

Summary Information

Surveyor:	U985-0001	Title: Mrs.	Tel Number: 07901229278
Name:	Saskia Ratcliff	My Reference:	
Survey Reference:	000490		
Current SAP rating:	D 57	Potential SAP rating: C 73	Emissions (t/year): 3.250 tonnes
Current EI rating:	D 61	Potential EI rating: C 74	Fuel Bill: £1570

Property Details:

RdSAP version:	RdSAP10
Reference Number:	U985-0001-000490
My Reference:	
Lodgement Required:	No
Regs Region:	England
EPC Language:	English
UPRN:	
Postcode:	bd19 3TF
Region:	East Pennines
House Name:	
House No:	
Street:	16 VICTORIA STREET ULA - BASE
Locality:	
Town:	
County:	
Property Tenure:	Owner-occupied
Transaction Type:	Marketed sale
Inspection Date:	30/06/2025
Process date:	22/09/2025
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
	E End-Terrace
2.0 Number of Storeys:	2
Habitable Rooms:	4
Heated Habitable Rooms:	4
3.0 Date Built: Main Property	B 1900-1929
1st Extension	B 1900-1929

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:	14.85	2.99	7.42	4.27	
Lowest Floor:	14.85	2.95	7.42	4.27	No
1st Extension					
1st Floor:	18.18	2.96	8.68	3.53	
Lowest Floor:	18.18	2.88	8.68	3.53	No

Summary Information

5.0 Conservatory:

Is there a conservatory? No

7.0 Walls:

Main Property

Type	CA Cavity
Insulation	A As Built
Dry-lining	No
Wall Thickness Unknown	No
Wall Thickness	400 mm
U-value Known	No
Party Wall Type	U Unable to determine

1st Extension

As Main Wall	Yes
Type	CA Cavity
Insulation	A As Built
Dry-lining	No
Wall Thickness Unknown	No
Wall Thickness	400 mm
U-value Known	No
As Main Alternative Wall 1	No
As Main Alternative Wall 2	No
Party Wall Type	U Unable to determine

8.0 Roofs:

Main Property

Type	PA Pitched (slates/tiles), access to loft
Insulation	J Joists
Insulation Thickness	300 mm
U-value Known	No

1st Extension

As Main	Yes
Type	PA Pitched (slates/tiles), access to loft
Insulation	J Joists
Insulation Thickness	300 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	0.71
U-value Known	No

1st Extension

As Main	No
Location	U Above unheated space
Type	T Suspended timber
Insulation	A As built
Default U-value	1.20
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
0.90	1.40	1.26	Double with unknown install date	PVC	0.70	12 mm	Main	External wall	North West	Manufacturer	2.80	0.76	Yes	None
1.80	0.80	1.44	Double with unknown install date	PVC	0.70	12 mm	Main	External wall	North West	Manufacturer	2.80	0.76	Yes	None
0.90	0.90	0.81	Double with unknown install date	PVC	0.70	12 mm	Main	External wall	North East	Manufacturer	2.80	0.76	Yes	None

Summary Information

1.20	1.60	1.92	Double with unknown install date	PVC	0.70	12 mm	1st Extension	External wall	South East	Manufacturer	2.80	0.76	Yes	None
1.20	1.80	2.16	Double with unknown install date	PVC	0.70	12 mm	1st Extension	External wall	South East	Manufacturer	2.80	0.76	Yes	None
0.90	1.60	1.44	Double with unknown install date	PVC	0.70	12 mm	1st Extension	External wall	South East	Manufacturer	2.80	0.76	Yes	None

Draught Proofing 100 %

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	Unable to determine

12.1 Mechanical Ventilation

Mechanical Ventilation No

12.2 Air Pressure Test

Test Method Not available

13.0 Lighting

Total number of bulbs	8
Number of LED and CFL Known	No
Total number of Low Energy	8
Total number of incandescents	0

14.0 Main Heating1

PCDF boiler Reference	10328 Vaillant, Ecotec Pro, 88.20%
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 %

Secondary Heating Code	SAP code 691, Electric Panel, convector or radiant heaters
Secondary Heating SapCode	691

14.1 Community Heating/Heat Network

Heating Type None

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

Summary Information

15.1 Hot Water Cylinder

Hot Water Cylinder Present No

15.2 Community Hot Water

PCDF boiler Reference 0

16.0 Solar water heating

Solar Water Heating No

17.0 Waste Water Heat Recovery System

Is WWHRS present in the property? No / Unknown

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

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

Summary Information

Recommendations

- Loft insulation (Already installed)
- Flat roof insulation (Not applicable)
- Room-in-roof insulation (Not applicable)
- ✔ Cavity wall insulation (Recommended)
- ✔ 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 (SAP increase too small)
- Double glazed windows (Already installed)
- Insulated doors (SAP increase too small)
- ✔ 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 (Alternative measure)
- Biomass boiler (alternative) (Not applicable)
- Micro CHP (alternative) (Not applicable)

Related Party Disclosure

No related party

Addenda

--- Any Wall Insulation Issues ---

Cavity wall insulation recommended (, MainExt1)

Has the property any 'Access Issues' for potential wall insulation?	No
Has the property any 'narrow cavity(s)' (<50mm)?	No
Is the property in a 'high exposure' location?	No