

Summary Information

Surveyor:	dr87-0001	Title: Mr.	Tel Number: 07444297552
Name:	Mario Pajo	My Reference:	
Survey Reference:	000890		
Current SAP rating:	D 65	Potential SAP rating: C 73	Emissions (t/year): 3.144 tonnes
Current EI rating:	C 71	Potential EI rating: C 76	Fuel Bill: £1693
Property Details:			
RdSAP version:	RdSAP10		
Reference Number:	dr87-0001-000890		
My Reference:			
Lodgement Required:	Yes		
Regs Region:	England		
EPC Language:	English		
UPRN:	A001859177		
Postcode:	M22 0EQ		
Region:	West Pennines		
House Name:	4 Thirlby Drive		
House No:			
Street:			
Locality:			
Town:	MANCHESTER		
County:			
Property Tenure:	Rented (social)		
Transaction Type:	None of the above		
Inspection Date:	20/05/2026		
Process date:	20/05/2026		
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:	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:

1.0 Property type:	H House
	S Semi-Detached
2.0 Number of Storeys:	2
Habitable Rooms:	6
Heated Habitable Rooms:	6
3.0 Date Built: Main Property	D 1950-1966

4.0 Dimensions:

Dimension type: Main Property	Internal				Party Wall Length [m]	No
	Floor Area [m ²]	Room Height [m]	Heat Loss Wall Perimeter [m]	Party Wall Length [m]		
1st Floor:	53.63	2.47	21.78	5.63		
Lowest Floor:	53.63	2.47	26.13	5.63		

5.0 Conservatory:

Is there a conservatory? No

7.0 Walls:

Main Property	
Type	CA Cavity
Insulation	F Filled Cavity
Wall Thickness Unknown	No
Wall Thickness	300 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	50 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	0.69
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
0.48	0.92	0.44	Double between 2002 and 2021	PVC	0.70		Main	External wall	South East	Manufacturer	2.00	0.72	Yes	None
0.57	1.12	0.64	Double between 2002 and 2021	PVC	0.70		Main	External wall	South East	Manufacturer	2.00	0.72	Yes	None
1.44	1.21	1.74	Double between 2002 and 2021	PVC	0.70		Main	External wall	South East	Manufacturer	2.00	0.72	Yes	None
0.54	1.11	0.60	Double between 2002 and 2021	PVC	0.70		Main	External wall	East	Manufacturer	2.00	0.72	Yes	None
0.48	0.92	0.44	Double between 2002 and 2021	PVC	0.70		Main	External wall	South	Manufacturer	2.00	0.72	Yes	None
1.02	1.17	1.19	Double between 2002 and 2021	PVC	0.70		Main	External wall	North West	Manufacturer	2.00	0.72	Yes	None
1.93	1.21	2.34	Double between 2002 and 2021	PVC	0.70		Main	External wall	North West	Manufacturer	2.00	0.72	Yes	None
1.81	1.29	2.33	Double between 2002 and 2021	PVC	0.70		Main	External wall	North West	Manufacturer	2.00	0.72	Yes	None
0.54	1.21	0.65	Double between 2002 and 2021	PVC	0.70		Main	External wall	North	Manufacturer	2.00	0.72	Yes	None
1.93	1.21	2.34	Double between 2002 and 2021	PVC	0.70		Main	External wall	West	Manufacturer	2.00	0.72	Yes	None
1.83	1.07	1.96	Double between 2002 and 2021	PVC	0.70		Main	External wall	South East	Manufacturer	2.00	0.72	Yes	None
1.00	1.24	1.24	Double between 2002 and 2021	PVC	0.70		Main	External wall	South East	Manufacturer	2.00	0.72	Yes	None
0.61	1.05	0.64	Double between 2002 and 2021	PVC	0.70		Main	External wall	South East	Manufacturer	2.00	0.72	Yes	None
2.00	1.21	2.42	Double between 2002 and 2021	PVC	0.70		Main	External wall	North West	Manufacturer	2.00	0.72	Yes	None
0.99	1.05	1.04	Double between 2002 and 2021	PVC	0.70		Main	External wall	North West	Manufacturer	2.00	0.72	Yes	None
1.95	1.13	2.20	Double between 2002 and 2021	PVC	0.70		Main	External wall	North West	Manufacturer	2.00	0.72	Yes	None
Draught Proofing				100 %										

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	3
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	14
Number of LED and CFL Known	No
Total number of Low Energy	14
Total number of incandescents	0

14.0 Main Heating1

PCDF boiler Reference	15709 Potterton, Promax Combi, 88.40%
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 1

Number of Baths Connected 0

Description	Type	Connected
1	Electric shower	None
2	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 (Recommended)
 - 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 (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 (Not applicable)
- Biomass boiler (alternative) (Not applicable)
- Micro CHP (alternative) (Not applicable)

Related Party Disclosure

No related party

Addenda