ENERGY REPORT

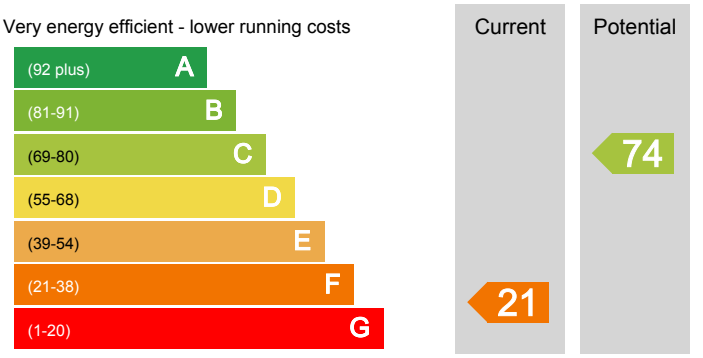
RdSAP
elmhurst energy

Dwelling Address	12 Raeburn Mews, EDINBURGH, EH4 1RG
Reference	000466
Assessment Date	14/05/2026
Submission Date	14/05/2026
Property Type	Mid-Terrace House
Total Floor Area	54 m^2

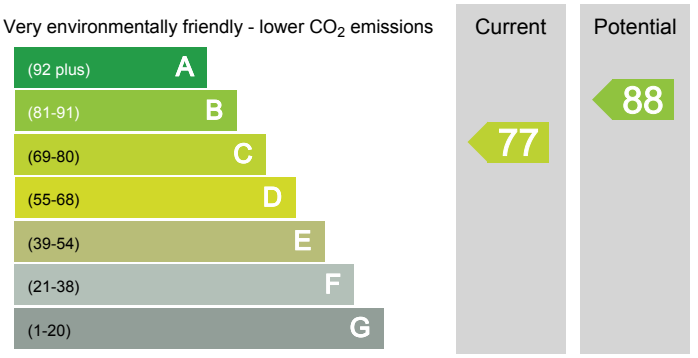
This Energy Report has been generated using the UK's National Calculation Methodology for existing dwellings, Reduced data Standard Assessment Procedure (RdSAP). This methodology is used to assess the energy efficiency of existing dwellings which is calculated based on a dwelling's heating, hot water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

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

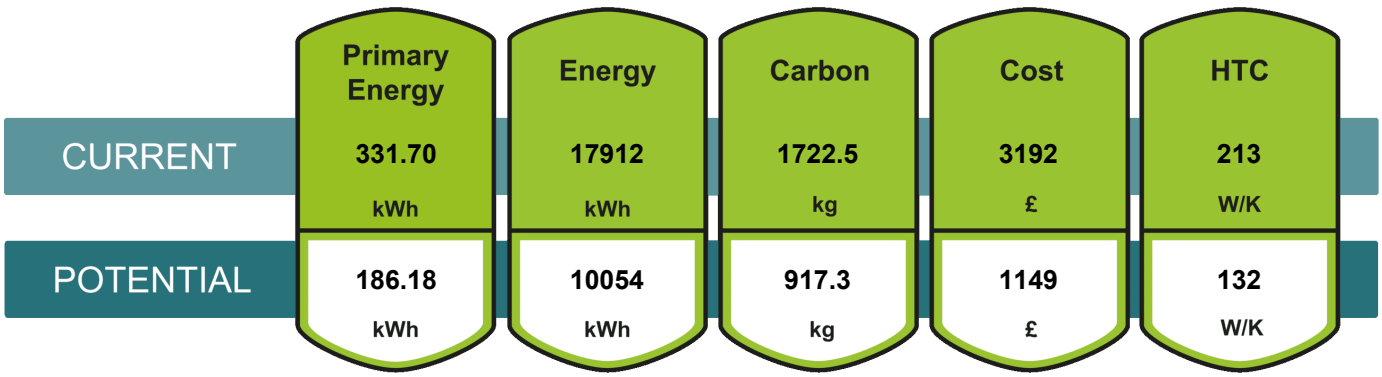
Energy Efficiency Rating



Carbon Dioxide (CO_2) Emissions Rating



Additional ratings for your home



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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)	Cumulative CO2 rating
Flat roof or sloping ceiling insulation	£624	F 32	£900 - £1,200	£624	B 82
Cavity wall insulation	£859	F 37	£900 - £1,500	£235	B 84
Floor insulation (solid floor)	£952	E 39	£5,000 - £10,000	£93	B 84
High heat retention storage heaters and dual immersion cylinder	£1,811	D 68	£800 - £1,600	£859	B 87
Solar photovoltaic panels, 2.5 kWp	£2,044	C 74	£8,000 - £10,000	£232	B 88

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	£39	£45	You could save £2044
Heating	£2310	£959	
Hot Water	£843	£377	
New Technologies e.g. Impact of PV	£0	£0	
TOTAL	£3192	£1149	

Estimated energy demand

Heating & Hot water

Heating & hot water usually makes up the majority of energy demand in property. These figures show the usage for this property, based on standard assumptions.



Space Heating
8347
kWh per year



Water Heating
3048
kWh per year

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.

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.