

Summary Information

Surveyor:	dr87-0001	Title: Mr.	Tel Number: 07444297552
Name:	Mario Pajo	My Reference:	
Survey Reference:	000901		
Current SAP rating:	B 86	Potential SAP rating: B 89	Emissions (t/year): 0.441 tonnes
Current EI rating:	A 96	Potential EI rating: A 97	Fuel Bill: £843
Property Details:			
RdSAP version:	RdSAP10		
Reference Number:	dr87-0001-000901		
My Reference:			
Lodgement Required:	Yes		
Regs Region:	England		
EPC Language:	English		
UPRN:	A003859583		
Postcode:	CA12 4QS		
Region:	North West England		
House Name:	2 The Orchard		
House No:			
Street:	Bassenthwaite		
Locality:			
Town:	KESWICK		
County:			
Property Tenure:	Rented (social)		
Transaction Type:	None of the above		
Inspection Date:	19/05/2026		
Process date:	22/05/2026		
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:	H House
	M Mid-Terrace
2.0 Number of Storeys:	2
Habitable Rooms:	5
Heated Habitable Rooms:	5
3.0 Date Built: Main Property	D 1950-1966
1st Extension	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]	
1st Floor:	37.11	2.43	13.98	5.31	
Lowest Floor:	37.11	2.42	19.29	5.31	No
1st Extension					
1st Floor:	0.00	0.00	0.00	0.00	
Lowest Floor:	7.12	2.42	2.68	5.31	No

Summary Information

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

1st Extension

As Main Wall	Yes
Type	CA Cavity
Insulation	FE Filled Cavity + External
Insulation Thickness	100 mm
Wall Thickness Unknown	No
Wall Thickness	400 mm
U-value Known	No
As Main Alternative Wall 1	No
As Main Alternative Wall 2	No
Party Wall Type	U Unable to determine

8.0 Roofs:

Main Property

Type	PA Pitched (slates/tiles), access to loft
Insulation	J Joists
Insulation Thickness	300 mm
U-value Known	No

1st Extension

As Main	Yes
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	0.68
U-value Known	No

1st Extension

As Main	No
Location	E To external air
Type	S Solid
Insulation	A As built
Default U-value	1.20
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
1.13	1.24	1.40	Triple post or during 2022			0.70	Main	External wall	South West	Manufacturer	1.40	0.72	Yes	None
1.18	0.98	1.16	Triple post or during 2022			0.70	Main	External wall	North East	Manufacturer	1.40	0.72	Yes	None

Summary Information

1.13	1.24	1.40	Triple post or during 2022	0.70	Main	External wall	South West	Manufacturer	1.40	0.72	Yes	None
1.73	1.24	2.15	Triple post or during 2022	0.70	Main	External wall	North East	Manufacturer	1.40	0.72	Yes	None
0.64	1.24	0.79	Triple post or during 2022	0.70	Main	External wall	North East	Manufacturer	1.40	0.72	Yes	None
1.76	1.24	2.18	Triple post or during 2022	0.70	Main	External wall	South West	Manufacturer	1.40	0.72	Yes	None
1.13	1.24	1.40	Triple post or during 2022	0.70	Main	External wall	North East	Manufacturer	1.40	0.72	Yes	None
1.16	1.24	1.44	Triple post or during 2022	0.70	Main	External wall	North East	Manufacturer	1.40	0.72	Yes	None
1.13	1.24	1.40	Triple post or during 2022	0.70	Main	External wall	South West	Manufacturer	1.40	0.72	Yes	None
1.13	1.24	1.40	Triple post or during 2022	0.70	Main	External wall	South West	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	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

Summary Information

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	1
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
1.64	North-East	45°	None Or Little
1.64	South-West	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

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
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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.