

Predicted Energy Assessment

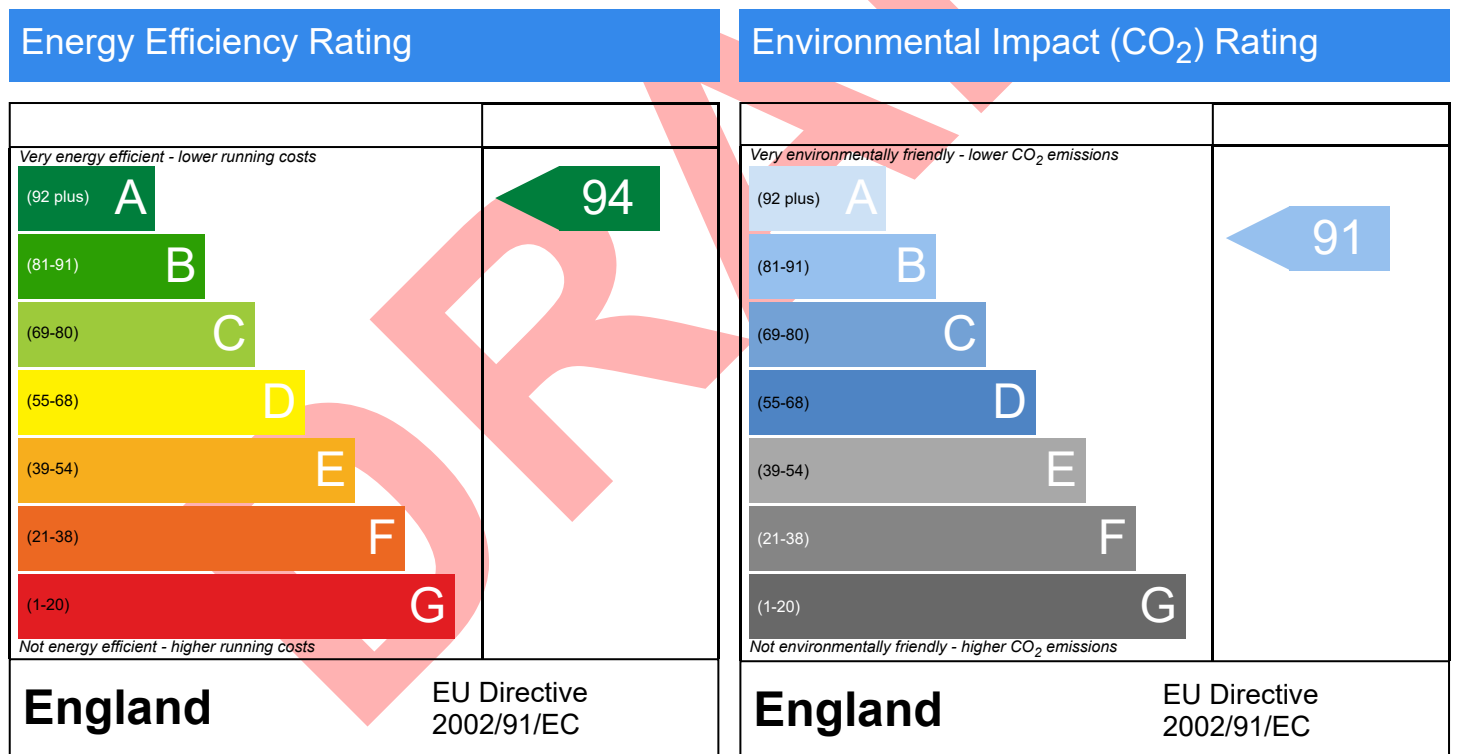


Plot 12, Surfleet Road, SPALDING, PE11 3XY

Dwelling type: House, Semi-Detached
 Date of assessment: 12/12/2025
 SAP Version: 10.2
 Produced by: Robert Atherton
 Total floor area: 74.82 m²
 DRRN:

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

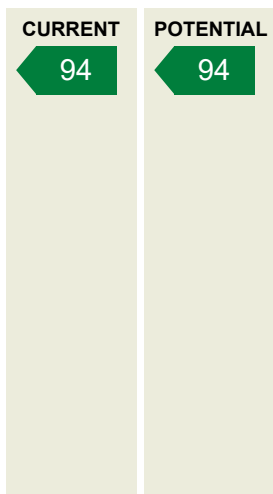
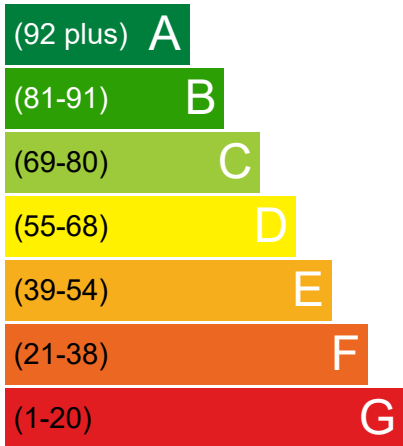
Dwelling Address	Plot 12, Surfleet Road, SPALDING, PE11 3XY
Reference	23018 Plot 12-23018 Plot 12
SAP Version	10.2
Assessment Date	27/11/2025
Submission Date	
Property Type	House, Semi-Detached
Total Floor Area	75

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

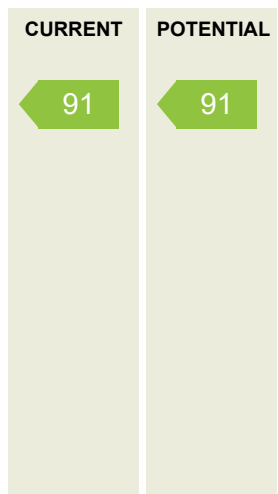
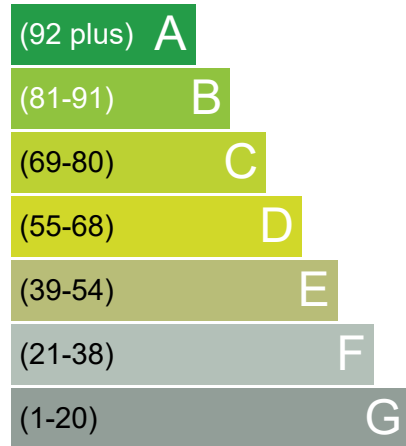
Energy Efficiency Rating

Most energy efficient - lower running costs



Carbon Dioxide (CO2) Emissions Rating

Very environmentally friendly - lower CO2 emissions



Additional ratings for your home

	Primary Energy	Energy	Carbon	Cost	HTC
CURRENT	55.99 kWh	3014 kWh	801 kg	188.23 £	80 W/K
POTENTIAL	55.99 kWh	3014 kWh	801 kg	188.23 £	80 W/K

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good
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Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.17 W/m ² K	Very Good
Roof	Average thermal transmittance 0.09 W/m ² K	Very Good
Floor	Average thermal transmittance 0.12 W/m ² K	Very Good
Windows	High performance glazing	Very Good
Main heating	Boiler and radiators, mains gas	Very Good
Main heating controls	Programmer, room thermostat and TRVs	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Good lighting efficiency	Good
Air tightness	Air permeability [AP50] = 4.5 m ³ /h.m ² (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	£30	← A 95			← A 92

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		£57	£57	
Heating		£291	£291	
Hot Water		£169	£169	
New Technologies e.g. Impact of PV		-(£329)	-(£329)	
TOTAL		£188	£188	

Estimated energy use and potential savings



Space Heating

2475

kWh per year



Water Heating

2586

kWh per year

About this document

Created by: Company/Trading name: Phone number: Email address:	
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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.