

OVERVIEW REPORT



Dwelling Address	6 School Lane, Newbold Coleorton, COALVILLE, LE67 8PF
Report Date	10/08/2024
Property Type	Semi-detached house
Floor Area	66 m ²

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations. It is to be used solely to allow an energy assessor to sense check the assessment details prior to lodgement.

Energy Rating

The current energy rating of this property is [G/5] and its potential is [E/53]

Breakdown of property's energy performance

Feature	Description	Energy Performance
Walls	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 25 mm loft insulation	Poor
Floor	Solid, no insulation (assumed)	
Windows	Fully double glazed	Average
Main heating	Boiler and radiators, LPG	Very Poor
Main heating controls	Programmer, room thermostat and TRVs	Good
Secondary heating	Room heaters, LPG	
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in 75% of fixed outlets	Very Good
Air tightness	(not tested)	

Primary Energy use

The primary energy use for this property per year is 445 kilowatt hour (kWh) per square metre

Estimated CO₂ emissions of the dwelling

The estimated CO₂ emissions for this dwellings is: **6.1** Tonnes per year

With the recommended measures the potential CO₂ emissions could be: **1.9** Tonnes per year

Recommendations

Recommended measure	Typical Yearly Saving	Potential Rating after measure installed	Cumulative savings (per year)	Cumulative Potential Rating
Increase loft insulation to 270 mm	£255	5	£255	G 10
Cavity wall insulation	£665	13	£920	F 23
Floor insulation (solid floor)	£195	4	£1,115	F 27
Replace boiler with new condensing boiler	£363	7	£1,477	F 34
Flue gas heat recovery device in conjunction with boiler	£41	1	£1,518	F 35
Solar water heating	£132	4	£1,650	E 39
High performance external doors	£45	1	£1,695	E 40
Solar photovoltaic panels, 2.5 kWp	£543	13	£2,238	E 53

Estimated energy use and potential savings

Estimated energy cost for the property over a year **£3421**

Over a year you could save **£2238**

Space heating requirement is **13017 kWh**

Water heating requirement is **2005 kWh**