

## Summary Information

Surveyor:	P960-0001	Title: Mr.	Tel Number: 07760 443 469
Name:	Richard Matthew Ratcliff	My Reference:	
Survey Reference:	001573		
Current SAP rating:	C 69	Potential SAP rating:	C 77
Current EI rating:	C 76	Potential EI rating:	B 81
Emissions (t/year):	1.683 tonnes	Fuel Bill:	£896
<b>Property Details:</b>			
RdSAP version:	RdSAP10		
Reference Number:	P960-0001-001573		
My Reference:			
Lodgement Required:	No		
Regs Region:	England		
EPC Language:	English		
UPRN:			
Postcode:	BB10 1XX		
Region:	West Pennines		
House Name:			
House No:	19		
Street:	Queens Road		
Locality:			
Town:	BURNLEY		
County:			
Property Tenure:	Rented (social)		
Transaction Type:	Grant scheme		
Inspection Date:	06/03/2026		
Process date:	06/03/2026		
Check for the existence of an EPC:	No		
Does an EPC exist at the point of carrying out this energy assessment:	No		
Reason why another energy assessment needs to be undertaken:			

### RdSAP Inputs

#### Property Description:

1.0 Property type:	B Bungalow
	E End-Terrace
2.0 Number of Storeys:	1
Habitable Rooms:	2
Heated Habitable Rooms:	2
3.0 Date Built: Main Property	D 1950-1966

#### 4.0 Dimensions:

Dimension type:	Internal				
Main Property					
	Floor Area [m <sup>2</sup> ]	Room Height [m]	Heat Loss Wall Perimeter [m]	Party Wall Length [m]	
Lowest Floor:	44.89	2.24	20.10	6.70	No

#### 5.0 Conservatory:

Is there a conservatory?	No
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#### 7.0 Walls:

Main Property	
Type	CA Cavity
Insulation	F Filled Cavity
Wall Thickness Unknown	No
Wall Thickness	300 mm
U-value Known	No
Party Wall Type	U Unable to determine

## Summary Information

### 8.0 Roofs:

#### Main Property

Type	PA Pitched (slates/tiles), access to loft
Insulation	J Joists
Insulation Thickness	270 mm
U-value Known	No

### 8.1 Rooms in Roof:

### 9.0 Floors:

#### Main Property

Location	G Ground floor
Type	N Suspended, not timber
Insulation	A As built
Default U-value	0.69
U-value Known	No

### 10.0 Doors:

Total Number of Doors	0
Number of Insulated Doors	0

### 11.0 Windows:

W	H	Area	Glazing Type	Frame Type	Frame Factor	Glazing Gap	Building Part	Location	Orient.	Data-Source	U value	g value	Draught Proofed	Permanent Shutters
1.30	1.10	1.43	Double post or during 2022		0.70		Main	External wall	North	Manufacturer	1.40	0.72	Yes	None
1.80	1.00	1.80	Double post or during 2022		0.70		Main	External wall	North	Manufacturer	1.40	0.72	Yes	None
0.70	0.80	0.56	Double post or during 2022		0.70		Main	External wall	South	Manufacturer	1.40	0.72	Yes	None
0.70	1.30	0.91	Double post or during 2022		0.70		Main	External wall	South	Manufacturer	1.40	0.72	Yes	None

Draught Proofing	100 %
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### 12.0 Ventilation & Cooling

No. of open chimneys	0
No. of open flues	0
No. of open chimneys/open flues attached to closed fire	0
No. of flues attached to solid fuel boiler	0
No. of open flues attached to other heater	0
No. of blocked chimneys	0
No. of intermittent extract fans	2
No. of passive vents	0
No. of flueless gas fires	0
Fixed Space Cooling	No
Draught Lobby	Not present

### 12.1 Mechanical Ventilation

Mechanical Ventilation	No
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### 12.2 Air Pressure Test

Test Method	Not available
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### 13.0 Lighting

Total number of bulbs	8
Number of LED and CFL Known	Yes
Number of LED lights	4
Number of CFL lights	4
Total number of Low Energy	8
Total number of incandescents	0

## Summary Information

### 14.0 Main Heating1

PCDF boiler Reference	17742 Potterton, Promax 33 Combi ErP, 88.30%
Heat Emitter	Radiators
Heat pump age	Unknown
Fuel Type	Mains gas
Flue Type	Balanced
Fan Assisted Flue	Yes
Design flow temperature	Unknown
PCDF Heating Controls	0
Main Heating Controls EES	CBE
Main Heating Controls Sap	SAP code 2106, Programmer, room thermostat and TRVs
PCDF Compensator	0
Percentage of Heat	100 %

### 14.1 Main Heating2

PCDF boiler Reference	0
Main Heating EES Code	
Main Heating SAP Code	0
Percentage of Heat	0 %

### 14.1 Community Heating/Heat Network

Heating Type	None
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### 14.2 Meters

Electricity meter type	Single
Main gas	Yes
Electricity Smart Meter Present	No
Gas Smart Meter Present	No

### 15.0 Water Heating

Water Heating Code	HWP
Water Heating SapCode	901
Water Heating Fuel Type	Mains gas

### 15.1 Hot Water Cylinder

Hot Water Cylinder Present	No
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### 15.2 Community Hot Water

PCDF boiler Reference	0
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### 16.0 Solar water heating

Solar Water Heating	No
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### 17.0 Waste Water Heat Recovery System

Is WWHRS present in the property?	No / Unknown
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### 1x.0 Baths and Showers

Total Number of Baths	0
Number of Baths Connected	0

Description	Type	Connected
1	Electric shower	None

### 18.0 Flue Gas Heat Recovery System

Present	No
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### 19.0 Photovoltaic Panel

Photovoltaic Panel	None
Export capable meter	No

### 20.0 Wind Turbine

Terrain Type	Suburban
Wind turbine present?	No

### 22.0 Special Features

### 21.0 Small-Scale Hydro

Electricity generated [kWh/year]	0.00
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## Summary Information

### Recommendations

- Loft insulation (Already installed)
- Flat roof insulation (Not applicable)
- Room-in-roof insulation (Not applicable)
- Cavity wall insulation (Already installed)
- Solid wall insulation (Not applicable)
- ✔ Floor insulation (suspended floor) (Recommended)
- Hot water cylinder insulation (Not applicable)
- Draught proofing (Already installed)
- Low energy lighting (Already installed)
- Cylinder thermostat (Not applicable)
- Heating controls for wet central heating system (Already installed)
- Upgrade boiler, same fuel (Already installed)
- Change heating to condensing gas condensing boiler (fuel switch) (Not applicable)
- Flue gas heat recovery in conjunction with new boiler (Not applicable)
- Solar water heating (SAP increase too small)
- Heat recovery system for mixer showers (Not applicable)
- Double glazed windows (Already installed)
- Insulated doors (Already installed)
- ✔ Solar photovoltaic panels (Recommended)
- Wind turbine (Not applicable)
- PV diverter (Not applicable)
- PV battery (Not applicable)
- Water heating controls (Not applicable)

#### Alternative Recommendations

- External wall insulation with cavity insulation (Not applicable)
- Biomass boiler (alternative) (Not applicable)
- Micro CHP (alternative) (Not applicable)

### Related Party Disclosure

### Addenda