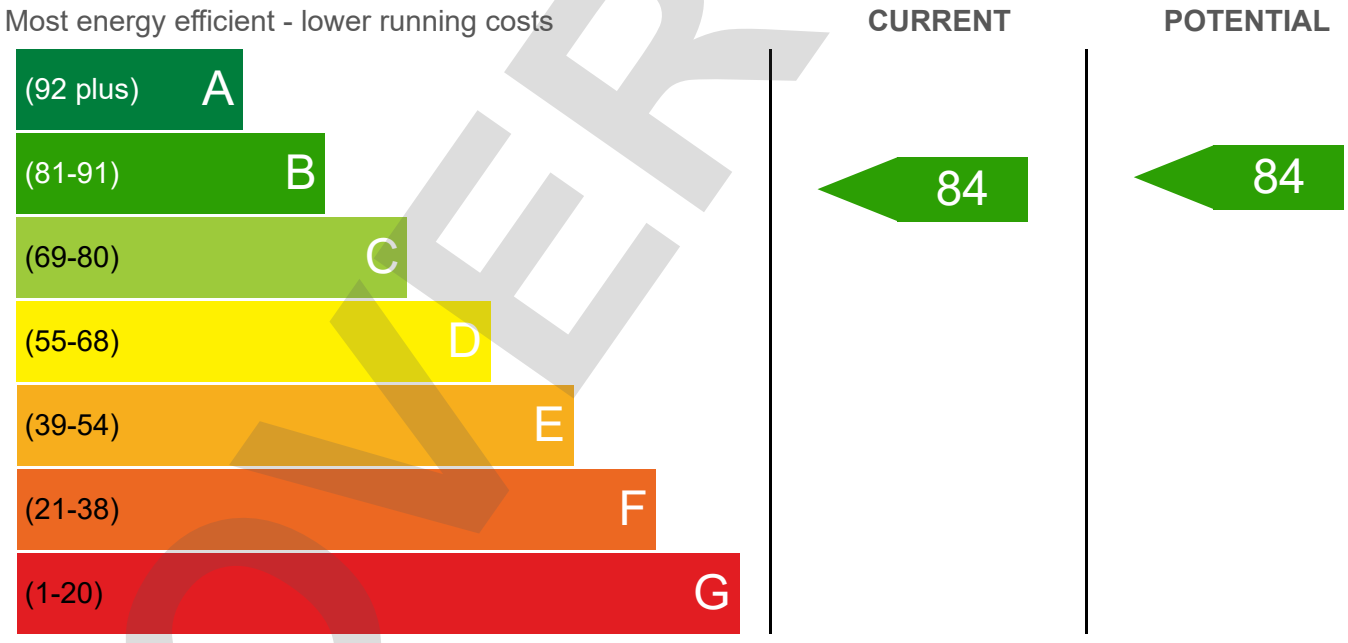
Overview Report

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.



OVERVIEW

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

OVERVIEW

Overview Report

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

OVERVIEW

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

OVERVIEW