

Energy Report

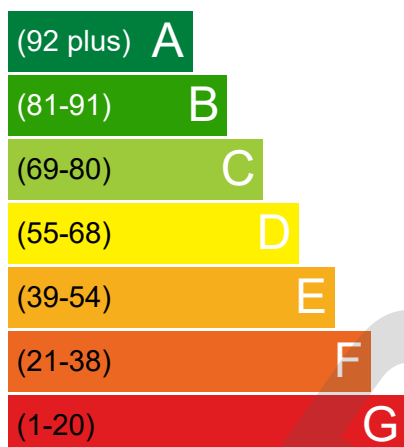
Dwelling Address	Flat 40, Alexander House, 205 Kings Road, READING, RG1 4FW
Reference	UNIT 39-UNIT 39
Assessment Date	01/07/2025
Submission Date	
Property Type	Flat, End-Terrace
Total Floor Area	39

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

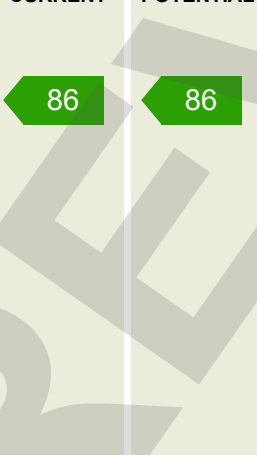
This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

Energy Efficiency Rating

Most energy efficient - lower running costs

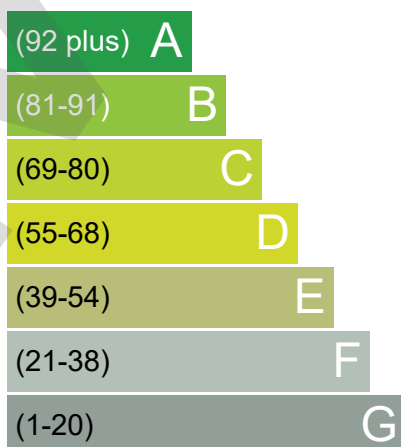


CURRENT POTENTIAL

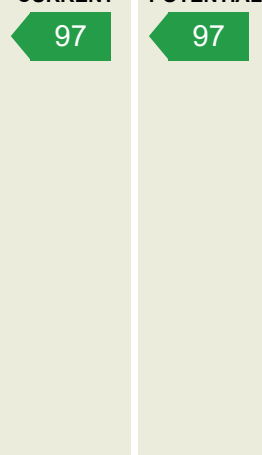


Carbon Dioxide (CO2) Emissions Rating

Very environmentally friendly - lower CO2 emissions



CURRENT POTENTIAL



Additional ratings for your home

	Primary Energy	Energy	Carbon	Cost	HTC
CURRENT	44.66 kWh	1142 kWh	166 kg	297.66 £	34 W/K
POTENTIAL	44.66 kWh	1142 kWh	166 kg	297.66 £	34 W/K

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 0.21 W/m ² K	Very Good
Roof	Average thermal transmittance 0.13 W/m ² K	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	Very Good
Lighting	Good lighting efficiency	Good
Air tightness	Air permeability [AP50] = 3.9 m ³ /h.m ² (as tested)	Good

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 measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating
----------------------	-------------------------------	-------------------	---------------	--------------------------------	-----------------------

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

Energy Report

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		£26	£26	
Heating		£100	£100	
Hot Water		£172	£172	
New Technologies e.g. Impact of PV		£0	£0	
TOTAL		£298	£298	

Estimated energy use and potential savings



Space Heating

304

kWh per year



Water Heating

659

kWh per year

About this document

Created by:

Company/Trading name:

Phone number:

Email address:

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 SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO ₂)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.