

OVERVIEW REPORT



Dwelling Address	Windrush, Guildford Road, Normandy, GUILDFORD, GU3 2AR
Report Date	30/07/2024
Property Type	Detached house
Floor Area	165 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 [D/62] and its potential is [C/80]

Breakdown of property's energy performance

Feature	Description	Energy Performance
Walls	Cavity wall, filled cavity	Average
Roof	Pitched, 200 mm loft insulation	Good
Floor	Solid, no insulation (assumed)	
Windows	Fully double glazed	Average
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, no cylinder thermostat	Average
Lighting	Low energy lighting in 80% of fixed outlets	Very Good
Air tightness	(not tested)	

Primary Energy use

The primary energy use for this property per year is 236 kilowatt hour (kWh) per square metre

Estimated CO₂ emissions of the dwelling

The estimated CO₂ emissions for this dwellings is: **6.9** Tonnes per year

With the recommended measures the potential CO₂ emissions could be: **3.6** Tonnes per year

Recommendations

Recommended measure	Typical Yearly Saving	Potential Rating after measure installed	Cumulative savings (per year)	Cumulative Potential Rating
Floor insulation (solid floor)	£227	4	£227	D 66
Hot water cylinder thermostat	£170	2	£398	D 68
Replace boiler with new condensing boiler	£325	5	£723	C 73
Solar water heating	£79	1	£802	C 74
Solar photovoltaic panels, 2.5 kWp	£529	6	£1,331	C 80

Estimated energy use and potential savings

Estimated energy cost for the property over a year **£2546**

Over a year you could save **£1331**

Space heating requirement is **16988 kWh**

Water heating requirement is **3489 kWh**