Building Regulations England Part L (BREL) Compliance Report

Approved Document L1 2021 Edition, England assessed by Array SAP 10 program, Array

Date: Tue 30 Apr 2024 13:30:37

Project Information			
Assessed By	Brady Finn	Building Type	House, End-terrace
OCDEA Registration	EES/026484	Assessment Date	2024-04-30

Dwelling Details			
Assessment Type	As designed	Total Floor Area	121 m^2
Site Reference	C2324518/16 Elmore Road	Plot Reference	As Designed
Address	16 Elmore Road, Enfield, EN3 5QA		

Client Details	
Name	Andrew Ross
Company	Area-Design
Address	2 Kitswell Way, Radlett, WD7 7HN

This report covers items included within the SAP calculations. It is not a complete report of regulations compliance.

1a Target emission rate and dwelling emission rate		
Fuel for main heating system	Electricity	
Target carbon dioxide emission rate	*9.97 $kgCO_2/m^2$*	
Dwelling carbon dioxide emission rate	0.0 $kgCO_2/m^2$	**OK**
1b Target primary energy rate and dwelling primary energy		
Target primary energy	*51.93 kWh_{PE}/m^2*	
Dwelling primary energy	12.93 kWh_{PE}/m^2	**OK**
1c Target fabric energy efficiency and dwelling fabric energy efficiency		
Target fabric energy efficiency	*38.6 kWh/m^2*	
Dwelling fabric energy efficiency	36.6 kWh/m^2	**OK**

2a Fabric U-values				
Element	***Maximum permitted average U-Value [W/m^2K]***	**Dwelling average U-Value [W/m^2K]**	**Element with highest individual U-Value**	
External walls	*0.26*	0.16	Walls (2) (0.26)	**OK**
Party walls	*0.2*	0	Party Wall (1) (0)	**N/A**
Curtain walls	*1.6*	0	N/A	**N/A**
Floors	*0.18*	0.13	Exposed Floor (0.18)	**OK**
Roofs	*0.16*	0.14	Roof (3) (0.17)	**OK**
Windows, doors, and roof windows	*1.6*	1.19	East (1.2)	**OK**
Rooflights	*2.2*	1.2	Roof Windows, West (1.2)	**OK**

2b Envelope elements (better than typically expected values are flagged with a subsequent (!))		
Name	**Net area [m^2]**	**U-Value [W/m^2K]**
Exposed wall: Walls (1)	90.339	0.16
Exposed wall: Walls (2)	7.572	0.26
Exposed wall: Walls (3)	12.24	0.11 **(!)**
Party wall: Party Wall (1)	48.95	0 **(!)**
Ground floor: Heatloss Floor 1, Heatloss Floor 1	53.68	0.13
Upper floor: Exposed Floor, Exposed Floor	2.18	0.18
Exposed roof: Roof (1)	13.65	0.15
Exposed roof: Roof (2)	21.37	0.11
Exposed roof: Roof (3)	9.44	0.17
Exposed roof: Roof (4)	7.57	0.17

2c Openings (better than typically expected values are flagged with a subsequent (!))				
Name	**Area [m^2]**	**Orientation**	**Frame factor**	**U-Value [W/m^2K]**
East, Glazing	3.9456	East	1.0	1.2
East, Glazing	2.1204	East	1.0	1.2
East, Glazing	0.7524	East	1.0	1.2
Door, Solid Door	1.911	East	N/A	1 **(!)**
South, Glazing	1.026	South	1.0	1.2
South, Glazing	1.89	South	1.0	1.2
West, Glazing	10.741	West	1.0	1.2

Name	Area [m^2]	Orientation	Frame factor	U-Value [W/m^2K]
West, Glazing	1.026	West	1.0	1.2
West, Glazing	2.8086	West	1.0	1.2
West Dormer, Glazing	1.164	West	1.0	1.2
West Dormer, Glazing	1.164	West	1.0	1.2
Roof Windows, Roof Window	1	West	1.0	1.2
Roof Windows, Roof Window	1	West	1.0	1.2

2d Thermal bridging (better than typically expected values are flagged with a subsequent (!))				
Building part **1 - Main Dwelling**: Thermal bridging calculated from linear thermal transmittances for each junction				
Main element	**Junction detail**	**Source**	**Psi value [W/mK]**	**Drawing / reference**
External wall	E2: Other lintels (including other steel lintels)	Calculated by person with suitable expertise	0.02 **(!)**	E2-WD-02
External wall	E3: Sill	Calculated by person with suitable expertise	0.018 **(!)**	E3-WD-04
External wall	E4: Jamb	Calculated by person with suitable expertise	0.02 **(!)**	E4-WD-04
External wall	E5: Ground floor (normal)	Calculated by person with suitable expertise	0.079	E5-GF-01
External wall	E6: Intermediate floor within a dwelling	Calculated by person with suitable expertise	0.001 **(!)**	E6-IF-02
External wall	E16: Corner (normal)	Calculated by person with suitable expertise	0.041	E16-EXT/CRN
External wall	E18: Party wall between dwellings	Calculated by person with suitable expertise	0.035 **(!)**	E18-IW-02
External wall	E11: Eaves (insulation at rafter level)	Calculated by person with suitable expertise	0.058	E11-RF-03
External wall	E13: Gable (insulation at rafter level)	Calculated by person with suitable expertise	0.072	E13-RG-03
External wall	E14: Flat roof	Calculated by person with suitable expertise	0.047	E14-RF-01
External wall	E17: Corner (inverted - internal area greater than external area)	Calculated by person with suitable expertise	-0.065	E17-INT/CRN
Party wall	P1: Ground floor	Calculated by person with suitable expertise	0.069	P1-GF-01
Party wall	P2: Intermediate floor within a dwelling	SAP table default	0 **(!)**	
Party wall	P5: Roof (insulation at rafter level)	SAP table default	0.48	
Roof	R11: Upstands or kerbs of rooflights	SAP table default	0.24	
External wall	E25: Staggered party wall between dwellings	SAP table default	0.24	

3 Air permeability (better than typically expected values are flagged with a subsequent (!))		
Maximum permitted air permeability at 50Pa	*8 m^3/hm^2*	
Dwelling air permeability at 50Pa	3 m^3/hm^2, Design value **(!)**	OK
Air permeability test certificate reference		

4 Space heating	
Main heating system 1: Heat pump with radiators or underfloor heating - Electricity	
Efficiency	212.6%
Emitter type	Radiators
Flow temperature	55°C
System type	Heat Pump
Manufacturer	Vaillant Group UK Ltd
Model	aroTHERM plus 5kW + AI
Commissioning	
Secondary heating system: N/A	
Fuel	N/A
Efficiency	N/A
Commissioning	

5 Hot water		
Cylinder/store - type: Cylinder		
Capacity	200 litres	
Declared heat loss	1.2 kWh/day	
Primary pipework insulated	Yes	
Manufacturer		
Model		
Commissioning		
Waste water heat recovery system 1 - type: N/A		
Efficiency		
Manufacturer		
Model		

6 Controls		
Main heating 1 - type: Time and temperature zone control by arrangement of plumbing and electrical services		
Function		
Ecodesign class		
Manufacturer		
Model		
Water heating - type: Cylinder thermostat and HW separately timed		
Manufacturer		
Model		

7 Lighting		
Minimum permitted light source efficacy	*75 lm/W*	
Lowest light source efficacy	95 lm/W	OK
External lights control	N/A	

8 Mechanical ventilation		
System type: Balanced whole-house mechanical ventilation with heat recovery		
Maximum permitted specific fan power	*1.5 W/(l/s)*	
Specific fan power	0.79 W/(l/s)	OK
Minimum permitted heat recovery efficiency	*73%*	
Heat recovery efficiency	92%	OK
Manufacturer/Model	MRXBOXAB-ECO4	
Commissioning		

9 Local generation	
Technology type: **Photovoltaic system (1)**	
Peak power	4.71 kWp
Orientation	East
Pitch	30°
Overshading	None or very little
Manufacturer	
MCS certificate	

10 Heat networks
N/A

11 Supporting documentary evidence
N/A

12 Declarations	
a. Assessor Declaration	
This declaration by the assessor is confirmation that the contents of this BREL Compliance Report are a true and accurate reflection based upon the design information submitted for this dwelling for the purpose of carrying out the "As designed" assessment, and that the supporting documentary evidence (SAP Conventions, Appendix 1 (documentary evidence) schedules the minimum documentary evidence required) has been reviewed in the course of preparing this BREL Compliance Report.	
Signed: Name:	Assessor ID: Date:

b. Client Declaration
N/A

Predicted Energy Assessment

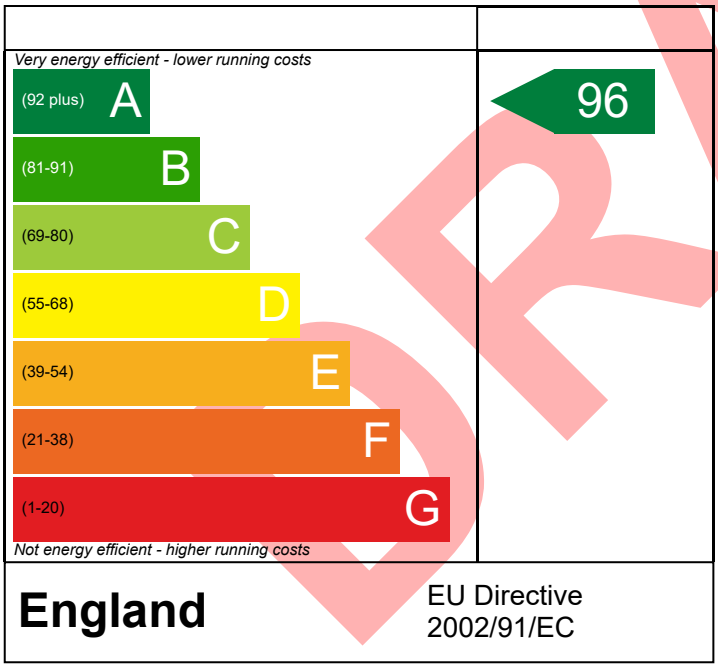
16, Elmore Road, Enfield, London, EN3 5QA

Dwelling type:	House, End-Terrace
Date of assessment:	30/04/2024
Produced by:	Brady Finn
Total floor area:	123.33 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.

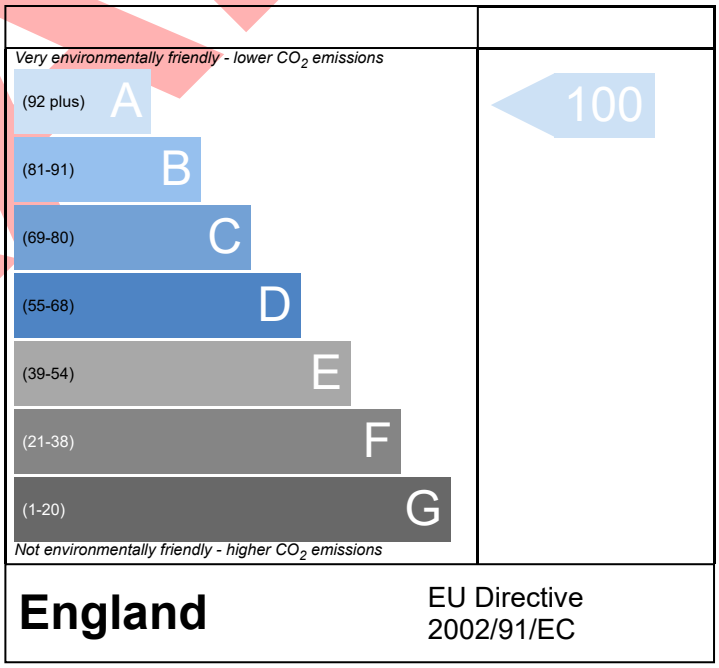
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

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.

Summary for Input Data

Property Reference	C2324518/16 Elmore Road	**Issued on Date**	30/04/2024
Assessment Reference	As Designed	**Prop Type Ref**	A
Property	16, Elmore Road, Enfield, London, EN3 5QA		

SAP Rating	96 A	**DER**	0.00	**TER**	9.97
Environmental	100 A	**% DER < TER**			100.00
CO_2 Emissions (t/year)	-0.08	**DFEE**	36.64	**TFEE**	38.61
Compliance Check	See BREL	**% DFEE < TFEE**			5.10
% DPER < TPER	75.10	**DPER**	12.93	**TPER**	51.93

Assessor Details	Mr. Brady Finn	**Assessor ID**	U878-0001
Client	096, Andrew Ross		

SUMMARY FOR INPUT DATA FOR: New Build (As Designed)

Orientation	East
Property Tenture	ND
Transaction Type	6
Terrain Type	Suburban
1.0 Property Type	House, End-Terrace
2.0 Number of Storeys	3
3.0 Date Built	2024
4.0 Sheltered Sides	2
5.0 Sunlight/Shade	Average or unknown
6.0 Thermal Mass Parameter	Precise calculation
7.0 Electricity Tariff	Standard
Smart electricity meter fitted	Yes
Smart gas meter fitted	Yes

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Unheated Space Floor Area	Average Storey Height
Ground floor:	21.98 m	53.68 m²	2.18 m²	2.30 m
1st Storey:	21.09 m	44.42 m²		2.60 m
2nd Storey:	15.49 m	23.05 m²		2.02 m

8.0 Living Area 39.53 m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.16	110.00	116.56	90.34	0.00	None	26.22	Enter Gross Area
Dormer Cheeks	Timber Frame	Timber framed wall (one layer of plasterboard)	0.26	9.00	9.90	7.57	0.00	None	2.33	Enter Gross Area
Stud Walls	Timber Frame	Timber framed wall (one layer of plasterboard)	0.11	9.00	12.24	12.24	0.00	None	0.00	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Single plasterboard on dabs both sides, lightweight aggregate blocks, cavity or cavity fill	0.00	110.00	48.95		None

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Wall 1	Plasterboard on timber frame	9.00	209.23

10.0 External Roofs

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Code	Shelter Factor	Calculation Type	Openings
SF Slope	External Slope Roof	Plasterboard, insulated slope	0.15	9.00	13.65	13.65	None	0.00	Enter Gross Area	0.00
FF Plane BS13789	External Plane Roof	Plasterboard, insulated at ceiling level	0.11	9.00	21.37	21.37	None	0.00	Enter Gross Area	0.00
GF Flat roof	External Flat Roof	Plasterboard, insulated flat roof	0.17	9.00	11.44	9.44	None	0.00	Enter Gross Area	2.00

Summary for Input Data

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SF Flat roof	External Flat Roof	Plasterboard, insulated flat roof	0.17	9.00	7.57	7.57	None	0.00	Enter Gross Area	0.00

10.2 Internal Ceilings

Description	Storey	Construction	Area (m²)
Internal Ceiling 1	Lowest occupied	Plasterboard ceiling, carpeted chipboard floor	44.42
Internal Ceiling 2	+1	Plasterboard ceiling, carpeted chipboard floor	23.05

11.0 Heat Loss Floors

Description	Type	Storey Index	Construction	U-Value (W/m²K)	Shelter Code	Shelter Factor	Kappa (kJ/m²K)	Area (m²)
Heatloss Floor 1	Ground Floor - Solid	Lowest occupied	Slab on ground, screed over insulation	0.13	None	0.00	110.00	53.68
Exposed Floor	Exposed Floor - Solid	+1	Other	0.18	None	0.00	0.00	2.18

11.2 Internal Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Floor 1		Plasterboard ceiling, carpeted chipboard floor	9.00	23.05
Internal Floor 2		Plasterboard ceiling, carpeted chipboard floor	9.00	44.42

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Glazing	BFRC, BSI or CERTASS data	Window	Double Low-E Soft 0.05			0.43			1.20
Solid Door	Manufacturer	Solid Door							1.00
Roof Window	BFRC, BSI or CERTASS data	Roof Light	Double Low-E Soft 0.05			0.43			1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
East	Glazing	External Wall 1	East	6.82	
Door	Solid Door	External Wall 1	East	1.91	
South	Glazing	External Wall 1	South	2.92	
West	Glazing	External Wall 1	West	14.58	
West Dormer	Glazing	Dormer Cheeks	West	2.33	
Roof Windows	Roof Window	GF Flat roof	West	2.00	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted	Reference:	Imported
E2 Other lintels (including other steel lintels)	Independently assessed	18.70	0.02	0.02	E2-WD-02	Yes
E3 Sill	Independently assessed	13.12	0.02	0.02	E3-WD-04	No
E4 Jamb	Independently assessed	29.80	0.02	0.02	E4-WD-04	Yes
E5 Ground floor (normal)	Independently assessed	21.98	0.08	0.08	E5-GF-01	Yes
E6 Intermediate floor within a dwelling	Independently assessed	36.58	0.00	0.00	E6-IF-02	No
E16 Corner (normal)	Independently assessed	19.40	0.04	0.04	E16-EXT/CRN	No
E18 Party wall between dwellings	Independently assessed	2.30	0.04	0.04	E18-IW-02	No
E11 Eaves (insulation at rafter level)	Independently assessed	10.54	0.06	0.06	E11-RF-03	No
E13 Gable (insulation at rafter level)	Independently assessed	14.02	0.07	0.07	E13-RG-03	No
E14 Flat roof	Independently assessed	17.69	0.05	0.05	E14-RF-01	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	7.30	-0.07	-0.07	E17-INT/CRN	No
P1 Party wall - Ground floor	Independently assessed	10.00	0.07	0.07	P1-GF-01	No
P2 Party wall - Intermediate floor within a dwelling	Table K1 - Default	7.72	0.00	0.00		No
P5 Party wall - Roof (insulation at rafter level)	Table K1 - Default	8.97	0.48	0.48		No
R11 Upstands or kerbs of rooflights	Table K1 - Default	8.00	0.24	0.24		No
E25 Staggered party wall between dwellings	Table K1 - Default	7.50	0.24	0.24		No

Y-value	0.06	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	No
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500502

Summary for Input Data

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Configuration	4
Manufacturer SFP	0.79
Duct Type	Rigid
MVHR Efficiency	92.00
Wet Rooms	4
SFP from Installer Commissioning Certificate	Yes
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 2

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting	95.00	5	475	15

24.0 Main Heating 1	Database	
Percentage of Heat	100.00	%
Database Ref. No.	104415	
Fuel Type	Electricity	
In Winter	212.57	
In Summer	261.54	
Model Name	aroTHERM plus 5kW + AI	
Manufacturer	Vaillant Group UK Ltd	
System Type	Heat Pump	
Controls SAP Code	2207	
Is MHS Pumped	Pump in heated space	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Enter value	
Flow Temperature Value	55.00	
25.0 Main Heating 2	None	
26.0 Heat Networks	None	

28.0 Water Heating

Water Heating	Main Heating 1
SAP Code	901
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	Yes
Cold Water Source	From mains
Bath Count	1
Immersion Only Heating Hot Water	No

28.1 Showers

Description	Shower Type	Flow Rate [l/min]	Rated Power [kW]	Connected	Connected To

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder

Summary for Input Data

Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	200.00	L
Loss	1.20	kWh/day
Pipes insulation	Fully insulated primary pipework	
In Airing Cupboard	No	

31.0 Thermal Store None

32.0 Photovoltaic Unit One Dwelling

Export Capable Meter?	Yes
Connected To Dwelling	Yes
Diverter	No
Battery Capacity [kWh]	0.00

PV Cells kWp	Orientation	Elevation	Overshading	FGHRS	MCS Certificate	Overshading Factor	MCS Certificate Reference	Panel Manufacturer
4.71	East	30°	None Or Little		No	1.00		

34.0 Small-scale Hydro None

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
			A 96	A 100
			0	0
			0	0

Thermal Bridging

elmhurst energy

Property Reference	C2324518/16 Elmore Road	**Issued on Date**	30/04/2024
Assessment Reference	As Designed	**Prop Type Ref**	End-Terrace House
Property	16, Elmore Road, Enfield, London, EN3 5QA		

SAP Rating	96 A	**DER**	0.00	**TER**	9.97
Environmental	100 A	**% DER < TER**			100.00
CO_2 Emissions (t/year)	-0.08	**DFEE**	36.64	**TFEE**	38.61
Compliance Check	See BREL	**% DFEE < TFEE**			5.10
% DPER < TPER	75.10	**DPER**	12.93	**TPER**	51.93

Assessor Details	Mr. Brady Finn	**Assessor ID**	U878-0001
Client	096, Andrew Ross		

	Junction details	Source Type	Psi (W/mK)	Length (m)	Result	Reference
External wall	E2 Other lintels (including other steel lintels)	Independently assessed	0.020	18.70	0.37	E2-WD-02
External wall	E3 Sill	Independently assessed	0.018	13.12	0.24	E3-WD-04
External wall	E4 Jamb	Independently assessed	0.020	29.80	0.60	E4-WD-04
External wall	E5 Ground floor (normal)	Independently assessed	0.079	21.98	1.74	E5-GF-01
External wall	E6 Intermediate floor within a dwelling	Independently assessed	0.001	36.58	0.04	E6-IF-02
External wall	E16 Corner (normal)	Independently assessed	0.041	19.40	0.80	E16-EXT/CRN
External wall	E18 Party wall between dwellings	Independently assessed	0.035	2.30	0.08	E18-IW-02
External wall	E11 Eaves (insulation at rafter level)	Independently assessed	0.058	10.54	0.61	E11-RF-03
External wall	E13 Gable (insulation at rafter level)	Independently assessed	0.072	14.02	1.01	E13-RG-03
External wall	E14 Flat roof	Independently assessed	0.047	17.69	0.83	E14-RF-01
External wall	E17 Corner (inverted – internal area greater than external area)	Independently assessed	-0.065	7.30	-0.47	E17-INT/CRN
Party wall	P1 Party wall - Ground floor	Independently assessed	0.069	10.00	0.69	P1-GF-01
Party wall	P2 Party wall - Intermediate floor within a dwelling	Table K1 - Default	0.000	7.72	0.00	
Party wall	P5 Party wall - Roof (insulation at rafter level)	Table K1 - Default	0.480	8.97	4.31	
External roof	R11 Upstands or kerbs of rooflights	Table K1 - Default	0.240	8.00	1.92	
External wall	E25 Staggered party wall between dwellings	Table K1 - Default	0.240	7.50	1.80	

Total: 233.62 W/mK:

Y-Value: 0.06 W/m²K:

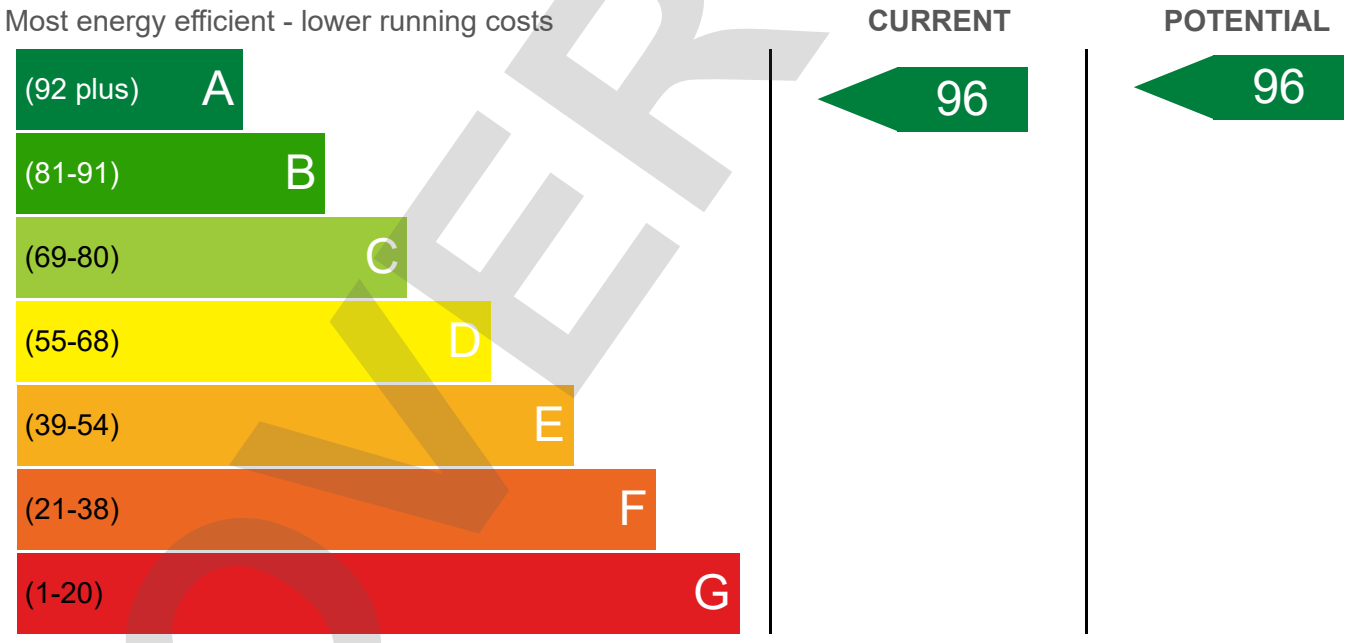
Overview Report

Dwelling Address	16, Elmore Road, Enfield, London, EN3 5QA
Report Date	30/04/2024
Property Type	House, End-Terrace
Floor Area [m^2]	121

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 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 0.16 W/m²K	Very Good
Roof	Average thermal transmittance 0.14 W/m²K	Very Good
Floor	Average thermal transmittance 0.13 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Air source heat pump, radiators, electric	Average
Main heating controls	Time and temperature zone control	Very Good
Secondary heating	None	
Hot water	From main system	Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Primary Energy use

The primary energy use for this property per year is 7 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: **-0.1** per year

Overview Report

With the recommended measures the potential CO emissions could be: **0.0** 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
Solar water heating		0	£44	A 96
Photovoltaic		-96	£206	G 0

Estimated energy use and potential savings

Estimated energy cost for this property over a year

£162

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

Overview Report

Assessor contact details	
Assessor name	Mr. Brady Finn
Assessor's accreditation number	
Email Address	

Accreditation scheme contact details	
Accreditation scheme	
Telephone	
Email Address	

Assessment details	
Related party disclosure	
Date of assessment	30/04/2024
Date of certificate	30/04/2024
Type of assessment	SAP, new dwelling