

Summary Information

Surveyor:	X001-2480	Title: Mr.	Tel Number:
Name:	Training Move 20	My Reference:	First Case Study EPC 1
Survey Reference:	TrnCase6		
Current SAP rating:	D 67	Potential SAP rating: B 86	Emissions (t/year): 4.334 tonnes
Current EI rating:	D 60	Potential EI rating: B 84	Fuel Bill: £962

Property Details:

RdSAP version:	SAP 9.94
Reference Number:	X001-2480-TrnCase6
My Reference:	First Case Study EPC 1
Lodgement Required:	No
Regs Region:	England
EPC Language:	English
UPRN:	
Postcode:	NW2 6TG
Region:	Thames Valley
House Name:	
House No:	36
Street:	Mora Road
Locality:	
Town:	LONDON
County:	
Property Tenure:	Owner-occupied
Transaction Type:	Marketed sale
Inspection Date:	28/10/2020
Process date:	03/11/2020
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:	2. Building fabric and/or services has changed since the last EPC assessment and a new EPC has been commissioned for that building

RdSAP Inputs

Property Description:

1.0 Property type:	H House	
	M Mid-Terrace	
2.0 Number of Storeys:	2	
Habitable Rooms:	6	
Heated Habitable Rooms:	6	
3.0 Date Built: Main Property	B 1900-1929	
1st Extension	H 1991-1995	

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:	57.20	2.50	17.40	21.20
Lowest Floor:	57.20	2.50	14.40	21.20
1st Extension				
1st Floor:	0.00	0.00	0.00	0.00
Lowest Floor:	9.00	2.50	6.00	3.00

Summary Information

5.0 Conservatory:

Is there a conservatory? No

7.0 Walls:

Main Property

Type	SO Solid Brick
Insulation	A As Built
Dry-lining	No
Wall Thickness Unknown	No
Wall Thickness [mm]	238
U-value Known	No
Party Wall Type	S Solid masonry / timber / system build

1st Extension

As Main Wall	No
Type	CA Cavity
Insulation	A As Built
Wall Thickness Unknown	No
Wall Thickness [mm]	295
U-value Known	No
Party Wall Type	U Unable to determine

8.0 Roofs:

Main Property

Type	PA Pitched (slates/tiles), access to loft
Insulation	J Joists
Insulation Thickness	200 mm
U-value Known	No

1st Extension

As Main	No
Type	F Flat
Insulation Thickness	As Built
U-value Known	No

9.0 Floors:

Main Property

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

1st Extension

As Main	No
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 Glazing	100 %
Draught Proofing	Double post or during 2002
	100 %

12.0 Ventilation & Cooling

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

Summary Information

13.0 Lighting

Total number of light fittings	17
Total number of L.E.L. fittings	9

14.0 Main Heating1

PCDF boiler Reference	1758 Worcester, 28 Cdi, 78.90%
Main Heating Code	BGV Post 98 Combi non-condens. with auto ign.
Heat Emitter	Radiators
Heat pump age	Unknown
Fuel Type	Mains gas
Flue Type	Balanced
Fan Assisted Flue	Yes
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	No
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16.0 Solar water heating

Solar Water Heating	No
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17.0 Waste Water Heat Recovery System

Total Number of rooms with bath and/or shower	1
Number of rooms with mixer shower and no bath	0
Number of rooms with bath and mixer shower	1
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 (Already installed)
- Room-in-roof insulation (Not applicable)
- Cavity wall insulation (Already installed)
- Party wall insulation (Not applicable)
- ✔ Solid wall insulation (Recommended)
- ✔ Floor insulation (suspended floor) (Recommended)
- Hot water cylinder insulation (Not applicable)
- Draught proofing (Already installed)
- Low energy lighting (Recommended)
- Cylinder thermostat (Not applicable)
- Heating controls for wet central heating system (Already installed)
- ✔ Upgrade boiler, same fuel (Recommended)
- Change heating to condensing gas condensing boiler (fuel switch) (Not applicable)
- Flue gas heat recovery in conjunction with new boiler (SAP increase too small)
- ✔ 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 (Recommended)
- Wind turbine (Not applicable)

Alternative Recommendations

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

Related Party Disclosure

No related party

Addenda