

Dwelling Address	Plot 1 , 95, Avenue Road, London, NW8 6HY
Report Date	21/12/2023
Property Type	House, Semi-Detached
Floor Area [m ²]	169

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

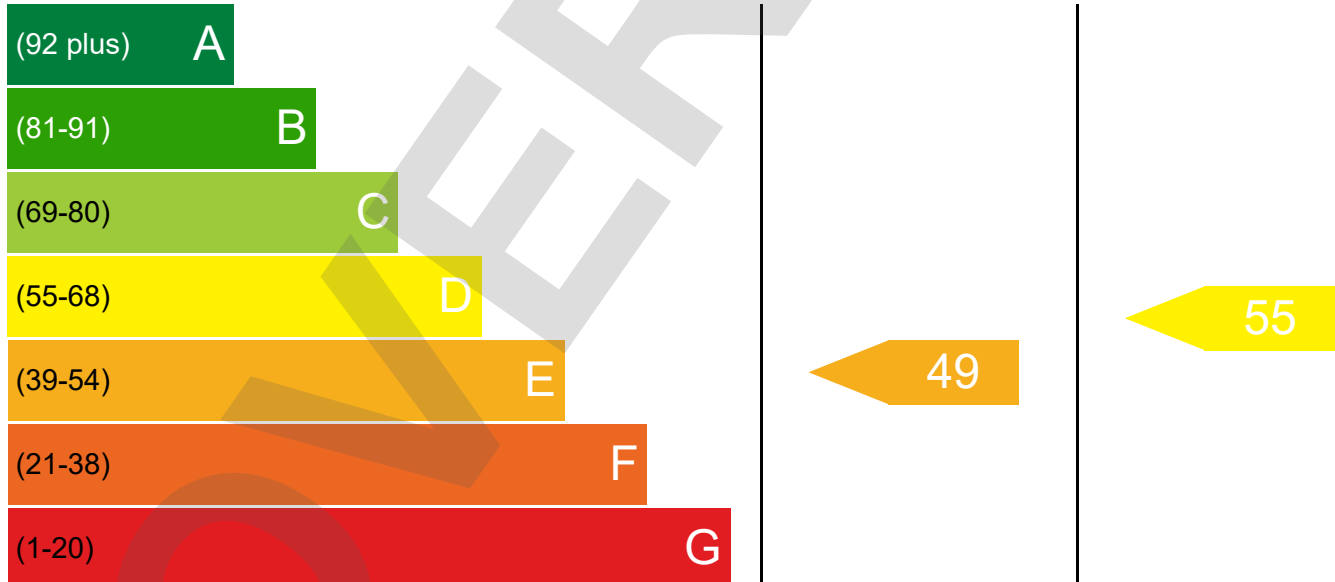
Energy Rating

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:



Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.27 W/m ² K	Good
Roof	Average thermal transmittance 0.15 W/m ² K	Very Good
Floor	Average thermal transmittance 0.25 W/m ² K	Good
Windows	High performance glazing	Good
Main heating	Air source heat pump, radiators and underfloor, electric	Poor
Main heating controls	Time and temperature zone control	Very Good
Secondary heating	None	
Hot water	From main system	Average
Lighting	Good lighting efficiency	Good
Air tightness	Air permeability [AP50] = 6.0 m ³ /h.m ² (assumed)	Good

Primary Energy use

The primary energy use for this property per year is 91 kilowatt hour (kWh) per square metre

Estimated CO₂ 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: **1.5** per year

With the recommended measures the potential CO emissions could be: **1.3** 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
Solar water heating	£71	 1	£71	 E 50
Photovoltaic	£230	 5	£301	 D 55

Estimated energy use and potential savings

Estimated energy cost for this property over a year

£2118

Over a year you could save

£301

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. Graham Suttill
Assessor's accreditation number	EES/027435
Email Address	graham@eandsbristol.co.uk

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Telephone	07517 339 991
Email Address	graham@eandsbristol.co.uk

Assessment details

Related party disclosure	No related party
Date of assessment	19/12/2023
Date of certificate	19/12/2023
Type of assessment	SAP, new dwelling