

Summary Information

Surveyor:	CW96-0001	Title:	Miss	Tel Number:	07793076909
Name:	Anastasia Balo	My Reference:			
Survey Reference:	000255				
Current SAP rating:	B 81	Potential SAP rating:	A 100	Emissions (t/year):	0.984 tonnes
Current EI rating:	B 90	Potential EI rating:	A 95	Fuel Bill:	£1832
Property Details:					
RdSAP version:	RdSAP10				
Reference Number:	CW96-0001-000255				
My Reference:					
Lodgement Required:	No				
Regs Region:	England				
EPC Language:	English				
UPRN:					
Postcode:	BB12 7EP				
Region:	West Pennines				
House Name:					
House No:	156				
Street:	Russell Terrace				
Locality:	Padiham				
Town:	BURNLEY				
County:					
Property Tenure:	Rented (private)				
Transaction Type:	Grant scheme				
Inspection Date:	12/06/2025				
Process date:	17/10/2025				
Check for the existence of an EPC:	No				
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
	M Mid-Terrace
2.0 Number of Storeys:	2
Habitable Rooms:	4
Heated Habitable Rooms:	4
3.0 Date Built: Main Property	A before 1900
1st Extension	A before 1900

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:	36.88	2.74	8.76	16.84	
Lowest Floor:	36.88	2.74	6.98	16.84	No
1st Extension					
1st Floor:	0.00	0.00	0.00	0.00	
Lowest Floor:	3.88	2.35	3.96	2.18	No

Summary Information

5.0 Conservatory:

Is there a conservatory? No

7.0 Walls:

Main Property

Type	SS Stone: sandstone or limestone
Insulation	I Internal
Insulation Thickness	100 mm
Conductivity Known	No
Thermal Conductivity	Lambda = 0.04 W/m*K
Wall Thickness Unknown	No
Wall Thickness	460 mm
U-value Known	No
Alternative Wall 1 Area	4.28 m ²
Alternative Wall 1 Type	SS Stone: sandstone or limestone
Alternative Wall 1 Insulation	A As Built
Alternative Wall 1 Dry-lining	No
Alternative Wall 1 Thickness Unknown	No
Alternative Wall 1 Thickness	360 mm
Alternative Wall 1 U-value Known	No
Party Wall Type	S Solid masonry / timber / system build

1st Extension

As Main Wall	No
Type	SO Solid Brick
Insulation	A As Built
Dry-lining	No
Wall Thickness Unknown	No
Wall Thickness	230 mm
U-value Known	No
As Main Alternative Wall 1	No
As Main Alternative Wall 2	No
Party Wall Type	S Solid masonry / timber / system build

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	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	T Suspended timber
Insulation	A As built
Default U-value	0.41
U-value Known	No

1st Extension

As Main	No
Location	G Ground floor
Type	S Solid
Insulation	A As built
Default U-value	1.12
U-value Known	No

Summary Information

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
1.11	1.62	1.80	Double with unknown install date	PVC	0.70	12 mm	Main	External wall	North East	Manufacturer	2.80	0.76	Yes	None
1.11	1.62	1.80	Double with unknown install date	PVC	0.70	16 mm or more	Main	External wall	North East	Manufacturer	2.70	0.76	Yes	None
0.36	1.68	0.60	Double with unknown install date	PVC	0.70	16 mm or more	Main	External wall	South West	Manufacturer	2.70	0.76	Yes	None
0.36	1.68	0.60	Double with unknown install date	PVC	0.70	16 mm or more	Main	External wall	South West	Manufacturer	2.70	0.76	Yes	None
1.10	1.10	1.21	Double with unknown install date	PVC	0.70	16 mm or more	1st Extension	External wall	North	Manufacturer	2.70	0.76	Yes	None

Draught Proofing	100 %
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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	1
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	Yes
MV PCDF Reference Number	500776
Mechanical Ventilation Type	Mechanical extract, decentralised (MEV dc)
Wet Rooms	2
Duct Type	Rigid
Approved Installation	Yes

12.2 Air Pressure Test

Test Method	Not available
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13.0 Lighting

Total number of bulbs	12
Number of LED and CFL Known	No
Total number of Low Energy	12
Total number of incandescents	0

14.0 Main Heating1

PCDF boiler Reference	0
Main Heating EES Code	SEK
Main Heating SAP Code	409
Main Heating Controls EES	CSD
Main Heating Controls Sap	SAP code 2404, Controls for high heat retention storage heaters
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

Summary Information

14.1 Community Heating/Heat Network

Heating Type	None
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14.2 Meters

Electricity meter type	Dual
Main gas	No
Electricity Smart Meter Present	Yes
Gas Smart Meter Present	Yes

15.0 Water Heating

Water Heating Code	HEI
Water Heating SapCode	903
Water Heating Fuel Type	Electricity

15.1 Hot Water Cylinder

Hot Water Cylinder Present	Yes
Cylinder Size	Normal
Insulated	No Insulation
Immersion Heater	Single

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
3.64	South-West	30°	None Or Little
2.73	North-East	30°	None Or Little
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 (Not applicable)
- ✓ Solid wall insulation (Recommended)
- ✓ Floor insulation (suspended floor) (Recommended)
- ✓ Hot water cylinder insulation (Recommended)
- Draught proofing (Already installed)
- Low energy lighting (Already installed)
- Cylinder thermostat (Already installed)
- Heating controls for wet central heating system (Not applicable)
- High heat retention storage heaters (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 (Recommended)
- Heat recovery system for mixer showers (SAP increase too small)
- Double glazed windows (Already installed)
- Insulated doors (SAP increase too small)
- Solar photovoltaic panels (Already installed)
- Wind turbine (Not applicable)
- PV diverter (SAP increase too small)
- PV battery (SAP increase too small)
- 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

Addenda

The assessment does not include any feed-in tariffs that may be applicable to this property.

--- Any Wall Insulation Issues ---

Has the property any 'Access Issues' for potential wall insulation?
Is the property in a 'high exposure' location?

No
No