

**CAAS BAND INFORMATION -**

**1. Year the house was built:**

Specific record of the year the house was built is not held; it is assessed by survey to have been built circa 1950.

**2. Year the bathroom was refitted:**

Specific record of the date the bathroom was refitted is not held; it is assessed as being installed more than 10 years ago but less than 30 years, with an estimated install year of 2000.

**3. Year the kitchen was refitted:**

Specific record of the date the kitchen was refitted is not held; it is assessed as being installed more than 30 years ago, with an estimated install date of 1980.

**4. Year the electrical wiring last took place:**

Specific record of the date of electrical wiring is not held; it is assessed as being installed more than 10 years ago, but less than 30 years with an estimated install year of 1996.

**5. Details of the loft insulation:**

**a. Date of installation and thickness.**

Records show that the loft insulation was installed between June and July 2012, at a thickness of 270mm.

**b. Date of last measurement.**

The loft insulation was last measured as part of the CAAS survey on 27 January 2016.

**c. Thickness at last measurement.**

The surveyor assessed the thickness at 200mm.

**6. Energy rating report:**

A screenshot of the house's energy report is enclosed below (Enclosure 1).

**7. Results of last electricity installation testing (IEE 17th ed testing):**

A report from a test carried out on 3 February 2010 state that the electrical system is satisfactory with no remedial works required.

**8. Information on status of the boiler following repairs raised in the last 12 months:**

The boiler is in working condition.

**9. Data pertaining to broadband speed and source/method of collection:**

Broadband data for this house was collated by the Centre for Housing Policy at the University of York. From the Ofcom database; assessment extract is:

Ofcom Mean Speed Class      Ofcom Speed Cut Off  
2 to <24Mbit/s                      17.8-Mbit/s

Enclosure 1:

NHER Stock Assessor

URN: 2037505

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- Buildings
- Works
- Faults
- Floors
- Dimensions
- Orderings
- Space heating
- Water heating
- Renewables
- Occupancy
- User defined
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**NHER assessment**

NHER: 7.2

CO<sub>2</sub> emissions: 6208 kg/year

CO<sub>2</sub> emissions rate: 70.74 kg/m<sup>2</sup>/year

Primary energy use: 51.183 kWh/m<sup>2</sup>/year

NHER results have been calculated for an estimated 4.0 occupants, using a standard heating pattern.

**NHER running costs**

Type	kWh/yr	£/yr	CO <sub>2</sub> (kg/yr)
Heating	16204	540	3630
Hot water	5655	189	1037
Cooking	1165	25	372
Lights and appliances	495	51	216
Standing charges	---	144	---
Generation	1	0	0
<b>Total</b>	<b>27095</b>	<b>1636</b>	<b>6922</b>

**ROSNAP assessment**

GAF: 61 Band D1

F1: 59 Band D1

CO<sub>2</sub> emissions: 5406 kg/year

CO<sub>2</sub> emissions rate: 40.86 kg/m<sup>2</sup>/year

Primary energy use: 217.90 kWh/m<sup>2</sup>/year

**Fuel poverty**

Minimum income needed to avoid fuel poverty in this dwelling is £16,375

The NHER fuel poverty indicator has been calculated for an estimated 4.0 occupants, using the standard heating pattern.

NHER Stock Assessor has processed this record using a subset of the ROSAP dataset (partial dataset) which means these results are only accurate when used for averaging stocks. Click here to display the data fields that haven't been completed.

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