

ENERGY REPORT

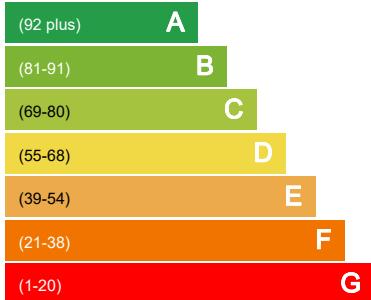
Dwelling Address	4, George Dewhurst Way, BLACKBURN, BB2 3FB
Reference	000012
Assessment Date	20/11/2025
Submission Date	20/11/2025
Property Type	Semi-Detached House
Total Floor Area	88 m ²

This Energy Report has been generated using the UK's National Calculation Methodology for existing dwellings, Reduced data Standard Assessment Procedure (RdSAP). This methodology is used to assess the energy efficiency of existing dwellings which is calculated based on a dwelling's heating, hot water and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations.

Energy Efficiency Rating

Very energy efficient - lower running costs



Current

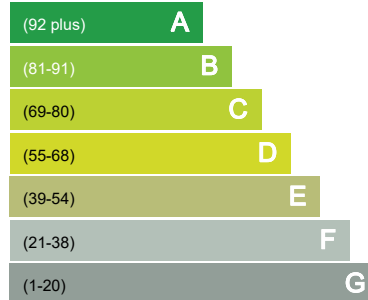
81

Potential

86

Carbon Dioxide (CO₂) Emissions Rating

Very environmentally friendly - lower CO₂ emissions



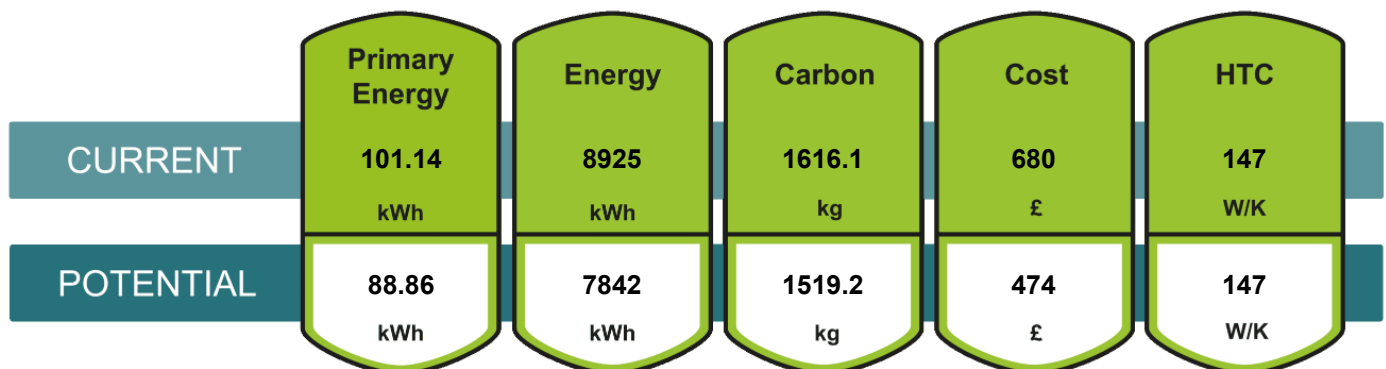
Current

83

Potential



84

Additional ratings for your home



Recommendations





The recommended measures provided below will help to improve the energy efficiency of the dwelling. To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed. Having these measures installed individually, or in a different order, may change the result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating
Solar photovoltaic panels, 2.5 kWp	£206	 B 86	£8,000 - £10,000	£206	 B 84

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

The table below shows the estimated running costs of the space and water heating and lighting within the dwelling. It does not include the energy used from household appliances. The estimated annual costs after potential improvements indicates the total energy cost if all recommended measures named above were installed.

	Estimated annual costs	Estimated annual costs after potential improvements	Potential future savings
Lighting 	£61	£61	
Heating 	£456	£456	
Hot Water 	£163	£163	
New Technologies e.g. Impact of PV	£0	£0	
TOTAL	£680	£474	

Estimated energy demand

Heating & Hot water

Heating & hot water usually makes up the majority of energy demand in property. These figures show the usage for this property, based on standard assumptions.



Space Heating

4423

kWh per year



Water Heating

2179

kWh per year

About this document

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Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g. heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the RdSAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO ₂)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Data inputs

Below is a full list of RdSAP data inputs which have been used to generate this Energy Report. These inputs typically include information about the building envelope (dimensions, walls, floors etc) as well as the utilities which service the property (water, heating, lighting etc). The data inputs can either be 'Inputted' or 'Assumed'. Inputted values are those which have been entered specifically for the calculation, and Assumed values are those required to complete the calculation.

		Inputted values	Assumed values	
Regs Region:		England		
Region:		West Pennines		
Property Type:		H House, S Semi-Detached		
Number of Storeys:		2		
Number of Rooms:		5		
Number of Rooms Heated:		5		
Dimension Type:		Internal		
Construction details:		Building part: Main - built in M 2023 onwards		
	Floor Area [m ²]	Room Height [m]	Perimeter [m]	Party Wall Length [m]
Lowest floor	41.60	2.38	14.11	9.36
First floor	37.05	2.38	17.30	7.80
Heated Basement:		No		
Floor Location:		G Ground floor		
Floor Type:		N Suspended, not timber		
Floor Insulation:		A As built		
Floor U-value Known:		No		
Wall Type:		TI Timber Frame		
Wall Insulation:		A As Built		
Wall Thickness Unknown:		No		
Wall Thickness:		300		
Wall U-value Known:		No		
Alternative Wall 1 Area:		0.00		
Alternative Wall 2 Area:		0.00		
Party Wall:		U Unable to determine		
Roof Type:		PA Pitched (slates/tiles), access to loft		
Roof Insulation:		J Joists		
Roof Insulation Thickness:		150 mm		
Roof U-value Known:		No		
Construction details:		Building part: 1st Extension - built in M 2023 onwards		
	Floor Area [m ²]	Room Height [m]	Perimeter [m]	Party Wall Length [m]
Lowest floor	9.60	2.61	6.77	2.02
First floor	0.00	0.00	0.00	0.00
Heated Basement:		No		
Floor As Main Floor:		Yes		
Floor Location:		G Ground floor		
Floor Type:		N Suspended, not timber		
Floor Insulation:		A As built		
Floor U-value Known:		No		
Wall As Main Wall:		Yes		
Wall Type:		TI Timber Frame		
Wall Insulation:		A As Built		
Wall Thickness Unknown:		No		
Wall Thickness:		300		
Wall U-value Known:		No		
Alternative As Main Alternative Wall 1:		No		
Alternative Wall 1 Area:		0.00		
Alternative As Main Alternative Wall 2:		No		
Alternative Wall 2 Area:		0.00		
Party Wall:		U Unable to determine		
Roof As Main Roof:		No		
Roof Type:		PS Pitched, sloping ceiling		
Roof Insulation:		U Unknown		
Roof U-value Known:		No		

Data inputs

Conservatory

Conservatory Present: No

Doors

Total Doors: 1

Insulated Doors: 0

Windows

W	H	Area	Glazing Type	Frame Type	Frame Factor	Glazing Gap	Build. Part	Location	Orient.	Data-Source	U value	g value	DP	PS
0.56	0.95	0.53	Double post or during 2022		0.70		Main	External wall	North	Manufacturer	1.40	0.72	Yes	None
1.70	1.56	2.65	Double post or during 2022		0.70		Main	External wall	North	Manufacturer	1.40	0.72	Yes	None
0.59	1.03	0.61	Double post or during 2022		0.70		Main	External wall	South	Manufacturer	1.40	0.72	Yes	None
1.80	2.07	3.73	Double post or during 2022		0.70		Main	External wall	South	Manufacturer	1.40	0.72	Yes	None
0.59	1.03	0.61	Double post or during 2022		0.70		Main	External wall	South	Manufacturer	1.40	0.72	Yes	None
1.29	1.12	1.44	Double post or during 2022		0.70		Main	External wall	North	Manufacturer	1.40	0.72	Yes	None
1.71	1.12	1.92	Double post or during 2022		0.70		Main	External wall	North	Manufacturer	1.40	0.72	Yes	None
1.29	1.13	1.46	Double post or during 2022		0.70		Main	External wall	South	Manufacturer	1.40	0.72	Yes	None
0.86	0.97	0.83	Double post or during 2022		0.70		Main	External wall	South	Manufacturer	1.40	0.72	Yes	None

Draught Proofing 100 %

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 1
 No. of open flues attached to other heater 0
 No. of blocked chimneys 0
 No. of intermittent extract fans 0
 No. of passive vents 1
 No. of flueless gas fires 0
 Fixed Space Cooling No
 Draught Lobby Not present

Mechanical Ventilation

Mechanical Ventilation No

Air Pressure Test

Test Method Not available

Lighting

Total number of bulbs 35
 Number of LED and CFL Known Yes
 Number of LED lights 31
 Number of CFL lights 3
 Total number of Low Energy 34
 Total number of incandescents 1

Main Heating 1

PCDF boiler Reference 18738 Baxi, ASSURE, 88.40%
 Heat Emitter Radiators
 Heat pump age 2013 or later
 Flue Type Balanced
 Fuel Type Mains gas
 Fan Assisted Flue Yes
 Design flow temperature Unknown

Data inputs

PCDF Heating Controls	200130 Secure meters Ltd, Radbot 1, SCV100
Main Heating Controls EES	(CBE) SAP code 2112, Time and temperature zone control by device in PCDB
Main Heating Controls Sap	(2112) SAP code 2112, Time and temperature zone control by device in PCDB
PCDF Compensator	0
Percentage of Heat	100

Main Heating 2

PCDF boiler Reference	0
Main Heating EES Code	()
Main Heating SAP Code	(0)
Percentage of Heat	0

Secondary Heating

Secondary Heating EES Code	
Secondary Heating Sap Code	0
Secondary Heating Fuel Type	

Community Heating/Heat Network

Heating Type	None
Electricity meter type	Single
Main gas	Yes
Electricity Smart Meter Present	Yes
Gas Smart Meter Present	Yes

Water Heating

Water Heating Code	HWP
Water Heating SapCode	901
Water Heating Fuel Type	Mains gas

Hot Water Cylinder

Hot Water Cylinder Present	No
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Community Hot Water

PCDF boiler Reference	0
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Solar Water Heating

Solar Water Heating	No
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Waste Water Heat Recovery System

Is WWHRS present in the property?	No / Unknown
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Baths and Showers

Total Number of Baths	1
Number of Baths Connected	0

	Type	Connected
1	Non-electric shower	None

Flue Gas Heat Recovery System

Present	No
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Photovoltaic Panel

Photovoltaic Panel	None
Export capable meter	No

Wind Turbine

Terrain Type	Suburban
Wind turbine present?	No

Special Features

Small-Scale Hydro

Electricity generated [kWh/year]	0.00
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