

OVERVIEW REPORT



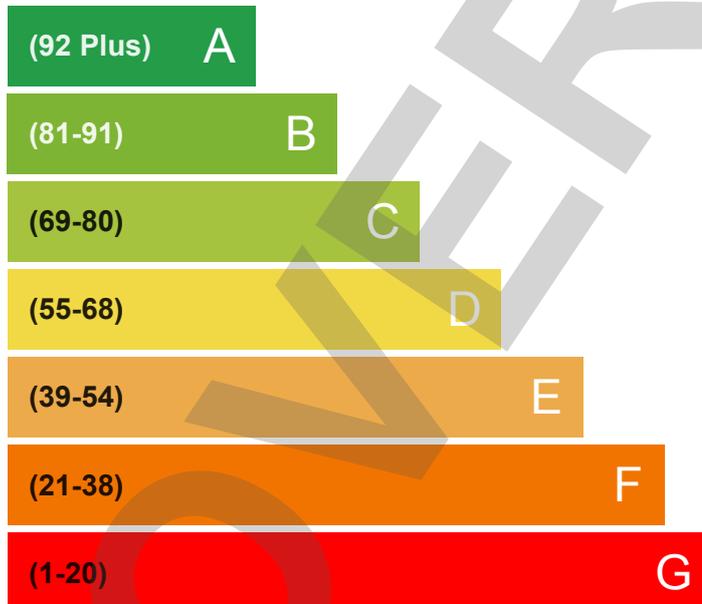
Dwelling Address	36, Mora Road, LONDON, NW2 6TG
Report Date	03/11/2020
Property Type	Mid-terrace house
Floor Area	123 m ²

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

67

86

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	Solid brick, as built, no insulation (assumed)	Very Poor
	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	Good
	Flat, insulated (assumed)	Average
Floor	Suspended, no insulation (assumed)	
	Solid, no insulation (assumed)	
Windows	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating controls	Programmer, room thermostat and TRVs	Good
Secondary heating	None	
Hot water	From main system	Good
Lighting	Low energy lighting in 53% of fixed outlets	Good
Air tightness	(not tested)	

Primary Energy use

The primary energy use for this property per year is 199 kilowatt hour (kWh) per square metre

Estimated CO₂ emissions of the dwelling

The estimated CO₂ 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 CO₂ emissions for this dwellings is: **4.3** Tonnes per year

With the recommended measures the potential CO₂ emissions could be: **1.6** 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
Internal or external wall insulation	£177	6	£177	C 73
Floor insulation (suspended floor)	£47	1	£224	C 74
Low energy lighting for all fixed outlets	£36	1	£260	C 75
Replace boiler with new condensing boiler	£56	2	£315	C 77
Solar water heating	£32	1	£348	C 78
Solar photovoltaic panels, 2.5 kWp	£334	8	£682	B 86

Estimated energy use and potential savings

Estimated energy cost for this property over a year

£962

Over a year you could save

£682

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

8367

kWh per year



Water Heating

2295

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	11,958 kWh per year
Impact of loft insulation	N/A
Impact of cavity wall insulation	N/A
Impact of solid wall insulation	(3,591) kWh per year

Contacting the assessor and the accreditation scheme

Assessor contact details	
Assessor name	Mr. Training Move 20
Assessor's accreditation number	
Email Address	

Accreditation scheme contact details	
Accreditation scheme	[Organization Name]
Telephone	
Email Address	

Assessment details	
Related party disclosure	No related party
Date of assessment	28/10/2020
Date of certificate	03/11/2020
Type of assessment	RdSAP, existing dwelling