

Summary Information

Surveyor:	X001-2480	Title: Mr.	Tel Number:
Name:	Training Move 20	My Reference:	EPC 2 case study
Survey Reference:	TrnCase8		
Current SAP rating:	D 68	Potential SAP rating:	B 87
Current EI rating:	D 62	Potential EI rating:	B 85
		Emissions (t/year):	4.214 tonnes
		Fuel Bill:	£919

Property Details:

RdSAP version:	SAP 9.94
Reference Number:	X001-2480-TrnCase8
My Reference:	EPC 2 case study
Lodgement Required:	No
Regs Region:	England
EPC Language:	English
UPRN:	
Postcode:	HA3 8TU
Region:	Thames Valley
House Name:	
House No:	13
Street:	Kenton Lane
Locality:	
Town:	HARROW
County:	
Property Tenure:	Rented (private)
Transaction Type:	Rental
Inspection Date:	01/11/2020
Process date:	05/11/2020
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:	1. EPC has expired

RdSAP Inputs

Property Description:

1.0 Property type:	H House
	E End-Terrace
2.0 Number of Storeys:	3
Habitable Rooms:	6
Heated Habitable Rooms:	6
3.0 Date Built: Main Property	F 1976-1982

4.0 Dimensions:

Dimension type:	Internal			
Main Property				
	Floor Area [m2]	Room Height [m]	Heat Loss Wall Perimeter [m]	Party Wall Length [m]
2nd Floor:	40.58	2.40	18.06	8.42
1st Floor:	40.58	2.43	18.06	8.42
Lowest Floor:	40.58	2.42	18.06	8.42

5.0 Conservatory:

Is there a conservatory?	No
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7.0 Walls:

Main Property	
Type	CA Cavity
Insulation	A As Built
Wall Thickness Unknown	No
Wall Thickness [mm]	270
U-value Known	No
Party Wall Type	S Solid masonry / timber / system build

Summary Information

8.0 Roofs:

Main Property

Type	PA Pitched (slates/tiles), access to loft
Insulation	J Joists
Insulation Thickness	250 mm
U-value Known	No

9.0 Floors:

Main Property

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

10.0 Doors:

Total Number of Doors	1
Number of Insulated Doors	0

11.0 Windows:

Glazed Area	T Typical
Proportion Double\Triple-glazed	0 %
Glazing	Single glazing
Draught Proofing	0 %

12.0 Ventilation & Cooling

No. of open Fireplaces	1
Mechanical Ventilation	No
Fixed Space Cooling	No

13.0 Lighting

Total number of light fittings	14
Total number of L.E.L. fittings	14

14.0 Main Heating1

PCDF boiler Reference	17821 Vaillant, ecoTEC plus 415, 89.30%
Main Heating Code	BGB Post 98 Regular condens. with auto ign.
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	CBE Programmer, room thermostat and TRVs
PCDF Compensator	0
Percentage of Heat	100 %

14.1 Main Heating2

PCDF boiler Reference	0
Main Heating Code	
Percentage of Heat	0 %

15.0 Water Heating

Water Heating Code	HWP From the primary heating system
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15.1 Hot Water Cylinder

Hot Water Cylinder Present	Yes
Cylinder Size	Large
Insulated	Foam
Insulation Thickness	50 mm
Cylinder Thermostat	Yes

16.0 Solar water heating

Solar Water Heating	No
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Summary Information

17.0 Waste Water Heat Recovery System

Total Number of rooms with bath and/or shower	2
Number of rooms with mixer shower and no bath	0
Number of rooms with bath and mixer shower	2
Is WWHRS present in the property?	No / Unknown

18.0 Flue Gas Heat Recovery System

Present	No
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19.0 Photovoltaic Panel

Photovoltaic Panel	None
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20.0 Wind Turbine

Terrain Type	Suburban
Wind turbine present?	No

21.0 Other Details

Electricity meter type	Single
Main gas	Yes

22.0 Special Features

Summary Information

Recommendations

- Loft insulation (Already installed)
- Flat roof insulation (Not applicable)
- Room-in-roof insulation (Not applicable)
- ✓ Cavity wall insulation (Recommended)
- Party wall insulation (Not applicable)
- Solid wall insulation (Not applicable)
- ✓ Floor insulation (solid floor) (Recommended)
- Hot water cylinder insulation (Already installed)
- ✓ Draught proofing (Recommended)
- Low energy lighting (Already installed)
- Cylinder thermostat (Already installed)
- 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 (Recommended)
- Heat recovery system for mixer showers (SAP increase too small)
- ✓ Double glazed windows (Recommended)
- Insulated doors (SAP increase too small)
- ✓ Solar photovoltaic panels (Recommended)
- Wind turbine (Not applicable)

Alternative Recommendations

- External wall insulation with cavity insulation (Alternative measure)
- Biomass boiler (alternative) (Not applicable)
- Air or ground source heat pump (alternative) (Not applicable)
- Air or ground source heat pump with underfloor heating (alternative) (Not applicable)
- Micro CHP (alternative) (Not applicable)

Related Party Disclosure

No related party

Addenda

--- Any Wall Insulation Issues ---

Cavity wall insulation recommended (Main)

Has the property any 'Access Issues' for potential wall insulation?

No

Has the property any 'narrow cavity(s)' (<50mm)?

No

Is the property in a 'high exposure' location?

No