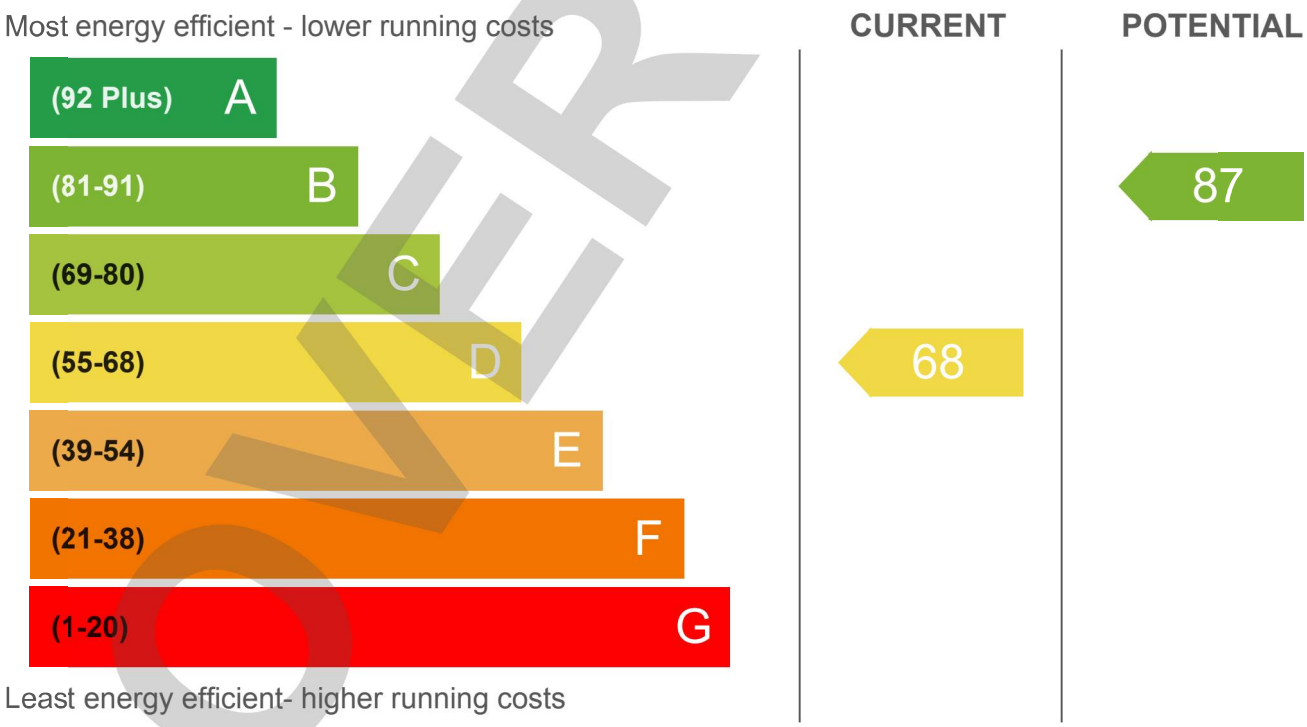
OVERVIEW REPORT

Dwelling Address	13, Kenton Lane, HARROW, HA3 8TU
Report Date	05/11/2020
Property Type	End-terrace house
Floor Area	122 m²

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.



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	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Pitched, 250 mm loft insulation	Good
Floor	Solid, no insulation (assumed)	
Windows	Single glazed	Very Poor
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 all fixed outlets	Very Good
Air tightness	(not tested)	

Primary Energy use

The primary energy use for this property per year is 196 kilowatt hour (kWh) per square metre

Estimated CO_2 emissions of the dwelling

The estimated CO_2 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_2 emissions for this dwellings is: **4.2** Tonnes per year

With the recommended measures the potential CO_2 emissions could be: **1.5** 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
Cavity wall insulation	£124	4	£124	C 72
Floor insulation (solid floor)	£31	1	£154	C 73
Draught proofing	£26	1	£181	C 74
Solar water heating	£48	2	£229	C 76
Replace single glazed windows with low -E double glazed windows	£84	3	£313	C 79
Solar photovoltaic panels, 2.5 kWp	£338	8	£651	B 87

Estimated energy use and potential savings

Estimated energy cost for this property over a year

£919

Over a year you could save

£651

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
10319
kWh per year

Water Heating
2951
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	13,156 kWh per year
Impact of loft insulation	N/A
Impact of cavity wall insulation	(2,837) kWh per year
Impact of solid wall insulation	N/A

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	01/11/2020
Date of certificate	05/11/2020
Type of assessment	RdSAP, existing dwelling