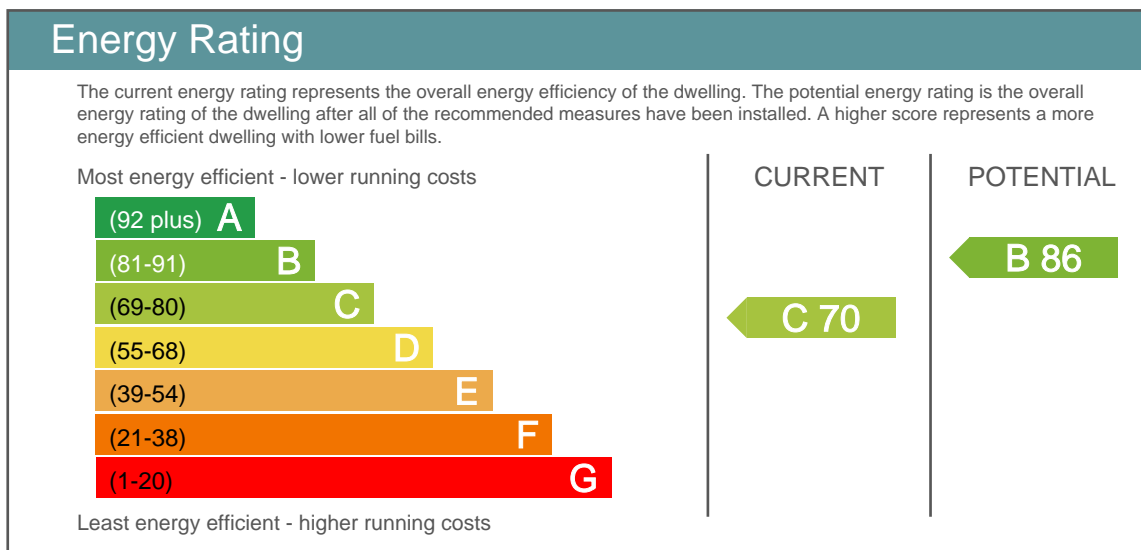


ENERGY REPORT

Dwelling Address	1 Wester Road, Kinloss, FORRES, IV36 3XN
Reference	000259
Assessment Date	20/09/2022
Submission Date	17/10/2022
Property Type	Semi-Detached House
Total Floor Area	70 m ²

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.

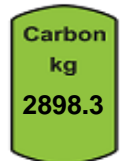


Additional ratings for your home

Energy - The estimated amount of fuel energy required for lighting, heating and hot water for your property. The estimate is based on typical usage which is likely to be different to your actual consumption.



Carbon - The current environmental impact based on your energy estimates.







Cost - The estimated cost of your energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those you actually pay.



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	Typical costs	Incremental savings (per year)	Incremental rating change
Floor insulation (solid floor)	£36	 C 71	£4,000 - £6,000	£36	+ 1
Low energy lighting for all fixed outlets	£94	 C 73	£50	£58	+ 2
Solar water heating	£117	 C 74	£4,000 - £6,000	£23	+ 1
Solar photovoltaic panels, 2.5 kWp	£452	 B 86	£3,500 - £5,500	£336	+ 12

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

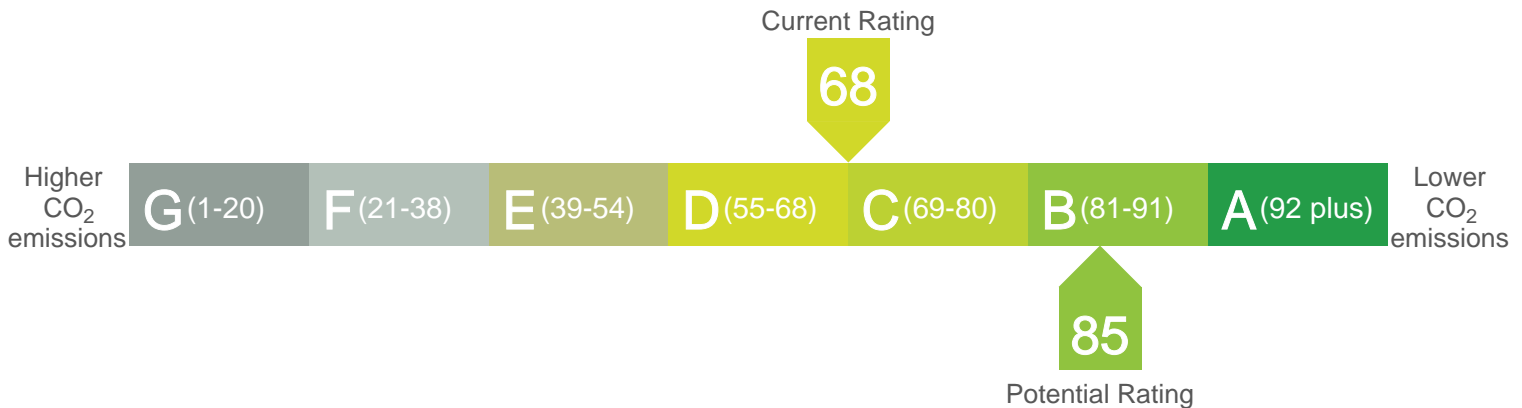
Estimated energy costs of the dwelling

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 	£127	£63	
Heating 	£486	£456	
Hot Water 	£74	£51	
New Technologies e.g. Impact of PV	£0	-(£336)	
TOTAL	£687	£234	

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: **2.9 Tonnes** per year

With the recommended measures the potential CO₂ emissions could be: **1.5 Tonnes** per year

Estimated energy use and potential savings

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
8576
kWh per year

Water Heating
1764
kWh per year

The table below shows the amount of heat 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)
Impact of loft insulation	N/A
Impact of cavity wall insulation	N/A
Impact of solid wall insulation	N/A

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.

Data inputs

Below is a full list of RdSAP data inputs which have been used to generate this Energy Report. These inputs typically include information about the building envelope (dimensions, walls, floors etc) as well as the utilities which service the property (water, heating, lighting etc). The data inputs can either be 'Inputted' or 'Assumed'. Inputted values are those which have been entered specifically for the calculation, and Assumed values are those required to complete the calculation.

	Inputted values	Assumed values
Regs Region:	Scotland	
Region:	North East Scotland	
Property Type:	H House, S Semi-Detached	
Number of Storeys:	2	
Number of Rooms:	3	
Number of Rooms Heated:	3	
Dimension Type:	Internal	
Construction details:	Building part: Main - built in C 1930-1949	
	Floor Area [m ²]	Room Height [m] Perimeter [m] Party Wall Length [m]
Lowest floor	35.00	2.40 17.00 7.00
First floor	35.00	2.40 17.00 7.00
Floor Location:		G Ground floor
Floor Type:		S Solid
Floor Insulation:		A As built
Floor U-value Known:		No
Wall Type:		CA Cavity
Wall Insulation:		F Filled Cavity
Wall Thickness Unknown:		No
Wall Thickness:		300
Wall U-value Known:		No
Alternative Wall Area:		0.00
Party Wall:		U Unable to determine
Roof Type:		PA Pitched (slates/tiles), access to loft
Roof Insulation:		J Joists
Roof Insulation Thickness:		300 mm
Roof U-value Known:		No
Conservatory		
Conservatory Present:		No
Doors		
Total Doors:		2
Insulated Doors:		0
Windows		
Glazed Area		T Typical
Proportion Double\Triple-glazed		100
Glazing		Double pre 2003
Frame Type		PVC frame
Glazing Gap		6 mm
Draught Proofing		100 %
Ventilation & Cooling		
No. of open Fireplaces		0
Mechanical Ventilation		No
Fixed Space Cooling		No
Lighting		
Total number of light fittings		10
Total number of L.E.L. fittings		0
Main Heating 1		
PCDF boiler Reference		18155 Alpha, E-Tec, 88.90%
Main Heating Code		BGW Post 98 Combi condens. with auto ign.
Heat Emitter		Radiators
Heat pump age		Unknown

Data inputs

Flue Type	Balanced
Fuel Type	Mains gas
Fan Assisted Flue	Yes
Design flow temperature	Unknown
PCDF Heating Controls	0
Main Heating Controls	CBE Programmer, room thermostat and TRVs
PCDF Compensator	0
Percentage of Heat	100
Main Heating 2	
PCDF boiler Reference	0
Main Heating Code	
Percentage of Heat	0
Secondary Heating	
Secondary Heating Reference	
Water Heating	
Water Heating Code	HWP From the primary heating system
Hot Water Cylinder	
Hot Water Cylinder Present	No
Solar Water Heating	
Solar Water Heating	No
Waste Water Heat Recovery System	
Total Number of rooms with bath and/or shower	1
Number of rooms with mixer shower and no bath	0
Number of rooms with bath and mixer shower	1
Is WWHRS present in the property?	No / Unknown
Flue Gas Heat Recovery System	
Present	No
Photovoltaic Panel	
Photovoltaic Panel	None
Wind Turbine	
Terrain Type	Suburban
Wind turbine present?	No
Other Details	
Electricity meter type	Single
Main gas	Yes
Special Features	