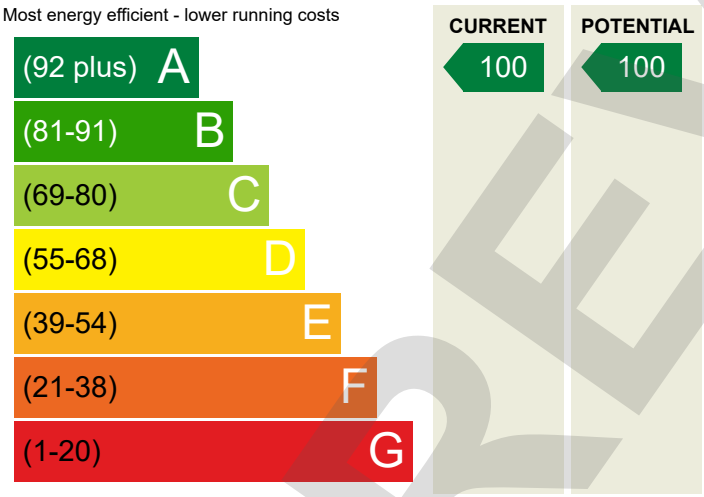
Energy Report

Dwelling Address	Bourne Vale, Valley Road, Swanage, BH19 3DZ
Reference	8373 - Bourne Vale-Bourne Vale
Assessment Date	05/11/2025
Submission Date	
Property Type	Bungalow, Detached
Total Floor Area	48

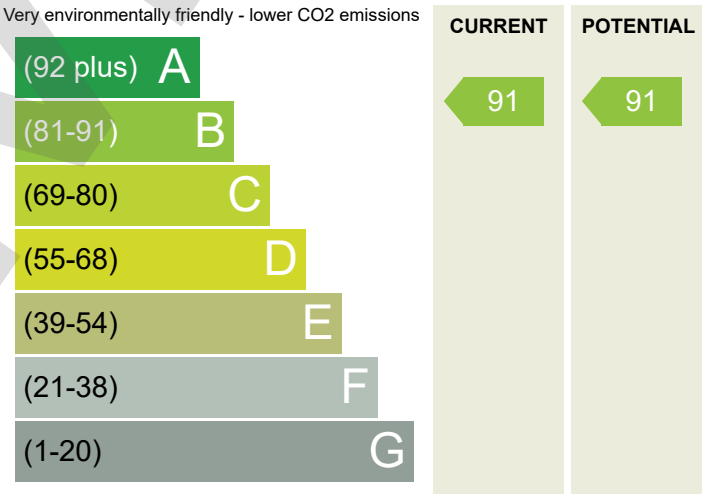
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

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

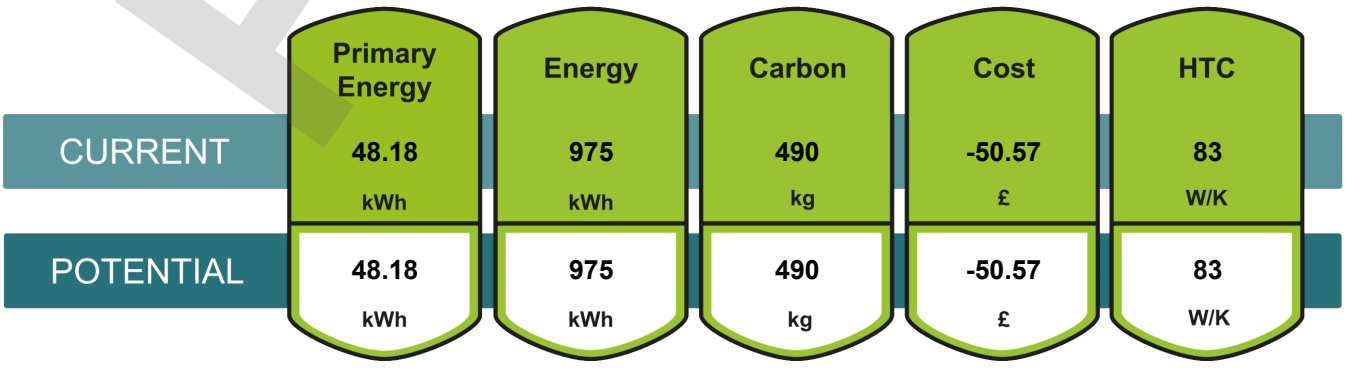
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



PREVIEW

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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 0.18 W/m²K	Very Good
Roof	Average thermal transmittance 0.13 W/m²K	Very Good
Floor	Average thermal transmittance 0.12 W/m²K	Very Good
Windows	High performance glazing	Good
Main heating	Boiler and underfloor heating, mains gas	Good
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] = 5.0 m³/h.m² (assumed)	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
Solar water heating	£43	A 101			A 93

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

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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	£34	£34	
Heating	£273	£273	
Hot Water	£146	£146	
New Technologies e.g. Impact of PV	-(£503)	-(£503)	
TOTAL	-(£51)	-(£51)	

Estimated energy use and potential savings

Space Heating
2209
kWh per year

Water Heating
2223
kWh per year

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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 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 (CO2)	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.

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