

## Summary Information

<b>Surveyor:</b>	dr87-0001	<b>Title:</b> Mr.	<b>Tel Number:</b> 07444297552
<b>Name:</b>	Mario Pajo	<b>My Reference:</b>	
<b>Survey Reference:</b>	000899		
<b>Current SAP rating:</b>	B 89	<b>Potential SAP rating:</b> A 93	<b>Emissions (t/year):</b> 0.293 tonnes
<b>Current EI rating:</b>	A 96	<b>Potential EI rating:</b> A 98	<b>Fuel Bill:</b> £605
<b>Property Details:</b>			
<b>RdSAP version:</b>	RdSAP10		
<b>Reference Number:</b>	dr87-0001-000899		
<b>My Reference:</b>			
<b>Lodgement Required:</b>	Yes		
<b>Regs Region:</b>	England		
<b>EPC Language:</b>	English		
<b>UPRN:</b>	A002757834		
<b>Postcode:</b>	CA7 5JY		
<b>Region:</b>	North West England		
<b>House Name:</b>	16 Beech Lea		
<b>House No:</b>			
<b>Street:</b>	Kirkbride		
<b>Locality:</b>			
<b>Town:</b>	WIGTON		
<b>County:</b>			
<b>Property Tenure:</b>	Rented (social)		
<b>Transaction Type:</b>	None of the above		
<b>Inspection Date:</b>	19/05/2026		
<b>Process date:</b>	22/05/2026		
<b>Check for the existence of an EPC:</b>	Yes		
<b>Does an EPC exist at the point of carrying out this energy assessment:</b>	Yes		
<b>Reason why another energy assessment needs to be undertaken:</b>	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:

<b>1.0 Property type:</b>	B Bungalow S Semi-Detached
<b>2.0 Number of Storeys:</b>	1
<b>Habitable Rooms:</b>	2
<b>Heated Habitable Rooms:</b>	2
<b>3.0 Date Built: Main Property</b>	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:	60.43	2.28	24.25	6.85	No

#### 5.0 Conservatory:

<b>Is there a conservatory?</b>	No
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#### 7.0 Walls:

<b>Main Property</b>	
<b>Type</b>	CA Cavity
<b>Insulation</b>	FE Filled Cavity + External
<b>Insulation Thickness</b>	100 mm
<b>Wall Thickness Unknown</b>	No
<b>Wall Thickness</b>	400 mm
<b>U-value Known</b>	No
<b>Party Wall Type</b>	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	S Solid
Insulation	A As built
Default U-value	0.57
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
0.86	1.33	1.14	Triple post or during 2022			0.70	Main	External wall	North	Manufacturer	1.40	0.72	Yes	None
0.86	1.33	1.14	Triple post or during 2022			0.70	Main	External wall	South	Manufacturer	1.40	0.72	Yes	None
0.86	1.33	1.14	Triple post or during 2022			0.70	Main	External wall	North	Manufacturer	1.40	0.72	Yes	None
0.86	1.33	1.14	Triple post or during 2022			0.70	Main	External wall	North	Manufacturer	1.40	0.72	Yes	None
0.56	1.01	0.57	Triple post or during 2022			0.70	Main	External wall	South	Manufacturer	1.40	0.72	Yes	None
<b>Draught Proofing</b>				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
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### 12.2 Air Pressure Test

Test Method	Not available
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### 13.0 Lighting

Total number of bulbs	6
Number of LED and CFL Known	No
Total number of Low Energy	6
Total number of incandescents	0

## Summary Information

### 14.0 Main Heating1

PCDF boiler Reference	104568 Mitsubishi Electric, Ecodan 5.0 kW, 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
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### 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	Medium
Insulated	Foam
Insulation Thickness	50 mm
Cylinder Thermostat	Yes

### 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	Panel details
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#### Photovoltaic panel details

PV Cells kW Peak	Orientation	Elevation	Overshading
3.00	South	45°	None Or Little

#### Batteries

Capacity Known	Capacity
No	5.00

Export capable meter	Yes
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Connected to the dwelling's meter	Yes
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Diverter present	No
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## Summary Information

### 20.0 Wind Turbine

Terrain Type	Suburban
Wind turbine present?	No

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### 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 (solid 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.