

## 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>	000910		
<b>Current SAP rating:</b>	D 63	<b>Potential SAP rating:</b> D 67	<b>Emissions (t/year):</b> 2.125 tonnes
<b>Current EI rating:</b>	C 71	<b>Potential EI rating:</b> C 76	<b>Fuel Bill:</b> £1195

### Property Details:

<b>RdSAP version:</b>	RdSAP10
<b>Reference Number:</b>	dr87-0001-000910
<b>My Reference:</b>	
<b>Lodgement Required:</b>	Yes
<b>Regs Region:</b>	England
<b>EPC Language:</b>	English
<b>UPRN:</b>	A001130160
<b>Postcode:</b>	M22 5BB
<b>Region:</b>	West Pennines
<b>House Name:</b>	154 Ashurst Road
<b>House No:</b>	
<b>Street:</b>	
<b>Locality:</b>	
<b>Town:</b>	MANCHESTER
<b>County:</b>	
<b>Property Tenure:</b>	Rented (social)
<b>Transaction Type:</b>	None of the above
<b>Inspection Date:</b>	27/05/2026
<b>Process date:</b>	27/05/2026
<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>	3. Assessor instructed to produce a new EPC upon request from building owner/tenant/landlord after confirming to the requestor that a valid EPC already exists

### RdSAP Inputs

#### Property Description:

<b>1.0 Property type:</b>	F Flat
<b>2.0 Number of Storeys:</b>	1
<b>Habitable Rooms:</b>	3
<b>Heated Habitable Rooms:</b>	3
<b>3.0 Date Built: Main Property</b>	D 1950-1966
<b>1st Extension</b>	D 1950-1966

#### 4.0 Dimensions:

Dimension type:	Internal				
	Floor Area [m <sup>2</sup> ]	Room Height [m]	Heat Loss Wall Perimeter [m]	Party Wall Length [m]	
Main Property					
Lowest Floor:	57.93	2.50	30.84	9.65	No
1st Extension					
Lowest Floor:	1.09	2.01	3.01	0.00	No

#### 5.0 Conservatory:

<b>Is there a conservatory?</b>	No
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#### 6.0 Flats:

<b>Corridor</b>	None
<b>Position of flat in block of flats</b>	Ground Floor
<b>Which Floor?</b>	0
<b>Storeys in block</b>	1

## Summary Information

### 7.0 Walls:

#### Main Property

Type	CA Cavity
Insulation	F Filled Cavity
Wall Thickness Unknown	No
Wall Thickness	290 mm
U-value Known	No
Party Wall Type	U Unable to determine

#### 1st Extension

As Main Wall	Yes
Type	CA Cavity
Insulation	F Filled Cavity
Wall Thickness Unknown	No
Wall Thickness	290 mm
U-value Known	No
As Main Alternative Wall 1	No
As Main Alternative Wall 2	No

### 8.0 Roofs:

#### Main Property

Type	A Another dwelling above
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#### 1st Extension

As Main	No
Type	F Flat
Insulation	F Flat roof insulation
Insulation Thickness	As Built
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	0.73
U-value Known	No

#### 1st Extension

As Main	Yes
Location	G Ground floor
Type	S Solid
Insulation	A As built
Default U-value	1.63
U-value Known	No

### 10.0 Doors:

Total Number of Doors	3
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
1.86	1.09	2.03	Double with unknown install date	PVC	0.70	16 mm or more	Main	External wall	West	Manufacturer	2.70	0.76	Yes	None
1.97	1.15	2.27	Double with unknown install date	PVC	0.70	16 mm or more	Main	External wall	East	Manufacturer	2.70	0.76	Yes	None
1.46	0.87	1.27	Double with unknown install date	PVC	0.70	16 mm or more	Main	External wall	West	Manufacturer	2.70	0.76	Yes	None
0.99	0.90	0.89	Double with unknown install date	PVC	0.70	16 mm or more	Main	External wall	West	Manufacturer	2.70	0.76	Yes	None
1.61	1.42	2.29	Double with unknown install date	PVC	0.70	16 mm or more	Main	External wall	North	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	7
Number of LED and CFL Known	No
Total number of Low Energy	7
Total number of incandescents	0

### 14.0 Main Heating1

PCDF boiler Reference	10241 Worcester, Greenstar, 88.50%
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	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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## 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 1

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 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 (Not applicable)
  - Flat roof insulation (SAP increase too small)
  - 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 (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 (SAP increase too small)
  - Double glazed windows (Already installed)
  - ✔ Insulated doors (Recommended)
  - Solar photovoltaic panels (Not applicable)
  - 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 (Not applicable)
  - Biomass boiler (alternative) (Not applicable)
  - Micro CHP (alternative) (Not applicable)

### Related Party Disclosure

No related party

### Addenda