

Summary Information

Surveyor:	BW22-0001			
Name:	Ian Marsh	Title:	Tel Number: 07709266472	
Survey Reference:	001233	My Reference:		
Current SAP rating:	D 68	Potential SAP rating:	A 92	Emissions (t/year): 2.812 tonnes
Current EI rating:	D 68	Potential EI rating:	C 76	Fuel Bill: £1098

Property Details:

RdSAP version:	RdSAP10
Reference Number:	BW22-0001-001233
My Reference:	
Lodgement Required:	No
Regs Region:	England
EPC Language:	English
UPRN:	
Postcode:	BB11 2NU
Region:	West Pennines
House Name:	
House No:	39
Street:	Constable Avenue
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:	H House
	S Semi-Detached
2.0 Number of Storeys:	2
Habitable Rooms:	4
Heated Habitable Rooms:	4
3.0 Date Built: Main Property	D 1950-1966

4.0 Dimensions:

Dimension type:	Internal				
Main Property	Floor Area [m ²]	Room Height [m]	Heat Loss Wall Perimeter [m]	Party Wall Length [m]	
1st Floor:	35.88	2.51	17.46	6.62	
Lowest Floor:	35.88	2.67	17.46	6.62	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	CU Cavity masonry unfilled

Summary Information

8.0 Roofs:

Main Property

Type	PA Pitched (slates/tiles), access to loft
Insulation	J Joists
Insulation Thickness	200 mm
U-value Known	No

8.1 Rooms in Roof:

9.0 Floors:

Main Property

Location	G Ground floor
Type	T Suspended timber
Insulation	A As built
Default U-value	0.72
U-value Known	No

10.0 Doors:

Total Number of Doors	2
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
1.59	1.36	2.16	Double with unknown install date	PVC	0.70	16 mm or more	Main	External wall	East	Manufacturer	2.70	0.76	Yes	None
1.27	0.43	0.55	Double with unknown install date	PVC	0.70	16 mm or more	Main	External wall	East	Manufacturer	2.70	0.76	Yes	None
1.54	1.06	1.63	Double with unknown install date	PVC	0.70	16 mm or more	Main	External wall	East	Manufacturer	2.70	0.76	Yes	None
0.61	1.07	0.65	Double with unknown install date	PVC	0.70	16 mm or more	Main	External wall	South	Manufacturer	2.70	0.76	Yes	None
1.07	1.05	1.12	Double with unknown install date	PVC	0.70	16 mm or more	Main	External wall	West	Manufacturer	2.70	0.76	Yes	None
1.07	1.08	1.16	Double with unknown install date	PVC	0.70	16 mm or more	Main	External wall	West	Manufacturer	2.70	0.76	Yes	None
1.10	1.06	1.17	Double with unknown install date	PVC	0.70	16 mm or more	Main	External wall	West	Manufacturer	2.70	0.76	Yes	None
1.12	1.06	1.19	Double with unknown install date	PVC	0.70	16 mm or more	Main	External wall	West	Manufacturer	2.70	0.76	Yes	None

Draught Proofing	90 %
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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	2
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	10
Number of LED and CFL Known	No
Total number of Low Energy	5
Total number of incandescents	5

Summary Information

14.0 Main Heating1

PCDF boiler Reference	18737 Baxi, ASSURE, 88.40%
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	1
Number of Baths Connected	0

Description	Type	Connected
1	Non-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	Rural
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 (SAP increase too small)
- Low energy lighting (Recommended)
- 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 (SAP increase too small)
- Double glazed windows (Already installed)
- Insulated doors (SAP increase too small)
- ✔ Solar photovoltaic panels (Recommended)
- ✔ Wind turbine (Recommended)
- 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