

Summary Information

Surveyor:	P960-0001	Title: Mr.	Tel Number: 07760 443 469
Name:	Richard Matthew Ratcliff	My Reference:	
Survey Reference:	001479		
Current SAP rating:	C 69	Potential SAP rating: C 76	Emissions (t/year): 2.509 tonnes
Current EI rating:	D 68	Potential EI rating: C 72	Fuel Bill: £1056

Property Details:

RdSAP version:	RdSAP10
Reference Number:	P960-0001-001479
My Reference:	
Lodgement Required:	Yes
Regs Region:	England
EPC Language:	English
UPRN:	A005608690
Postcode:	PR1 0LX
Region:	West Pennines
House Name:	67 Howick Park Drive
House No:	
Street:	Penwortham
Locality:	
Town:	PRESTON
County:	
Property Tenure:	Rented (private)
Transaction Type:	Re-mortgaging
Inspection Date:	29/10/2025
Process date:	31/10/2025
Check for the existence of an EPC:	Yes
Does an EPC exist at the point of carrying out this energy assessment:	No
Reason why another energy assessment needs to be undertaken:	

RdSAP Inputs

Property Description:

1.0 Property type:	H House
	S Semi-Detached
2.0 Number of Storeys:	2
Habitable Rooms:	4
Heated Habitable Rooms:	4
3.0 Date Built: Main Property	C 1930-1949
1st Extension	M 2023 onwards
2nd Extension	C 1930-1949

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:	30.77	2.28	13.55	6.94	
Lowest Floor:	30.45	2.39	11.99	6.94	No
1st Extension					
1st Floor:	0.00	0.00	0.00	0.00	
Lowest Floor:	5.37	2.48	6.67	0.00	No
2nd Extension					
1st Floor:	0.00	0.00	0.00	0.00	
Lowest Floor:	1.92	2.10	2.81	0.00	No

Summary Information

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	280 mm
U-value Known	No
Party Wall Type	CU Cavity masonry unfilled

1st Extension

As Main Wall	No
Type	CA Cavity
Insulation	A As Built
Wall Thickness Unknown	No
Wall Thickness	280 mm
U-value Known	No
As Main Alternative Wall 1	No
As Main Alternative Wall 2	No

2nd Extension

As Main Wall	Yes
Type	CA Cavity
Insulation	F Filled Cavity
Wall Thickness Unknown	No
Wall Thickness	280 mm
U-value Known	No
As Main Alternative Wall 1	No
As Main Alternative Wall 2	No

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	No
Type	PS Pitched, sloping ceiling
Insulation	S Sloping ceiling insulation
Insulation Thickness	As Built
U-value Known	No

2nd Extension

As Main	No
Type	PS Pitched, sloping ceiling
Insulation	S Sloping ceiling insulation
Insulation Thickness	As Built
U-value Known	No

8.1 Rooms in Roof:

9.0 Floors:

Main Property

Location	G Ground floor
Type	T Suspended timber
Insulation	A As built
Default U-value	0.65
U-value Known	No

Summary Information

1st Extension

As Main	No
Location	G Ground floor
Type	T Suspended timber
Insulation	A As built
Default U-value	0.20
U-value Known	No

2nd Extension

As Main	No
Location	E To external air
Type	T Suspended timber
Insulation	A As built
Default U-value	1.20
U-value Known	No

10.0 Doors:

Total Number of Doors	1
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
2.53	1.32	3.34	Double with unknown install date	PVC	0.70	12 mm	Main	External wall	North West	Manufacturer	2.80	0.76	Yes	None
0.56	1.30	0.73	Double with unknown install date	PVC	0.70	12 mm	Main	External wall	North East	Manufacturer	2.80	0.76	Yes	None
3.02	2.11	6.37	Double post or during 2022		0.70		1st Extension	External wall	South East	Manufacturer	1.40	0.72	Yes	None
1.99	1.53	3.04	Double with unknown install date	PVC	0.70	12 mm	Main	External wall	North West	Manufacturer	2.80	0.76	Yes	None
1.04	1.28	1.33	Double with unknown install date	PVC	0.70	12 mm	Main	External wall	North East	Manufacturer	2.80	0.76	Yes	None
0.55	1.28	0.70	Double with unknown install date	PVC	0.70	12 mm	Main	External wall	North East	Manufacturer	2.80	0.76	Yes	None
0.85	1.16	0.99	Double with unknown install date	PVC	0.70	12 mm	Main	External wall	North East	Manufacturer	2.80	0.76	Yes	None
1.65	1.29	2.13	Double with unknown install date	PVC	0.70	12 mm	Main	External wall	South East	Manufacturer	2.80	0.76	Yes	None
1.29	1.32	1.70	Double with unknown install date	PVC	0.70	12 mm	Main	External wall	North	Manufacturer	2.80	0.76	Yes	None

Draught Proofing 90 %

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 23
 Number of LED and CFL Known Yes
 Number of LED lights 17
 Number of CFL lights 6
 Total number of Low Energy 23
 Total number of incandescents 0

14.0 Main Heating1

PCDF boiler Reference 17507 Worcester, Greenstar, 89.00%
 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 605, Flush fitting live effect gas fire, sealed to chimney
 Secondary Heating SapCode 605

14.1 Community Heating/Heat Network

Heating Type None

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

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 0
 Number of Baths Connected 0

Description	Type	Connected
1	Non-electric shower	None

Summary Information

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 (Already installed)
- 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 (suspended floor) (Recommended)
- Hot water cylinder insulation (Not applicable)
- Draught proofing (SAP increase too small)
- 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