

OVERVIEW REPORT



Dwelling Address	17 Rutland Court, LYTHAM ST. ANNES, FY8 4ED
Report Date	27/11/2024
Property Type	Mid-floor flat
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 [E/46] and its potential is [C/78]

Breakdown of property's energy performance

Feature	Description	Energy Performance
Walls	Cavity wall, as built, no insulation (assumed)	Poor
	Cavity wall, as built, partial insulation (assumed)	Average
Roof	(another dwelling above)	
Floor	(another dwelling below)	
Windows	Fully double glazed	Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	Electric immersion, standard tariff	Very Poor
Lighting	Low energy lighting in 78% of fixed outlets	Very Good
Air tightness	(not tested)	

Primary Energy use

The primary energy use for this property per year is 346 kilowatt hour (kWh) per square metre

Estimated CO₂ emissions of the dwelling

The estimated CO₂ emissions for this dwellings is: **3.9** Tonnes per year

With the recommended measures the potential CO₂ emissions could be: **2.9** Tonnes per year

Recommendations

Recommended measure	Typical Yearly Saving	Potential Rating after measure installed	Cumulative savings (per year)	Cumulative Potential Rating
Cavity wall insulation	£494	15	£494	D 61
Add additional 80 mm jacket to hot water cylinder	£37	1	£531	D 62
High heat retention storage heaters and dual immersion cylinder	£520	16	£1,050	C 78

Estimated energy use and potential savings

Estimated energy cost for the property over a year **£1864**

Over a year you could save **£1050**

Space heating requirement is **5066 kWh**

Water heating requirement is **2004 kWh**