

Summary Information

| | | | |
|---|--|-----------------------------------|---|
| Surveyor: | dr87-0001 | Title: Mr. | Tel Number: 07444297552 |
| Name: | Mario Pajo | My Reference: | |
| Survey Reference: | 000889 | | |
| Current SAP rating: | C 80 | Potential SAP rating: B 86 | Emissions (t/year): 0.376 tonnes |
| Current EI rating: | A 95 | Potential EI rating: A 96 | Fuel Bill: £711 |
| Property Details: | | | |
| RdSAP version: | RdSAP10 | | |
| Reference Number: | dr87-0001-000889 | | |
| My Reference: | | | |
| Lodgement Required: | Yes | | |
| Regs Region: | England | | |
| EPC Language: | English | | |
| UPRN: | A006257022 | | |
| Postcode: | CA7 2QT | | |
| Region: | North West England | | |
| House Name: | 4 The Forelands | | |
| House No: | | | |
| Street: | Gilcrux | | |
| Locality: | | | |
| Town: | WIGTON | | |
| County: | | | |
| Property Tenure: | Rented (social) | | |
| Transaction Type: | None of the above | | |
| Inspection Date: | 18/05/2026 | | |
| Process date: | 18/05/2026 | | |
| 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: | B Bungalow S Semi-Detached |
| 2.0 Number of Storeys: | 1 |
| Habitable Rooms: | 3 |
| Heated Habitable Rooms: | 3 |
| 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] | |
| Lowest Floor: | 45.65 | 2.31 | 22.33 | 5.39 | No |

5.0 Conservatory:

| | |
|---------------------------------|----|
| Is there a conservatory? | No |
|---------------------------------|----|

7.0 Walls:

| | |
|-------------------------------|-----------------------------|
| Main Property | |
| Type | CA Cavity |
| Insulation | FE Filled Cavity + External |
| Insulation Thickness | 100 mm |
| Wall Thickness Unknown | No |
| Wall Thickness | 400 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 | 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 | 0.70 |
| U-value Known | No |

10.0 Doors:

| | |
|---------------------------|------|
| Total Number of Doors | 2 |
| Number of Insulated Doors | 2 |
| Average U-value | 1.20 |

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 |
|-------------------------|------|------|----------------------------|------------|--------------|-------------|---------------|---------------|------------|--------------|---------|---------|-----------------|--------------------|
| 1.90 | 1.21 | 2.30 | Triple post or during 2022 | | | 0.70 | Main | External wall | South East | Manufacturer | 1.40 | 0.72 | Yes | None |
| 1.23 | 0.93 | 1.14 | Triple post or during 2022 | | | 0.70 | Main | External wall | North West | Manufacturer | 1.40 | 0.72 | Yes | None |
| 0.93 | 1.53 | 1.42 | Triple post or during 2022 | | | 0.70 | Main | External wall | South East | Manufacturer | 1.40 | 0.72 | Yes | None |
| 0.63 | 0.91 | 0.57 | Triple post or during 2022 | | | 0.70 | Main | External wall | North West | Manufacturer | 1.40 | 0.72 | Yes | None |
| 1.90 | 1.22 | 2.32 | Triple post or during 2022 | | | 0.70 | Main | External wall | South East | Manufacturer | 1.40 | 0.72 | 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 | Not present |

12.1 Mechanical Ventilation

| | |
|------------------------|----|
| Mechanical Ventilation | No |
|------------------------|----|

12.2 Air Pressure Test

| | |
|-------------|---------------|
| Test Method | Not available |
|-------------|---------------|

13.0 Lighting

| | |
|-------------------------------|----|
| Total number of bulbs | 7 |
| Number of LED and CFL Known | No |
| Total number of Low Energy | 7 |
| Total number of incandescents | 0 |

Summary Information

14.0 Main Heating1

| | |
|------------------------------|--|
| PCDF boiler Reference | 102421 Daikin Altherma, EDLQ05CAV3, 0.00% |
| Heat Emitter | Radiators |
| Heat pump age | Unknown |
| Fuel Type | Electricity |
| MCS installation certificate | No |
| Design flow temperature | Unknown |
| PCDF Heating Controls | 0 |
| Main Heating Controls EES | CHG |
| Main Heating Controls Sap | SAP code 2206, Programmer, TRVs and bypass |
| 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 | No |
| Electricity Smart Meter Present | Yes |
| Gas Smart Meter Present | No |

15.0 Water Heating

| | |
|-------------------------|-------------|
| Water Heating Code | HWP |
| Water Heating SapCode | 901 |
| Water Heating Fuel Type | Electricity |

15.1 Hot Water Cylinder

| | |
|----------------------------|--------|
| Hot Water Cylinder Present | Yes |
| Cylinder Size | Normal |
| Insulated | Foam |
| Insulation Thickness | 50 mm |
| Cylinder Thermostat | Yes |

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 | 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 |
|------------------|-------------|-----------|----------------|
| 0.82 | North-West | 45° | None Or Little |
| 0.82 | South-East | 45° | None Or Little |

Batteries

| Capacity Known | Capacity |
|----------------|----------|
| No | 5.00 |

| | |
|-----------------------------------|-----|
| Export capable meter | Yes |
| Connected to the dwelling's meter | Yes |
| Diverter present | No |

Summary Information

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 (Already installed)
- Solid wall insulation (Not applicable)
- ✔ Floor insulation (suspended floor) (Recommended)
- Hot water cylinder insulation (Already installed)
- Draught proofing (Already installed)
- Low energy lighting (Already installed)
- Cylinder thermostat (Already installed)
- Heating controls for wet central heating system (SAP increase too small)
- Biomass boiler (Not applicable)
- 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 (Recommended)
- Heat recovery system for mixer showers (Not applicable)
- Double glazed windows (Already installed)
- Insulated doors (Already installed)
- Solar photovoltaic panels (Already installed)
- Wind turbine (Not applicable)
- PV diverter (Not applicable)
- PV battery (Already installed)
- Water heating controls (Already installed)

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.