Summary Information

Property Details

Reference Number	0078-1206-1205-5508-0900
EPC Language	English
UPRN	100060051898
Postcode	TN38 0WL
Region	SouthEastEngland
Address	10 Turnberry Close, ST. LEONARDS-ON-SEA, TN38 0WL
Town	ST. LEONARDS-ON-SEA
County	
Property Tenure	Rented (social)
Transaction Type	None of the above
Inspection Date	05 March 2025

Assessor's accreditation number	QUID211435	**Assessor's name**	Abdul Koddus
Company name/trading name	Retro Team Limited	**Address**	Suite 2D, Park Plaza, Hayes Way, Cannock
POST CODE	WS12 2DB	**Phone number**	0800 032 8322
Fax number		**E-mail address**	abdul.koddus@warmfrontteam.co.uk
Related party disclosure	No related party		

Current SAP rating	D 61	**Potential SAP rating**	B 82
Current EI rating	D 57	**Potential EI rating**	B 81

Current annual emissions	4.015 (TCO2)	**Current annual energy costs**	£ 1405.06 (£)
Emission figures including 9.92 emission factor of 0.925			
Current annual emissions	4.015 * 0.925 = 3.714 (TCO2)		

RdSAP Inputs

Property Description

1.0 Property Type	
Built Form	End-terrace house
Detachment/Position	End-terrace
2.0 Number Of	
Main Property	2
Extension 1	1
Extension 2	
Extension 3	
Extension 4	
Number of Habitable Rooms	5
Number of Heated Habitable Rooms	5
Heated Basement	NO
Conservatory Type	No Conservatory
Terrain Type	Low Rise Urban or Suburban
Percentage of Draught Proofed(%)	100
3.0 Date Built	
Age Band	
Main Property	1996-2002
Extension 1	1996-2002

4.0 Dimensions

Dimension Type internal

Part	Floor Area (m2)	Room Height (m)	Loss Perimeter (m)	Party Wall Length (m)
Main Property	43.8	2.43	17.82	7.59
	43.8	2.33	20.47	7.59
Extension 1 Property	3.49	2.43	5.29	0

5.0 Conservatory

Is there a conservatory?	NO

7.0 Walls

Main Property	
Construction	Cavity Wall
Insulation	as built
Insulation Thickness(mm)	Unknown
Wall Thickness Measured?	YES
Wall Thickness(mm)	310
U-value Known?	YES
U-value (W/m²K)	1.47
Dry-lining?	NO
Alternative Wall Present?	NO
Extension 1	
Construction	Cavity Wall
Insulation	as built
Insulation Thickness(mm)	Unknown
Wall Thickness Measured?	YES
Wall Thickness(mm)	310
U-value Known?	YES
U-value (W/m²K)	1.47
Dry-lining?	NO
Alternative Wall Present	NO
Extension 2	
Construction	
Insulation	
Insulation Thickness(mm)	
Wall Thickness Measured	NO
U-value Known?	NO
Dry-lining?	NO
Extension 3	
Construction	
Insulation	
Insulation Thickness(mm)	
Wall Thickness Measured?	NO
U-value Known	NO
Dry-lining	NO
Extension 4	
Construction	
Insulation	
Insulation Thickness(mm)	
Wall Thickness Measured	NO
U-value Known	NO
Dry-lining?	NO

8.0 Roofs

Main Property	
Construction	Pitched (Slates or Tiles), access to loft
Insulation Type	At Joists
Insulation Thickness	300mm
U-value Known	NO
Extension 1	
Construction	Pitched (Slates or Tiles), access to loft
Insulation Type	At Joists
Insulation Thickness	300mm
U-value Known	NO

9.0 Floors

Main Property

Floor Type	Ground Floor
Ground Floor Construction	Solid
Ground Floor Insulation Type	As Built
Floor Insulation Thickness (mm)	
U-value Known	NO

Extension 1

Floor Type	Above Unheated Space
Ground Floor Construction	Unknown
Ground Floor Insulation Type	As Built
Floor Insulation Thickness (mm)	
U-value Known	NO

10.0 Doors

Number of Doors	2
Number of Insulated Doors	0
U-value (W/m²K)	

11.0 Windows

Area Type	much more than typical
Percent Multiple Glazed	
Multiple Glazing Type	
U-value (W/m²K)	
g-value	
Data Source	

Window Location	Glazing Type	Area (m2)	Roof Window	Orientation	U-value (W/m²K)	g-value	Data Source
	1 double glazing, unknown install date	1.62	NO	East	0	0	
	2 double glazing, unknown install date	0.2	NO	East	0	0	
	3 double glazing, unknown install date	2.4	NO	West	0	0	
Main Property	4 double glazing, unknown install date	0.48	NO	South	0	0	
	5 double glazing, unknown install date	1.62	NO	East	0	0	
	6 double glazing, unknown install date	0.8	NO	West	0	0	
	7 double glazing, unknown install date	0.8	NO	West	0	0	

12.0 Ventilation & Cooling

Number of Open Fireplaces	0
Ventilation Type	Natural
Space Cooling System Present	NO

13.0 Lighting

Total number of light fittings	11
Total number of L.E.L. fittings	11

14.0 Main Heating1

Main Heating Type	
Heating Source	Local Boiler or Heat Source
Efficiency Source	Product Characteristics Database
Heating Fuel	mains gas
Product Database	
Brand Name	Worcester
Model Name	Greenstar
Model Qualifier	24i System
Main Heating System Controls	
Control Type	2106 Programmer, room thermostat and TRVs
Flue Type	Room Sealed
Fan Assisted Flue	YES
Heat Emitter Type	Radiators
Electricity Meter Type	Single
Mains Gas Available	YES

14.1 Main Heating2

Second Main Heating Type	
Percentage of Heated Floor Area Served (%)	
Heating Source	
Efficiency Source	
Heating Fuel	
SAP 2009 Table 4a/4b	
Heating Type	
Heating Description	
Main Heating System Controls	
Control Type	Not Applicable
Flue Type	
Fan Assisted Flue	NO
Heat Emitter Type	

14.2 Secondary Heating Type

Heating Type	electricity
Fuel Type	Panel, convector or radiant heaters

15.0 Water Heating

Heating Type	From main heating system
Fuel Type	mains gas

15.1 Hot Water Cylinder

Volume	Normal (up to 130 litres)
Insulation Type	Factory-applied foam
Insulation Thickness	25
Thermostat	YES

16.0 Solar Water Heating

Solar Water Heating Details Known?	NO

17.0 Waste Water Heat Recovery System

18.0 Showers And Baths

Number of Rooms with Bath and/or Shower	1
Number of Rooms with Mixer Shower and no Bath	0
Number of Rooms with Mixer Shower and Bath	0

19.0 Flue Gas Heat Recovery System

FGHRS Present	NO

20.0 Photovoltaic Panel

PVs are connected to dwelling electricity meter	NO
Percentage of External Roof Area with PVs	None

21.0 Wind Turbine

Wind Turbine	NO

22.0 Other Details

Electricity Meter Type	Single
Mains Gas Available	YES

Recommendations (Carbon Saving Figures Are For Guidance Only)

Measure Code	Measure Summary	Green Deal	Cost saving (£/year)	CO2 Savings (kg/year)	Implementation Cost Range (£)	Implementation Cost (£)	Life Span (years)
B	Cavity wall insulation		337	1,067	500 - 1,500	1,000	42
B4	Party wall insulation		43	134	300 - 600	450	42
N	Solar water heating		72	285	4,000 - 6,000	5,000	
U	Solar photovoltaic panels, 2.5 kWp		532	1,028	3,500 - 5,500	4,500	25

Photos