

Summary Information

Surveyor:	dr87-0001	Title: Mr.	Tel Number: 07444297552
Name:	Mario Pajo	My Reference:	
Survey Reference:	000784		
Current SAP rating:	C 69	Potential SAP rating: B 83	Emissions (t/year): 3.554 tonnes
Current EI rating:	D 68	Potential EI rating: B 83	Fuel Bill: £1724
Property Details:			
RdSAP version:	RdSAP10		
Reference Number:	dr87-0001-000784		
My Reference:			
Lodgement Required:	Yes		
Regs Region:	England		
EPC Language:	English		
UPRN:	A005905781		
Postcode:	NG9 1QN		
Region:	East Pennines		
House Name:	Flat B		
House No:			
Street:	2 Laburnum Grove		
Locality:	Beeston		
Town:	NOTTINGHAM		
County:			
Property Tenure:	Rented (social)		
Transaction Type:	None of the above		
Inspection Date:	10/02/2026		
Process date:	24/03/2026		
Check for the existence of an EPC:	Yes		
Does an EPC exist at the point of carrying out this energy assessment:	Yes		
Reason why another energy assessment needs to be undertaken:	2. Building fabric and/or services has changed since the last EPC assessment and a new EPC has been commissioned for that building		

RdSAP Inputs

Property Description:

1.0 Property type:	F Flat		
2.0 Number of Storeys:	3		
Habitable Rooms:	5		
Heated Habitable Rooms:	5		
3.0 Date Built:	Main Property	B 1900-1929	Main Prop. Room(s) in Roof 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]	
Room(s) in Roof:	31.80				
1st Floor:	74.43	2.48	28.45	11.04	
Lowest Floor:	6.85	3.27	10.41	6.85	No

5.0 Conservatory:

Is there a conservatory? No

6.0 Flats:

Corridor None
Position of flat in block of flats Top Floor
Which Floor? 1
Storeys in block 2

Summary Information

7.0 Walls:

Main Property

Type	SO Solid Brick
Insulation	A As Built
Dry-lining	No
Wall Thickness Unknown	No
Wall Thickness	250 mm
U-value Known	No
Party Wall Type	S Solid masonry / timber / system build

8.0 Roofs:

Main Property

Type	PN Pitched (slates/tiles), no access
Insulation	U Unknown
U-value Known	No

8.1 Rooms in Roof:

Main Property

Type	Room in roof type 1							
Assessment	Detailed							
	Length	Height	Insulation	Insulation Type	Gable Type	Default U-value	U-value known	U-value
Flat Ceiling 1	5.50	1.00	300 mm	Mineral or EPS		0.19	No	0.00
Flat Ceiling 2	0.00	0.00				2.30	No	0.00
Stud Wall 1	0.00	0.00				2.30	No	0.00
Stud Wall 2	0.00	0.00				2.30	No	0.00
Slope 1	0.00	0.00				2.30	No	0.00
Slope 2	0.00	0.00				2.30	No	0.00
Gable Wall 1	5.51	2.45			Exposed	1.70	No	0.00
Gable Wall 2	6.51	2.45			Exposed	1.70	No	0.00
Common Wall 1	0.00	0.00				0.00	No	0.00
Common Wall 2	0.00	0.00				0.00	No	0.00

9.0 Floors:

Main Property

Location	A Another dwelling below
Default U-value	0.00

10.0 Doors:

Total Number of Doors	1
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
0.86	1.03	0.89	Double with unknown install date	PVC	0.70	16 mm or more	Main	External wall	South West	Manufacturer	2.70	0.76	Yes	None
0.92	1.12	1.03	Double with unknown install date	PVC	0.70	16 mm or more	Main	External wall	North West	Manufacturer	2.70	0.76	Yes	None
1.01	2.07	2.09	Double with unknown install date	PVC	0.70	16 mm or more	Main	External wall	South West	Manufacturer	2.70	0.76	Yes	None
1.03	1.81	1.86	Double with unknown install date	PVC	0.70	16 mm or more	Main	External wall	North West	Manufacturer	2.70	0.76	Yes	None
0.88	1.95	1.72	Double with unknown install date	PVC	0.70	16 mm or more	Main	External wall	North West	Manufacturer	2.70	0.76	Yes	None
0.68	1.41	0.96	Double with unknown install date	PVC	0.70	16 mm or more	Main	External wall	North East	Manufacturer	2.70	0.76	Yes	None
0.68	1.41	0.96	Double with unknown install date	PVC	0.70	16 mm or more	Main	External wall	South West	Manufacturer	2.70	0.76	Yes	None
0.76	1.43	1.09	Double with unknown install date	PVC	0.70	16 mm or more	Main	External wall	North East	Manufacturer	2.70	0.76	Yes	None

Draught Proofing	100 %
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Summary Information

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	11
Number of LED and CFL Known	No
Total number of Low Energy	11
Total number of incandescents	0

14.0 Main Heating1

PCDF boiler Reference	19007 Ideal Heating, LOGIC COMBI2, 89.00%
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
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14.2 Meters

Electricity meter type	Single
Main gas	Yes
Electricity Smart Meter Present	Yes
Gas Smart Meter Present	Yes

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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Summary Information

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 0

Number of Baths Connected 0

Description	Type	Connected
1	Electric shower	None

18.0 Flue Gas Heat Recovery System

Present No

19.0 Photovoltaic Panel

Photovoltaic Panel Panel details

Photovoltaic panel details

PV Cells kW Peak	Orientation	Elevation	Overshading
2.36	South-West	45°	None Or Little
Export capable meter	Yes		
Connected to the dwelling's meter	Yes		
Diverter present	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 (Not applicable)
- Flat roof insulation (Not applicable)
- Room-in-roof insulation (Already installed)
- Cavity wall insulation (Not applicable)
- ✔ Solid wall insulation (Recommended)
- Floor insulation (suspended floor) (Not applicable)
- 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 (Not applicable)
- Heat recovery system for mixer showers (Not applicable)
- Double glazed windows (Already installed)
- Insulated doors (SAP increase too small)
- Solar photovoltaic panels (Not applicable)
- Wind turbine (Not applicable)
- PV diverter (SAP increase too small)
- PV battery (SAP increase too small)
- 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

No related party

Addenda

The assessment does not include any feed-in tariffs that may be applicable to this property.