

Summary Information

Surveyor:	CW96-0001	Title: Miss	Tel Number: 07793076909
Name:	Anastasia Balo	My Reference:	
Survey Reference:	000254		
Current SAP rating:	F 28	Potential SAP rating:	C 73
Current EI rating:	C 76	Potential EI rating:	B 88
		Emissions (t/year):	2.174 tonnes
		Fuel Bill:	£3714

Property Details:

RdSAP version:	RdSAP10
Reference Number:	CW96-0001-000254
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:	22/09/2025
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	2.75	8.76	16.84	
Lowest Floor:	36.88	2.75	6.98	16.84	No
1st Extension					
1st Floor:	0.00	0.00	0.00	0.00	
Lowest Floor:	3.88	2.36	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	A As Built
Dry-lining	No
Wall Thickness Unknown	No
Wall Thickness	360 mm
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	260 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	150 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

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	0.42
U-value Known	No

1st Extension

As Main	No
Location	G Ground floor
Type	S Solid
Insulation	A As built
Default U-value	1.10
U-value Known	No

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

Summary Information

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 %

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	0
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	0
Mechanical Ventilation Type	Mechanical extract, decentralised (MEV dc)

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	REA
Main Heating SAP Code	691
Main Heating Controls EES	CRC
Main Heating Controls Sap	SAP code 2603, Programmer and appliance thermostats
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
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14.2 Meters

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

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

Summary Information

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

Description	Type	Connected
1	Electric shower	None

18.0 Flue Gas Heat Recovery System

Present No

19.0 Photovoltaic Panel

Photovoltaic Panel None

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 (SAP increase too small)
- ✓ Flat roof insulation (Recommended)
- 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 (Recommended)
- 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) (Alternative measure)
- Micro CHP (alternative) (Not applicable)

Related Party Disclosure

No related party

Addenda

--- Any Wall Insulation Issues ---

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

No
No