

ENERGY REPORT

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| Dwelling Address | 17, Wolstonbury, LONDON, N12 7BA |
| Report Date | 24/07/2019 |

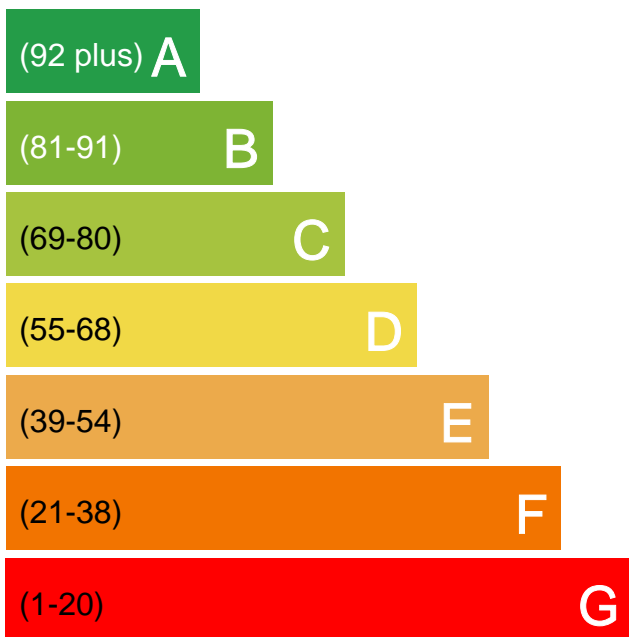
This Energy Report has been generated using the UK's National Calculation Methodology for existing dwellings, Reduced data Standard Assessment Procedure (RdSAP). This methodology is used to assess the energy efficiency of existing dwellings which is calculated based on a dwelling's heating, hot water and lighting usage.

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 recommended measures have been installed. A higher score represents a more energy efficient dwelling with lower fuel bills.

Most energy efficient - lower running costs



Least energy efficient - higher running costs

CURRENT

C 70

POTENTIAL

B 81





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 a different order, may change the result when compared with the cumulative potential rating.

| Recommended measures | Cumulative savings (per year) | Cumulative rating | Individual savings (per year) | Individual rating change |
|---|-------------------------------|---|-------------------------------|--------------------------|
| Internal or external wall insulation | £190 |  C 74 | £190 | + 4 |
| Low energy lighting for all fixed outlets | £221 |  C 74 | £31 | + 0 |
| Solar water heating | £272 |  C 75 | £51 | + 1 |
| Solar photovoltaic panels, 2.5 kWp | £589 |  B 81 | £317 | + 5 |

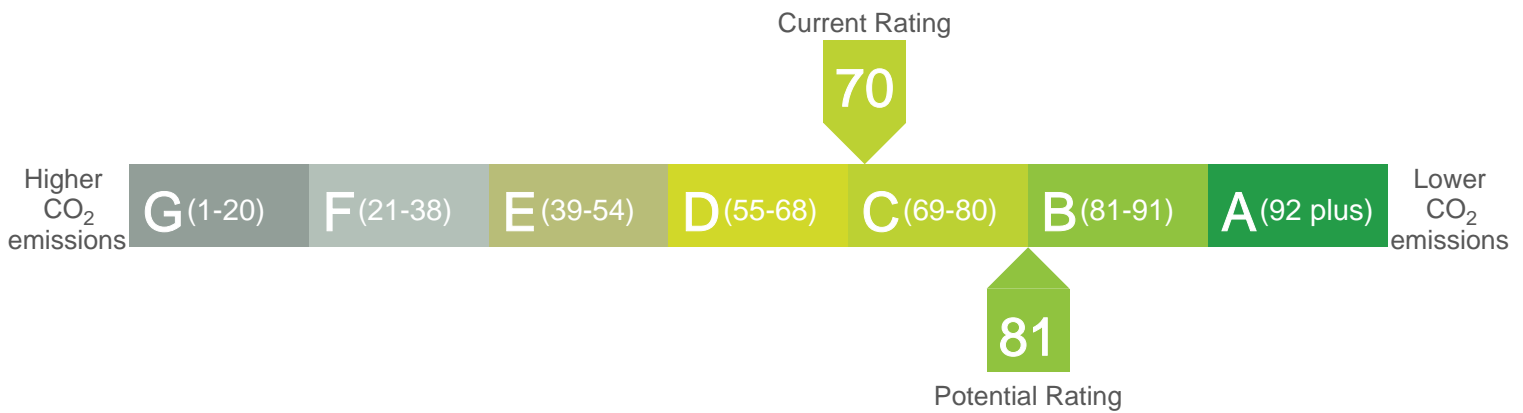
Estimated energy costs of the dwelling

The table below shows the estimated running costs of the space and water heating and lighting within the dwelling. It does not include the energy used from household appliances. The estimated annual costs after potential improvements indicates the total energy cost if all recommended measures named above were installed.

| | | Estimated annual costs | Estimated annual costs after potential improvements | Potential future savings |
|--------------|---|------------------------|---|---|
| Lighting |  | £146 | £111 |  |
| Heating |  | £1047 | £867 | |
| Hot Water |  | £148 | £91 | |
| TOTAL | | £1341 | £1068 | |

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: **6.4 Tonnes** per year

With the recommended measures the potential CO₂ emissions could be: **4.1 Tonnes** per year

About this document

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Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.

This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.

This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.

The calculation used to generate this report reflects the RdSAP Methodology current at the time of report generation.