

## 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>	000900		
<b>Current SAP rating:</b>	B 89	<b>Potential SAP rating:</b> A 92	<b>Emissions (t/year):</b> 0.390 tonnes
<b>Current EI rating:</b>	A 97	<b>Potential EI rating:</b> A 97	<b>Fuel Bill:</b> £765
<b>Property Details:</b>			
<b>RdSAP version:</b>	RdSAP10		
<b>Reference Number:</b>	dr87-0001-000900		
<b>My Reference:</b>			
<b>Lodgement Required:</b>	Yes		
<b>Regs Region:</b>	England		
<b>EPC Language:</b>	English		
<b>UPRN:</b>	A006275285		
<b>Postcode:</b>	CA12 4QS		
<b>Region:</b>	North West England		
<b>House Name:</b>	1 The Orchard		
<b>House No:</b>			
<b>Street:</b>	Bassenthwaite		
<b>Locality:</b>			
<b>Town:</b>	KESWICK		
<b>County:</b>			
<b>Property Tenure:</b>	Rented (social)		
<b>Transaction Type:</b>	None of the above		
<b>Inspection Date:</b>	22/05/2026		
<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>	H House
	E End-Terrace
<b>2.0 Number of Storeys:</b>	2
<b>Habitable Rooms:</b>	5
<b>Heated Habitable Rooms:</b>	5
<b>3.0 Date Built: Main Property</b>	D 1950-1966

#### 4.0 Dimensions:

Dimension type: Main Property	Internal				Party Wall Length [m]
	Floor Area [m <sup>2</sup> ]	Room Height [m]	Heat Loss Wall Perimeter [m]		
1st Floor:	41.00	2.44	21.44	4.69	
Lowest Floor:	41.49	2.41	21.44	4.69	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>	50 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	0.67
U-value Known	No

### 10.0 Doors:

Total Number of Doors	2
Number of Insulated Doors	2
Average U-value	1.10

### 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
0.61	0.98	0.60	Triple post or during 2022			0.70	Main	External wall	South East	Manufacturer	1.40	0.72	Yes	None
1.72	1.27	2.18	Triple post or during 2022			0.70	Main	External wall	South West	Manufacturer	1.40	0.72	Yes	None
1.75	0.94	1.65	Triple post or during 2022			0.70	Main	External wall	North East	Manufacturer	1.40	0.72	Yes	None
1.16	0.94	1.09	Triple post or during 2022			0.70	Main	External wall	South East	Manufacturer	1.40	0.72	Yes	None
0.61	0.95	0.58	Triple post or during 2022			0.70	Main	External wall	South East	Manufacturer	1.40	0.72	Yes	None
1.10	0.94	1.03	Triple post or during 2022			0.70	Main	External wall	North East	Manufacturer	1.40	0.72	Yes	None
1.75	0.94	1.65	Triple post or during 2022			0.70	Main	External wall	North East	Manufacturer	1.40	0.72	Yes	None
0.64	0.94	0.60	Triple post or during 2022			0.70	Main	External wall	North East	Manufacturer	1.40	0.72	Yes	None
1.74	0.94	1.64	Triple post or during 2022			0.70	Main	External wall	South West	Manufacturer	1.40	0.72	Yes	None
1.16	0.97	1.13	Triple post or during 2022			0.70	Main	External wall	South West	Manufacturer	1.40	0.72	Yes	None
0.62	0.94	0.58	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

## Summary Information

### 12.1 Mechanical Ventilation

Mechanical Ventilation No

### 12.2 Air Pressure Test

Test Method Not available

### 13.0 Lighting

Total number of bulbs 10  
 Number of LED and CFL Known No  
 Total number of Low Energy 10  
 Total number of incandescents 0

### 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 %

### 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 Medium  
 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 1  
 Number of Baths Connected 0

### 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
3.28	South-East	45°	None Or Little

#### Batteries

Capacity Known	Capacity
No	

No © Elmhurst Energy Systems Limited Registered Office Unit 16, St Johns Business Park, Lutterworth, Leicestershire LE17 4HB

Export capable meter Yes

## 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 (SAP increase too small)
- 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.