

GWPArchitecture

P01 | 16.09.21

Carbon Reduction Summary - Blackrock Street - As-built

With reference to the below SAP calculation Regulations Compliance Reports completed by SAP Assessors WECE (Daniel Watt (STRO026464)).

See below summary of carbon reductions, with an average reduction of 58% achieved across the scheme - thus demonstrating compliance with policies SP1, T1, T2, EN4, EN8 and DM1 of the Core Strategy for the City of Manchester and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

	TER (Kg/m2)	DER (Kg/m2)	% CO2 Reduction
14 Ellingham Close	23.89	12.29	-0.49%
16 Ellingham Close	24.29	12.41	-0.49%
18 Ellingham Close	28.2	14.03	-0.50%
20 Ellingham Close	28.02	14.01	-0.50%
21 Myrtle Street	25.31	-9.19	-1.36%
22 Ellingham Close	28.02	14	-0.50%
23 Myrtle Street	25.51	-14.22	-1.56%
24 Ellingham Close	28.02	13.96	-0.50%
32 Blackrock Street	25.84	12.33	-0.52%
34 Blackrock Street	25.84	12.27	-0.53%
36 Blackrock Street	28.31	14.65	-0.48%
38 Blackrock Street	28.31	14.64	-0.48%
40 Blackrock Street	28.31	14.64	-0.48%
42 Blackrock Street	28.31	14.54	-0.49%
44 Blackrock Street	28.31	14.49	-0.49%
46 Blackrock Street	28.31	14.64	-0.48%
48 Blackrock Street	28.31	14.6	-0.48%
50 Blackrock Street	28.31	14.63	-0.48%
52 Blackrock Street	28.31	14.64	-0.48%
54 Blackrock Street	28.31	14.66	-0.48%
46 Blackrock Street	28.31	14.63	-0.48%
58 Blackrock Street	28.31	14.64	-0.48%

<u>Blackrock St. Average</u>	-0.58%
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Energy performance certificate (EPC)

14 ELLINGHAM CLOSE
MANCHESTER
M11 3QP

Energy rating

B

Valid until: **15 September 2031**

Certificate number: **0000-3916-9519-2699-4635**

Property type

Semi-detached house

Total floor area

108 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B	90 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property’s age and type.

Feature	Description	Rating
Walls	Average thermal transmittance 0.14 W/m²K	Very good
Roof	Average thermal transmittance 0.11 W/m²K	Very good
Floor	Average thermal transmittance 0.12 W/m²K	Very good
Windows	High performance glazing	Very good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 0.5 m³/h.m² (as tested)	Very good
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 55 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK’s CO2 emissions.

An average household produces	6 tonnes of CO2
This property produces	1.0 tonnes of CO2

This property’s potential production	0.0 tonnes of CO2
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By making the [recommended changes](#), you could reduce this property’s CO2 emissions by 1.0 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from B (90) to A (100).

Recommendation	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£42
2. Solar photovoltaic panels	£3,500 - £5,500	£310

Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£368
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Potential saving	£42
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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating	513 kWh per year
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Water heating	1935 kWh per year
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Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Daniel Watt
Telephone	01614 343 103
Email	dan.w@wece.co.uk

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO026464
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Assessor's declaration	Employed by the professional dealing with the property transaction
Date of assessment	16 September 2021
Date of certificate	16 September 2021
Type of assessment	SAP

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.49
Printed on 16 September 2021 at 15:08:58

Project Information:

Assessed By: Daniel Watt (STRO026464) **Building Type:** Semi-detached House

Dwelling Details:

NEW DWELLING AS BUILT

Total Floor Area: 108.3m²

Site Reference : Blackrock St

Plot Reference: Blackrock St Block 9 - House A

Address : 14 ELLINGHAM CLOSE, MANCHESTER, M11 3QP

Client Details:

Name:

Address :

This report covers items included within the SAP calculations.

It is not a complete report of regulations compliance.

1a TER and DER

Fuel for main heating system: Electricity

Fuel factor: 1.55 (electricity)

Target Carbon Dioxide Emission Rate (TER) 23.89 kg/m²

Dwelling Carbon Dioxide Emission Rate (DER) 12.29 kg/m² **OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE) 50.7 kWh/m²

Dwelling Fabric Energy Efficiency (DFEE) 31.5 kWh/m² **OK**

2 Fabric U-values

Element	Average	Highest	
External wall	0.14 (max. 0.30)	0.14 (max. 0.70)	OK
Party wall	0.00 (max. 0.20)	-	OK
Floor	0.12 (max. 0.25)	0.12 (max. 0.70)	OK
Roof	0.11 (max. 0.20)	0.11 (max. 0.35)	OK
Openings	0.80 (max. 2.00)	0.80 (max. 3.30)	OK

2a Thermal bridging

Thermal bridging calculated from linear thermal transmittances for each junction

3 Air permeability

Air permeability at 50 pascals	0.52	
Maximum	10.0	OK

4 Heating efficiency

Main Heating system: Room heaters - electric
Panel, convector or radiant heaters

Main Heating system 2: Heat pumps with radiators or underfloor heating - electric
Dimplex EDL270UK-630

Secondary heating system: None

Regulations Compliance Report

5 Cylinder insulation

Hot water Storage:	Measured cylinder loss: 1.77 kWh/day	
	Permitted by DBSCG: 2.67 kWh/day	OK
Primary pipework insulated:		

6 Controls

Space heating controls	Programmer and appliance thermostats	OK
Space heating controls 2:	Not applicable (boiler provides DHW only)	OK
Hot water controls:	No cylinder	

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	OK

8 Mechanical ventilation

Continuous supply and extract system		
Specific fan power:	0.97	
Maximum	1.5	OK
MVHR efficiency:	89%	
Minimum	70%	OK

9 Summertime temperature

Overheating risk (North West England):	Not significant	OK
Based on:		
Overshading:	Average or unknown	
Windows facing: North	9.65m ²	
Windows facing: South	9.73m ²	
Ventilation rate:	6.00	
Blinds/curtains:	Dark-coloured curtain or roller blind	
	Closed 100% of daylight hours	

10 Key features

Air permeability	0.5 m ³ /m ² h
Windows U-value	0.8 W/m ² K
Roofs U-value	0.11 W/m ² K
Party Walls U-value	0 W/m ² K
Floors U-value	0.12 W/m ² K

Energy performance certificate (EPC)

16 ELLINGHAM CLOSE
MANCHESTER
M11 3QP

Energy rating

B

Valid until: **15 September 2031**

Certificate number: **0010-3016-0519-2699-8651**

Property type

Semi-detached house

Total floor area

108 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B	90 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Walls	Average thermal transmittance 0.14 W/m ² K	Very good
Roof	Average thermal transmittance 0.11 W/m ² K	Very good
Floor	Average thermal transmittance 0.12 W/m ² K	Very good
Windows	High performance glazing	Very good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 0.6 m ³ /h.m ² (as tested)	Very good
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 56 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces	6 tonnes of CO ₂
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This property produces	1.0 tonnes of CO ₂
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This property's potential production	0.1 tonnes of CO ₂
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By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 0.9 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from B (90) to A (100).

Recommendation	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£42
2. Solar photovoltaic panels	£3,500 - £5,500	£310

Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£374
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Potential saving	£42
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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating	558 kWh per year
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Water heating	1935 kWh per year
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Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

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Assessor's name	Daniel Watt
Telephone	01614 343 103
Email	dan.w@wece.co.uk

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO026464
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Regulations Compliance Report

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Printed on 16 September 2021 at 15:08:58

Project Information:

Assessed By: Daniel Watt (STRO026464) **Building Type:** Semi-detached House

Dwelling Details:

NEW DWELLING AS BUILT

Total Floor Area: 108.3m²

Site Reference : Blackrock St

Plot Reference: Blackrock St Block 9 - House B

Address : 16 ELLINGHAM CLOSE, MANCHESTER, M11 3QP

Client Details:

Name:

Address :

This report covers items included within the SAP calculations.

It is not a complete report of regulations compliance.

1a TER and DER

Fuel for main heating system: Electricity

Fuel factor: 1.55 (electricity)

Target Carbon Dioxide Emission Rate (TER) 24.29 kg/m²

Dwelling Carbon Dioxide Emission Rate (DER) 12.41 kg/m² **OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE) 51.5 kWh/m²

Dwelling Fabric Energy Efficiency (DFEE) 31.6 kWh/m² **OK**

2 Fabric U-values

Element	Average	Highest	
External wall	0.14 (max. 0.30)	0.14 (max. 0.70)	OK
Party wall	0.00 (max. 0.20)	-	OK
Floor	0.12 (max. 0.25)	0.12 (max. 0.70)	OK
Roof	0.11 (max. 0.20)	0.11 (max. 0.35)	OK
Openings	0.80 (max. 2.00)	0.80 (max. 3.30)	OK

2a Thermal bridging

Thermal bridging calculated from linear thermal transmittances for each junction

3 Air permeability

Air permeability at 50 pascals	0.59	
Maximum	10.0	OK

4 Heating efficiency

Main Heating system: Room heaters - electric
Panel, convector or radiant heaters

Main Heating system 2: Heat pumps with radiators or underfloor heating - electric
Dimplex EDL270UK-630

Secondary heating system: None

Regulations Compliance Report

5 Cylinder insulation

Hot water Storage:	Measured cylinder loss: 1.77 kWh/day	OK
	Permitted by DBSCG: 2.67 kWh/day	
Primary pipework insulated:	No primary pipework	N/A

6 Controls

Space heating controls	Programmer and appliance thermostats	OK
Space heating controls 2:	Not applicable (boiler provides DHW only)	OK
Hot water controls:	No cylinder thermostat	Fail

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	OK

8 Mechanical ventilation

Continuous supply and extract system		
Specific fan power:	0.97	
Maximum	1.5	OK
MVHR efficiency:	89%	
Minimum	70%	OK

9 Summertime temperature

Overheating risk (North West England):	Not significant	OK
Based on:		
Overshading:	Average or unknown	
Windows facing: North	9.65m ²	
Windows facing: South	9.73m ²	
Windows facing: East	2.77m ²	
Ventilation rate:	6.00	
Blinds/curtains:	Dark-coloured curtain or roller blind	
	Closed 100% of daylight hours	

10 Key features

Air permeability	0.6 m ³ /m ² h
Windows U-value	0.8 W/m ² K
Roofs U-value	0.11 W/m ² K
Party Walls U-value	0 W/m ² K
Floors U-value	0.12 W/m ² K

Energy performance certificate (EPC)

18 ELLINGHAM CLOSE
MANCHESTER
M11 3QP

Energy rating

B

Valid until: **15 September 2031**

Certificate number: **1409-0631-1590-0126-6292**

Property type

Semi-detached house

Total floor area

71 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		103 A
81-91	B	90 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property’s age and type.

Feature	Description	Rating
Walls	Average thermal transmittance 0.14 W/m²K	Very good
Roof	Average thermal transmittance 0.11 W/m²K	Very good
Floor	Average thermal transmittance 0.12 W/m²K	Very good
Windows	High performance glazing	Very good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	From main system	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 0.6 m³/h.m² (as tested)	Very good
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 63 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK’s CO2 emissions.

An average household produces	6 tonnes of CO2
This property produces	0.8 tonnes of CO2

This property’s potential production	-0.2 tonnes of CO2
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By making the [recommended changes](#), you could reduce this property’s CO2 emissions by 1.0 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from B (90) to A (103).

Recommendation	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£38
2. Solar photovoltaic panels	£3,500 - £5,500	£310

Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property £280

Potential saving £38

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating 395 kWh per year

Water heating 1708 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Daniel Watt
Telephone	01614 343 103
Email	dan.w@wece.co.uk

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO026464
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Assessor's declaration	Employed by the professional dealing with the property transaction
Date of assessment	16 September 2021
Date of certificate	16 September 2021
Type of assessment	SAP

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.49
Printed on 16 September 2021 at 15:08:57

Project Information:

Assessed By: Daniel Watt (STRO026464) **Building Type:** Semi-detached House

Dwelling Details:

NEW DWELLING AS BUILT

Total Floor Area: 71.44m²

Site Reference : Blackrock St

Plot Reference: Blackrock St Block 10 - House A

Address : 18 ELLINGHAM CLOSE, MANCHESTER, M11 3QP

Client Details:

Name:

Address :

This report covers items included within the SAP calculations.

It is not a complete report of regulations compliance.

1a TER and DER

Fuel for main heating system: Electricity

Fuel factor: 1.55 (electricity)

Target Carbon Dioxide Emission Rate (TER) 28.02 kg/m²

Dwelling Carbon Dioxide Emission Rate (DER) 14.03 kg/m² **OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE) 55.3 kWh/m²

Dwelling Fabric Energy Efficiency (DFEE) 33.0 kWh/m² **OK**

2 Fabric U-values

Element	Average	Highest	
External wall	0.14 (max. 0.30)	0.14 (max. 0.70)	OK
Party wall	0.00 (max. 0.20)	-	OK
Floor	0.12 (max. 0.25)	0.12 (max. 0.70)	OK
Roof	0.11 (max. 0.20)	0.11 (max. 0.35)	OK
Openings	0.80 (max. 2.00)	0.80 (max. 3.30)	OK

2a Thermal bridging

Thermal bridging calculated from linear thermal transmittances for each junction

3 Air permeability

Air permeability at 50 pascals	0.59	
Maximum	10.0	OK

4 Heating efficiency

Main Heating system:	Room heaters - electric Panel, convector or radiant heaters
Main Heating system 2:	Heat pumps with radiators or underfloor heating - electric Dimplex EDL200UK-630
Secondary heating system:	None

Regulations Compliance Report

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Programmer and appliance thermostats	OK
Space heating controls 2:	Not applicable (boiler provides DHW only)	OK
Hot water controls:	No cylinder thermostat	
	No cylinder	

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	OK

8 Mechanical ventilation

Continuous supply and extract system		
Specific fan power:	0.98	
Maximum	1.5	OK
MVHR efficiency:	88%	
Minimum	70%	OK

9 Summertime temperature

Overheating risk (North West England):	Not significant	OK
Based on:		
Overshading:	Average or unknown	
Windows facing: North	8.51m ²	
Windows facing: South	7.29m ²	
Ventilation rate:	6.00	
Blinds/curtains:	Dark-coloured curtain or roller blind	
	Closed 100% of daylight hours	

10 Key features

Air permeability	0.6 m ³ /m ² h
Windows U-value	0.8 W/m ² K
Roofs U-value	0.11 W/m ² K
Party Walls U-value	0 W/m ² K
Floors U-value	0.12 W/m ² K

Energy performance certificate (EPC)

20 ELLINGHAM CLOSE
MANCHESTER
M11 3QP

Energy rating

B

Valid until: **15 September 2031**

Certificate number: **0010-3216-0519-2699-6651**

Property type

Semi-detached house

Total floor area

71 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		103 A
81-91	B	90 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Walls	Average thermal transmittance 0.14 W/m ² K	Very good
Roof	Average thermal transmittance 0.11 W/m ² K	Very good
Floor	Average thermal transmittance 0.12 W/m ² K	Very good
Windows	High performance glazing	Very good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	From main system	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 0.6 m ³ /h.m ² (as tested)	Very good
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 63 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces 6 tonnes of CO₂

This property produces 0.8 tonnes of CO₂

This property's potential production -0.2 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.0 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from B (90) to A (103).

Recommendation	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£38
2. Solar photovoltaic panels	£3,500 - £5,500	£310

Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£280
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Potential saving	£38
------------------	-----

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating	393 kWh per year
---------------	------------------

Water heating	1708 kWh per year
---------------	-------------------

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Daniel Watt
Telephone	01614 343 103
Email	dan.w@wece.co.uk

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO026464
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Assessor's declaration	Employed by the professional dealing with the property transaction
Date of assessment	16 September 2021
Date of certificate	16 September 2021
Type of assessment	SAP

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.49
Printed on 16 September 2021 at 15:08:57

Project Information:

Assessed By: Daniel Watt (STRO026464) **Building Type:** Semi-detached House

Dwelling Details:

NEW DWELLING AS BUILT

Total Floor Area: 71.44m²

Site Reference : Blackrock St

Plot Reference: Blackrock St Block 10 - House B

Address : 20 ELLINGHAM CLOSE, MANCHESTER, M11 3QP

Client Details:

Name:

Address :

This report covers items included within the SAP calculations.

It is not a complete report of regulations compliance.

1a TER and DER

Fuel for main heating system: Electricity

Fuel factor: 1.55 (electricity)

Target Carbon Dioxide Emission Rate (TER) 28.02 kg/m²

Dwelling Carbon Dioxide Emission Rate (DER) 14.01 kg/m² **OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE) 55.3 kWh/m²

Dwelling Fabric Energy Efficiency (DFEE) 33.0 kWh/m² **OK**

2 Fabric U-values

Element	Average	Highest	
External wall	0.14 (max. 0.30)	0.14 (max. 0.70)	OK
Party wall	0.00 (max. 0.20)	-	OK
Floor	0.12 (max. 0.25)	0.12 (max. 0.70)	OK
Roof	0.11 (max. 0.20)	0.11 (max. 0.35)	OK
Openings	0.80 (max. 2.00)	0.80 (max. 3.30)	OK

2a Thermal bridging

Thermal bridging calculated from linear thermal transmittances for each junction

3 Air permeability

Air permeability at 50 pascals	0.57	
Maximum	10.0	OK

4 Heating efficiency

Main Heating system:	Room heaters - electric Panel, convector or radiant heaters
Main Heating system 2:	Heat pumps with radiators or underfloor heating - electric Dimplex EDL200UK-630
Secondary heating system:	None

Regulations Compliance Report

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Programmer and appliance thermostats	OK
Space heating controls 2:	Not applicable (boiler provides DHW only)	OK
Hot water controls:	No cylinder thermostat	
	No cylinder	

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	OK

8 Mechanical ventilation

Continuous supply and extract system		
Specific fan power:	0.98	
Maximum	1.5	OK
MVHR efficiency:	88%	
Minimum	70%	OK

9 Summertime temperature

Overheating risk (North West England):	Not significant	OK
Based on:		
Overshading:	Average or unknown	
Windows facing: North	8.51m ²	
Windows facing: South	7.29m ²	
Ventilation rate:	6.00	
Blinds/curtains:	Dark-coloured curtain or roller blind	
	Closed 100% of daylight hours	

10 Key features

Air permeability	0.6 m ³ /m ² h
Windows U-value	0.8 W/m ² K
Roofs U-value	0.11 W/m ² K
Party Walls U-value	0 W/m ² K
Floors U-value	0.12 W/m ² K

Energy performance certificate (EPC)

21 MYRTLE STREET
MANCHESTER
M11 3DE

Energy rating

A

Valid until: **15 September 2031**

Certificate number: **9169-0056-1391-1819-6200**

Property type

Semi-detached house

Total floor area

88 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is A. It has the potential to be A.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A	111 A	113 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Walls	Average thermal transmittance 0.12 W/m ² K	Very good
Roof	Average thermal transmittance 0.09 W/m ² K	Very good
Floor	Average thermal transmittance 0.09 W/m ² K	Very good
Windows	High performance glazing	Very good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	From main system	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 0.6 m ³ /h.m ² (as tested)	Very good
Secondary heating	None	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO₂. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Solar photovoltaics

Primary energy use

The primary energy use for this property per year is -62 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces	6 tonnes of CO ₂
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This property produces	-0.9 tonnes of CO ₂
------------------------	--------------------------------

This property's potential production	-1.0 tonnes of CO ₂
--------------------------------------	--------------------------------

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 0.1 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from A (111) to A (113).

Recommendation	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£41

Paying for energy improvements

[Find energy grants and ways to save energy in your home.](https://www.gov.uk/improve-energy-efficiency) (<https://www.gov.uk/improve-energy-efficiency>)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£289
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Potential saving	£41
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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#) (<https://www.simpleenergyadvice.org.uk/>).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating	280 kWh per year
---------------	------------------

Water heating	1827 kWh per year
---------------	-------------------

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive [Renewable Heat Incentive payments](#) (<https://www.gov.uk/domestic-renewable-heat-incentive>). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Daniel Watt
Telephone	01614 343 103
Email	dan.w@wece.co.uk

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO026464
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Assessor's declaration	Employed by the professional dealing with the property transaction
Date of assessment	16 September 2021
Date of certificate	16 September 2021
Type of assessment	SAP

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.49
Printed on 16 September 2021 at 15:09:03

Project Information:

Assessed By: Daniel Watt (STRO026464) **Building Type:** Semi-detached House

Dwelling Details:

NEW DWELLING AS BUILT

Total Floor Area: 88.24m²

Site Reference : Blackrock St

Plot Reference: Blackrock St Block 1 - House A

Address : 21 MYRTLE STREET, MANCHESTER, M11 3DE

Client Details:

Name:

Address :

This report covers items included within the SAP calculations.

It is not a complete report of regulations compliance.

1a TER and DER

Fuel for main heating system: Electricity

Fuel factor: 1.55 (electricity)

Target Carbon Dioxide Emission Rate (TER) 25.31 kg/m²

Dwelling Carbon Dioxide Emission Rate (DER) -9.19 kg/m² **OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE) 50.9 kWh/m²

Dwelling Fabric Energy Efficiency (DFEE) 28.4 kWh/m² **OK**

2 Fabric U-values

Element	Average	Highest	
External wall	0.12 (max. 0.30)	0.12 (max. 0.70)	OK
Party wall	0.00 (max. 0.20)	-	OK
Floor	0.09 (max. 0.25)	0.09 (max. 0.70)	OK
Roof	0.09 (max. 0.20)	0.09 (max. 0.35)	OK
Openings	0.80 (max. 2.00)	0.80 (max. 3.30)	OK

2a Thermal bridging

Thermal bridging calculated from linear thermal transmittances for each junction

3 Air permeability

Air permeability at 50 pascals	0.56	
Maximum	10.0	OK

4 Heating efficiency

Main Heating system:	Room heaters - electric Panel, convector or radiant heaters
Main Heating system 2:	Heat pumps with radiators or underfloor heating - electric Dimplex EDL200UK-630
Secondary heating system:	None

Regulations Compliance Report

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Programmer and appliance thermostats	OK
Space heating controls 2:	Not applicable (boiler provides DHW only)	OK
Hot water controls:	No cylinder thermostat	
	No cylinder	

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	OK

8 Mechanical ventilation

Continuous supply and extract system		
Specific fan power:	0.98	
Maximum	1.5	OK
MVHR efficiency:	88%	
Minimum	70%	OK

9 Summertime temperature

Overheating risk (North West England):	Not significant	OK
Based on:		
Overshading:	Average or unknown	
Windows facing: South	9.45m ²	
Windows facing: North	8.59m ²	
Ventilation rate:	6.00	
Blinds/curtains:	Dark-coloured curtain or roller blind	
	Closed 100% of daylight hours	

10 Key features

Air permeability	0.6 m ³ /m ² h
Windows U-value	0.8 W/m ² K
Roofs U-value	0.09 W/m ² K
External Walls U-value	0.12 W/m ² K
Party Walls U-value	0 W/m ² K
Floors U-value	0.09 W/m ² K
Photovoltaic array	

Energy performance certificate (EPC)

22 ELLINGHAM CLOSE
MANCHESTER
M11 3QP

Energy rating

B

Valid until: **15 September 2031**

Certificate number: **3309-0631-1590-0186-6292**

Property type

Semi-detached house

Total floor area

71 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		103 A
81-91	B	90 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Walls	Average thermal transmittance 0.14 W/m ² K	Very good
Roof	Average thermal transmittance 0.11 W/m ² K	Very good
Floor	Average thermal transmittance 0.12 W/m ² K	Very good
Windows	High performance glazing	Very good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	From main system	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 0.6 m ³ /h.m ² (as tested)	Very good
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 63 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces 6 tonnes of CO₂

This property produces 0.8 tonnes of CO₂

This property's potential production -0.2 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.0 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from B (90) to A (103).

Recommendation	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£38
2. Solar photovoltaic panels	£3,500 - £5,500	£310

Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property £280

Potential saving £38

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating 392 kWh per year

Water heating 1708 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Daniel Watt
Telephone	01614 343 103
Email	dan.w@wece.co.uk

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO026464
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Assessor's declaration	Employed by the professional dealing with the property transaction
Date of assessment	16 September 2021
Date of certificate	16 September 2021
Type of assessment	SAP

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.49
Printed on 16 September 2021 at 15:57:21

Project Information:

Assessed By: Daniel Watt (STRO026464) **Building Type:** Semi-detached House

Dwelling Details:

NEW DWELLING AS BUILT

Total Floor Area: 71.44m²

Site Reference : Blackrock St

Plot Reference: Blackrock St Block 11 - House A

Address : 22 ELLINGHAM CLOSE, MANCHESTER, M11 3QP

Client Details:

Name:

Address :

This report covers items included within the SAP calculations.

It is not a complete report of regulations compliance.

1a TER and DER

Fuel for main heating system: Electricity

Fuel factor: 1.55 (electricity)

Target Carbon Dioxide Emission Rate (TER) 28.02 kg/m²

Dwelling Carbon Dioxide Emission Rate (DER) 14.00 kg/m² **OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE) 55.3 kWh/m²

Dwelling Fabric Energy Efficiency (DFEE) 33.0 kWh/m² **OK**

2 Fabric U-values

Element	Average	Highest	
External wall	0.14 (max. 0.30)	0.14 (max. 0.70)	OK
Party wall	0.00 (max. 0.20)	-	OK
Floor	0.12 (max. 0.25)	0.12 (max. 0.70)	OK
Roof	0.11 (max. 0.20)	0.11 (max. 0.35)	OK
Openings	0.80 (max. 2.00)	0.80 (max. 3.30)	OK

2a Thermal bridging

Thermal bridging calculated from linear thermal transmittances for each junction

3 Air permeability

Air permeability at 50 pascals	0.56	
Maximum	10.0	OK

4 Heating efficiency

Main Heating system:	Room heaters - electric Panel, convector or radiant heaters
Main Heating system 2:	Heat pumps with radiators or underfloor heating - electric Dimplex EDL200UK-630
Secondary heating system:	None

Regulations Compliance Report

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Programmer and appliance thermostats	OK
Space heating controls 2:	Not applicable (boiler provides DHW only)	OK
Hot water controls:	No cylinder thermostat	
	No cylinder	

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	OK

8 Mechanical ventilation

Continuous supply and extract system		
Specific fan power:	0.98	
Maximum	1.5	OK
MVHR efficiency:	88%	
Minimum	70%	OK

9 Summertime temperature

Overheating risk (North West England):	Not significant	OK
Based on:		
Overshading:	Average or unknown	
Windows facing: North	8.51m ²	
Windows facing: South	7.29m ²	
Ventilation rate:	6.00	
Blinds/curtains:	Dark-coloured curtain or roller blind	
	Closed 100% of daylight hours	

10 Key features

Air permeability	0.6 m ³ /m ² h
Windows U-value	0.8 W/m ² K
Roofs U-value	0.11 W/m ² K
Party Walls U-value	0 W/m ² K
Floors U-value	0.12 W/m ² K

Energy performance certificate (EPC)

23 MYRTLE STREET
MANCHESTER
M11 3DE

Energy rating

A

Valid until: **15 September 2031**

Certificate number: **9460-0056-2391-1319-6204**

Property type

Semi-detached house

Total floor area

88 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is A. It has the potential to be A.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A	116 A	118 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Walls	Average thermal transmittance 0.12 W/m ² K	Very good
Roof	Average thermal transmittance 0.09 W/m ² K	Very good
Floor	Average thermal transmittance 0.09 W/m ² K	Very good
Windows	High performance glazing	Very good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	From main system	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 0.6 m ³ /h.m ² (as tested)	Very good
Secondary heating	None	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO₂. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Solar photovoltaics

Primary energy use

The primary energy use for this property per year is -90 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces	6 tonnes of CO ₂
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This property produces	-1.3 tonnes of CO ₂
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This property's potential production	-1.5 tonnes of CO ₂
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By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 0.2 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from A (116) to A (118).

Recommendation	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£41

Paying for energy improvements

[Find energy grants and ways to save energy in your home.](https://www.gov.uk/improve-energy-efficiency) (<https://www.gov.uk/improve-energy-efficiency>)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£295
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Potential saving	£41
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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#) (<https://www.simpleenergyadvice.org.uk/>).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating	313 kWh per year
---------------	------------------

Water heating	1827 kWh per year
---------------	-------------------

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive [Renewable Heat Incentive payments](#) (<https://www.gov.uk/domestic-renewable-heat-incentive>). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Daniel Watt
Telephone	01614 343 103
Email	dan.w@wece.co.uk

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO026464
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Assessor's declaration	Employed by the professional dealing with the property transaction
Date of assessment	16 September 2021
Date of certificate	16 September 2021
Type of assessment	SAP

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.49
Printed on 16 September 2021 at 15:09:02

Project Information:

Assessed By: Daniel Watt (STRO026464) **Building Type:** Semi-detached House

Dwelling Details:

NEW DWELLING AS BUILT

Total Floor Area: 88.24m²

Site Reference : Blackrock St

Plot Reference: Blackrock St Block 1 - House B

Address : 23 MYRTLE STREET, MANCHESTER, M11 3DE

Client Details:

Name:

Address :

This report covers items included within the SAP calculations.

It is not a complete report of regulations compliance.

1a TER and DER

Fuel for main heating system: Electricity

Fuel factor: 1.55 (electricity)

Target Carbon Dioxide Emission Rate (TER) 25.51 kg/m²

Dwelling Carbon Dioxide Emission Rate (DER) -14.22 kg/m² **OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE) 52.0 kWh/m²

Dwelling Fabric Energy Efficiency (DFEE) 28.7 kWh/m² **OK**

2 Fabric U-values

Element	Average	Highest	
External wall	0.12 (max. 0.30)	0.12 (max. 0.70)	OK
Party wall	0.00 (max. 0.20)	-	OK
Floor	0.09 (max. 0.25)	0.09 (max. 0.70)	OK
Roof	0.09 (max. 0.20)	0.09 (max. 0.35)	OK
Openings	0.80 (max. 2.00)	0.80 (max. 3.30)	OK

2a Thermal bridging

Thermal bridging calculated from linear thermal transmittances for each junction

3 Air permeability

Air permeability at 50 pascals	0.55	
Maximum	10.0	OK

4 Heating efficiency

Main Heating system:	Room heaters - electric Panel, convector or radiant heaters
Main Heating system 2:	Heat pumps with radiators or underfloor heating - electric Dimplex EDL200UK-630
Secondary heating system:	None

Regulations Compliance Report

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Programmer and appliance thermostats	OK
Space heating controls 2:	Not applicable (boiler provides DHW only)	OK
Hot water controls:	No cylinder thermostat	
	No cylinder	

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	OK

8 Mechanical ventilation

Continuous supply and extract system		
Specific fan power:	0.98	
Maximum	1.5	OK
MVHR efficiency:	88%	
Minimum	70%	OK

9 Summertime temperature

Overheating risk (North West England):	Not significant	OK
Based on:		
Overshading:	Average or unknown	
Windows facing: South	9.45m ²	
Windows facing: North	8.59m ²	
Windows facing: East	2.77m ²	
Ventilation rate:	6.00	
Blinds/curtains:	Dark-coloured curtain or roller blind Closed 100% of daylight hours	

10 Key features

Air permeability	0.6 m ³ /m ² h
Windows U-value	0.8 W/m ² K
Roofs U-value	0.09 W/m ² K
External Walls U-value	0.12 W/m ² K
Party Walls U-value	0 W/m ² K
Floors U-value	0.09 W/m ² K
Photovoltaic array	

Energy performance certificate (EPC)

24 ELLINGHAM CLOSE
MANCHESTER
M11 3QP

Energy rating

B

Valid until: **15 September 2031**

Certificate number: **0010-3416-0519-2699-4651**

Property type

Semi-detached house

Total floor area

71 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		103 A
81-91	B	90 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Walls	Average thermal transmittance 0.14 W/m ² K	Very good
Roof	Average thermal transmittance 0.11 W/m ² K	Very good
Floor	Average thermal transmittance 0.12 W/m ² K	Very good
Windows	High performance glazing	Very good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	From main system	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 0.5 m ³ /h.m ² (as tested)	Very good
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 63 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces 6 tonnes of CO₂

This property produces 0.8 tonnes of CO₂

This property's potential production -0.2 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.0 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from B (90) to A (103).

Recommendation	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£38
2. Solar photovoltaic panels	£3,500 - £5,500	£310

Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£279
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Potential saving	£38
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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating	389 kWh per year
---------------	------------------

Water heating	1708 kWh per year
---------------	-------------------

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Daniel Watt
Telephone	01614 343 103
Email	dan.w@wece.co.uk

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO026464
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Assessor's declaration	Employed by the professional dealing with the property transaction
Date of assessment	16 September 2021
Date of certificate	16 September 2021
Type of assessment	SAP

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.49
Printed on 16 September 2021 at 15:57:20

Project Information:

Assessed By: Daniel Watt (STRO026464) **Building Type:** Semi-detached House

Dwelling Details:

NEW DWELLING AS BUILT

Total Floor Area: 71.44m²

Site Reference : Blackrock St

Plot Reference: Blackrock St Block 11 - House B

Address : 24 ELLINGHAM CLOSE, MANCHESTER, M11 3QP

Client Details:

Name:

Address :

This report covers items included within the SAP calculations.

It is not a complete report of regulations compliance.

1a TER and DER

Fuel for main heating system: Electricity

Fuel factor: 1.55 (electricity)

Target Carbon Dioxide Emission Rate (TER) 28.02 kg/m²

Dwelling Carbon Dioxide Emission Rate (DER) 13.96 kg/m² **OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE) 55.3 kWh/m²

Dwelling Fabric Energy Efficiency (DFEE) 33.0 kWh/m² **OK**

2 Fabric U-values

Element	Average	Highest	
External wall	0.14 (max. 0.30)	0.14 (max. 0.70)	OK
Party wall	0.00 (max. 0.20)	-	OK
Floor	0.12 (max. 0.25)	0.12 (max. 0.70)	OK
Roof	0.11 (max. 0.20)	0.11 (max. 0.35)	OK
Openings	0.80 (max. 2.00)	0.80 (max. 3.30)	OK

2a Thermal bridging

Thermal bridging calculated from linear thermal transmittances for each junction

3 Air permeability

Air permeability at 50 pascals	0.53	
Maximum	10.0	OK

4 Heating efficiency

Main Heating system:	Room heaters - electric Panel, convector or radiant heaters
Main Heating system 2:	Heat pumps with radiators or underfloor heating - electric Dimplex EDL200UK-630
Secondary heating system:	None

Regulations Compliance Report

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Programmer and appliance thermostats	OK
Space heating controls 2:	Not applicable (boiler provides DHW only)	OK
Hot water controls:	No cylinder thermostat	
	No cylinder	

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	OK

8 Mechanical ventilation

Continuous supply and extract system		
Specific fan power:	0.98	
Maximum	1.5	OK
MVHR efficiency:	88%	
Minimum	70%	OK

9 Summertime temperature

Overheating risk (North West England):	Not significant	OK
Based on:		
Overshading:	Average or unknown	
Windows facing: North	8.51m ²	
Windows facing: South	7.29m ²	
Ventilation rate:	6.00	
Blinds/curtains:	Dark-coloured curtain or roller blind Closed 100% of daylight hours	

10 Key features

Air permeability	0.5 m ³ /m ² h
Windows U-value	0.8 W/m ² K
Roofs U-value	0.11 W/m ² K
Party Walls U-value	0 W/m ² K
Floors U-value	0.12 W/m ² K

Energy performance certificate (EPC)

32 BLACKROCK STREET
MANCHESTER
M11 3DF

Energy rating

B

Valid until: **15 September 2031**

Certificate number: **5709-0631-1590-0196-6292**

Property type

Semi-detached house

Total floor area

88 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B	90 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Walls	Average thermal transmittance 0.12 W/m ² K	Very good
Roof	Average thermal transmittance 0.09 W/m ² K	Very good
Floor	Average thermal transmittance 0.09 W/m ² K	Very good
Windows	High performance glazing	Very good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	From main system	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 0.5 m ³ /h.m ² (as tested)	Very good
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 55 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces 6 tonnes of CO₂

This property produces 0.8 tonnes of CO₂

This property's potential production -0.1 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 0.9 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from B (90) to A (102).

Recommendation	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£41
2. Solar photovoltaic panels	£3,500 - £5,500	£310

Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property £302

Potential saving £41

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating 350 kWh per year

Water heating 1827 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Daniel Watt
Telephone	01614 343 103
Email	dan.w@wece.co.uk

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO026464
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Assessor's declaration	Employed by the professional dealing with the property transaction
Date of assessment	16 September 2021
Date of certificate	16 September 2021
Type of assessment	SAP

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.49
Printed on 16 September 2021 at 15:08:58

Project Information:

Assessed By: Daniel Watt (STRO026464) **Building Type:** Semi-detached House

Dwelling Details:

NEW DWELLING AS BUILT

Total Floor Area: 88.24m²

Site Reference : Blackrock St

Plot Reference: Blackrock St Block 8 - House B

Address : 32 BLACKROCK STREET, MANCHESTER, M11 3DF

Client Details:

Name:

Address :

This report covers items included within the SAP calculations.

It is not a complete report of regulations compliance.

1a TER and DER

Fuel for main heating system: Electricity

Fuel factor: 1.55 (electricity)

Target Carbon Dioxide Emission Rate (TER) 25.84 kg/m²

Dwelling Carbon Dioxide Emission Rate (DER) 12.33 kg/m² **OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE) 53.3 kWh/m²

Dwelling Fabric Energy Efficiency (DFEE) 30.6 kWh/m² **OK**

2 Fabric U-values

Element	Average	Highest	
External wall	0.12 (max. 0.30)	0.12 (max. 0.70)	OK
Party wall	0.00 (max. 0.20)	-	OK
Floor	0.09 (max. 0.25)	0.09 (max. 0.70)	OK
Roof	0.09 (max. 0.20)	0.09 (max. 0.35)	OK
Openings	0.80 (max. 2.00)	0.80 (max. 3.30)	OK

2a Thermal bridging

Thermal bridging calculated from linear thermal transmittances for each junction

3 Air permeability

Air permeability at 50 pascals	0.53	
Maximum	10.0	OK

4 Heating efficiency

Main Heating system:	Room heaters - electric Panel, convector or radiant heaters
Main Heating system 2:	Heat pumps with radiators or underfloor heating - electric Dimplex EDL200UK-630
Secondary heating system:	None

Regulations Compliance Report

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Programmer and appliance thermostats	OK
Space heating controls 2:	Not applicable (boiler provides DHW only)	OK
Hot water controls:	No cylinder thermostat	
	No cylinder	

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	OK

8 Mechanical ventilation

Continuous supply and extract system		
Specific fan power:	0.98	
Maximum	1.5	OK
MVHR efficiency:	88%	
Minimum	70%	OK

9 Summertime temperature

Overheating risk (North West England):	Not significant	OK
Based on:		
Overshading:	Average or unknown	
Windows facing: East	9.45m ²	
Windows facing: West	8.59m ²	
Ventilation rate:	6.00	
Blinds/curtains:	Dark-coloured curtain or roller blind	
	Closed 100% of daylight hours	

10 Key features

Air permeability	0.5 m ³ /m ² h
Windows U-value	0.8 W/m ² K
Roofs U-value	0.09 W/m ² K
External Walls U-value	0.12 W/m ² K
Party Walls U-value	0 W/m ² K
Floors U-value	0.09 W/m ² K

Energy performance certificate (EPC)

34 BLACKROCK STREET
MANCHESTER
M11 3DF

Energy rating

B

Valid until: **15 September 2031**

Certificate number: **6609-0631-1590-0166-6296**

Property type

Semi-detached house

Total floor area

88 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B	91 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Walls	Average thermal transmittance 0.12 W/m ² K	Very good
Roof	Average thermal transmittance 0.09 W/m ² K	Very good
Floor	Average thermal transmittance 0.09 W/m ² K	Very good
Windows	High performance glazing	Very good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	From main system	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 0.5 m ³ /h.m ² (as tested)	Very good
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 55 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces 6 tonnes of CO₂

This property produces 0.8 tonnes of CO₂

This property's potential production -0.1 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 0.9 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from B (91) to A (102).

Recommendation	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£41
2. Solar photovoltaic panels	£3,500 - £5,500	£310

Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£301
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Potential saving	£41
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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating	345 kWh per year
---------------	------------------

Water heating	1827 kWh per year
---------------	-------------------

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Daniel Watt
Telephone	01614 343 103
Email	dan.w@wece.co.uk

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO026464
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Assessor's declaration	Employed by the professional dealing with the property transaction
Date of assessment	16 September 2021
Date of certificate	16 September 2021
Type of assessment	SAP

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.49
Printed on 16 September 2021 at 15:08:59

Project Information:

Assessed By: Daniel Watt (STRO026464) **Building Type:** Semi-detached House

Dwelling Details:

NEW DWELLING AS BUILT

Total Floor Area: 88.24m²

Site Reference : Blackrock St

Plot Reference: Blackrock St Block 8 - House A

Address : 34 BLACKROCK STREET, MANCHESTER, M11 3DF

Client Details:

Name:

Address :

This report covers items included within the SAP calculations.

It is not a complete report of regulations compliance.

1a TER and DER

Fuel for main heating system: Electricity

Fuel factor: 1.55 (electricity)

Target Carbon Dioxide Emission Rate (TER) 25.84 kg/m²

Dwelling Carbon Dioxide Emission Rate (DER) 12.27 kg/m² **OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE) 53.3 kWh/m²

Dwelling Fabric Energy Efficiency (DFEE) 30.6 kWh/m² **OK**

2 Fabric U-values

Element	Average	Highest	
External wall	0.12 (max. 0.30)	0.12 (max. 0.70)	OK
Party wall	0.00 (max. 0.20)	-	OK
Floor	0.09 (max. 0.25)	0.09 (max. 0.70)	OK
Roof	0.09 (max. 0.20)	0.09 (max. 0.35)	OK
Openings	0.80 (max. 2.00)	0.80 (max. 3.30)	OK

2a Thermal bridging

Thermal bridging calculated from linear thermal transmittances for each junction

3 Air permeability

Air permeability at 50 pascals	0.48	
Maximum	10.0	OK

4 Heating efficiency

Main Heating system:	Room heaters - electric Panel, convector or radiant heaters
Main Heating system 2:	Heat pumps with radiators or underfloor heating - electric Dimplex EDL200UK-630
Secondary heating system:	None

Regulations Compliance Report

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Programmer and appliance thermostats	OK
Space heating controls 2:	Not applicable (boiler provides DHW only)	OK
Hot water controls:	No cylinder thermostat	
	No cylinder	

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	OK

8 Mechanical ventilation

Continuous supply and extract system		
Specific fan power:	0.98	
Maximum	1.5	OK
MVHR efficiency:	88%	
Minimum	70%	OK

9 Summertime temperature

Overheating risk (North West England):	Not significant	OK
Based on:		
Overshading:	Average or unknown	
Windows facing: East	9.45m ²	
Windows facing: West	8.59m ²	
Ventilation rate:	6.00	
Blinds/curtains:	Dark-coloured curtain or roller blind	
	Closed 100% of daylight hours	

10 Key features

Air permeability	0.5 m ³ /m ² h
Windows U-value	0.8 W/m ² K
Roofs U-value	0.09 W/m ² K
External Walls U-value	0.12 W/m ² K
Party Walls U-value	0 W/m ² K
Floors U-value	0.09 W/m ² K

Energy performance certificate (EPC)

36 BLACKROCK STREET
MANCHESTER
M11 3DF

Energy rating

B

Valid until: **15 September 2031**

Certificate number: **0010-3716-0519-2699-7661**

Property type

Semi-detached house

Total floor area

71 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B	89 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Walls	Average thermal transmittance 0.14 W/m ² K	Very good
Roof	Average thermal transmittance 0.11 W/m ² K	Very good
Floor	Average thermal transmittance 0.12 W/m ² K	Very good
Windows	High performance glazing	Very good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	From main system	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 0.6 m ³ /h.m ² (as tested)	Very good
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 66 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces 6 tonnes of CO₂

This property produces 0.8 tonnes of CO₂

This property's potential production -0.2 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.0 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from B (89) to A (102).

Recommendation	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£38
2. Solar photovoltaic panels	£3,500 - £5,500	£310

Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£291
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Potential saving	£38
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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating	449 kWh per year
---------------	------------------

Water heating	1708 kWh per year
---------------	-------------------

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Daniel Watt
Telephone	01614 343 103
Email	dan.w@wece.co.uk

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO026464
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Assessor's declaration	Employed by the professional dealing with the property transaction
Date of assessment	16 September 2021
Date of certificate	16 September 2021
Type of assessment	SAP

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.49
Printed on 16 September 2021 at 15:08:59

Project Information:

Assessed By: Daniel Watt (STRO026464) **Building Type:** Semi-detached House

Dwelling Details:

NEW DWELLING AS BUILT

Total Floor Area: 71.44m²

Site Reference : Blackrock St

Plot Reference: Blackrock St Block 7 - House B

Address : 36 BLACKROCK STREET, MANCHESTER, M11 3DF

Client Details:

Name:

Address :

This report covers items included within the SAP calculations.

It is not a complete report of regulations compliance.

1a TER and DER

Fuel for main heating system: Electricity

Fuel factor: 1.55 (electricity)

Target Carbon Dioxide Emission Rate (TER) 28.31 kg/m²

Dwelling Carbon Dioxide Emission Rate (DER) 14.65 kg/m² **OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE) 56.9 kWh/m²

Dwelling Fabric Energy Efficiency (DFEE) 34.7 kWh/m² **OK**

2 Fabric U-values

Element	Average	Highest	
External wall	0.14 (max. 0.30)	0.14 (max. 0.70)	OK
Party wall	0.00 (max. 0.20)	-	OK
Floor	0.12 (max. 0.25)	0.12 (max. 0.70)	OK
Roof	0.11 (max. 0.20)	0.11 (max. 0.35)	OK
Openings	0.80 (max. 2.00)	0.80 (max. 3.30)	OK

2a Thermal bridging

Thermal bridging calculated from linear thermal transmittances for each junction

3 Air permeability

Air permeability at 50 pascals	0.60	
Maximum	10.0	OK

4 Heating efficiency

Main Heating system:	Room heaters - electric Panel, convector or radiant heaters
Main Heating system 2:	Heat pumps with radiators or underfloor heating - electric Dimplex EDL200UK-630
Secondary heating system:	None

Regulations Compliance Report

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Programmer and appliance thermostats	OK
Space heating controls 2:	Not applicable (boiler provides DHW only)	OK
Hot water controls:	No cylinder thermostat	
	No cylinder	

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	OK

8 Mechanical ventilation

Continuous supply and extract system		
Specific fan power:	0.98	
Maximum	1.5	OK
MVHR efficiency:	88%	
Minimum	70%	OK

9 Summertime temperature

Overheating risk (North West England):	Not significant	OK
Based on:		
Overshading:	Average or unknown	
Windows facing: East	8.51m ²	
Windows facing: West	7.29m ²	
Ventilation rate:	6.00	
Blinds/curtains:	Dark-coloured curtain or roller blind	
	Closed 100% of daylight hours	

10 Key features

Air permeability	0.6 m ³ /m ² h
Windows U-value	0.8 W/m ² K
Roofs U-value	0.11 W/m ² K
Party Walls U-value	0 W/m ² K
Floors U-value	0.12 W/m ² K

Energy performance certificate (EPC)

38 BLACKROCK STREET
MANCHESTER
M11 3DF

Energy rating

B

Valid until: **15 September 2031**

Certificate number: **9868-0056-0391-1719-6204**

Property type

Semi-detached house

Total floor area

71 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B	89 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Walls	Average thermal transmittance 0.14 W/m ² K	Very good
Roof	Average thermal transmittance 0.11 W/m ² K	Very good
Floor	Average thermal transmittance 0.12 W/m ² K	Very good
Windows	High performance glazing	Very good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	From main system	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 0.6 m ³ /h.m ² (as tested)	Very good
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 65 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces 6 tonnes of CO₂

This property produces 0.8 tonnes of CO₂

This property's potential production -0.2 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.0 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from B (89) to A (102).

Recommendation	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£38
2. Solar photovoltaic panels	£3,500 - £5,500	£310

Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property £290

Potential saving £38

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating 448 kWh per year

Water heating 1708 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Daniel Watt
Telephone	01614 343 103
Email	dan.w@wece.co.uk

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO026464
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Assessor's declaration	Employed by the professional dealing with the property transaction
Date of assessment	16 September 2021
Date of certificate	16 September 2021
Type of assessment	SAP

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.49
Printed on 16 September 2021 at 15:08:59

Project Information:

Assessed By: Daniel Watt (STRO026464) **Building Type:** Semi-detached House

Dwelling Details:

NEW DWELLING AS BUILT

Total Floor Area: 71.44m²

Site Reference : Blackrock St

Plot Reference: Blackrock St Block 7 - House A

Address : 38 BLACKROCK STREET, MANCHESTER, M11 3DF

Client Details:

Name:

Address :

This report covers items included within the SAP calculations.

It is not a complete report of regulations compliance.

1a TER and DER

Fuel for main heating system: Electricity

Fuel factor: 1.55 (electricity)

Target Carbon Dioxide Emission Rate (TER) 28.31 kg/m²

Dwelling Carbon Dioxide Emission Rate (DER) 14.64 kg/m² **OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE) 56.9 kWh/m²

Dwelling Fabric Energy Efficiency (DFEE) 34.6 kWh/m² **OK**

2 Fabric U-values

Element	Average	Highest	
External wall	0.14 (max. 0.30)	0.14 (max. 0.70)	OK
Party wall	0.00 (max. 0.20)	-	OK
Floor	0.12 (max. 0.25)	0.12 (max. 0.70)	OK
Roof	0.11 (max. 0.20)	0.11 (max. 0.35)	OK
Openings	0.80 (max. 2.00)	0.80 (max. 3.30)	OK

2a Thermal bridging

Thermal bridging calculated from linear thermal transmittances for each junction

3 Air permeability

Air permeability at 50 pascals	0.59	
Maximum	10.0	OK

4 Heating efficiency

Main Heating system:	Room heaters - electric Panel, convector or radiant heaters
Main Heating system 2:	Heat pumps with radiators or underfloor heating - electric Dimplex EDL200UK-630
Secondary heating system:	None

Regulations Compliance Report

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Programmer and appliance thermostats	OK
Space heating controls 2:	Not applicable (boiler provides DHW only)	OK
Hot water controls:	No cylinder thermostat	
	No cylinder	

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	OK

8 Mechanical ventilation

Continuous supply and extract system		
Specific fan power:	0.98	
Maximum	1.5	OK
MVHR efficiency:	88%	
Minimum	70%	OK

9 Summertime temperature

Overheating risk (North West England):	Not significant	OK
Based on:		
Overshading:	Average or unknown	
Windows facing: East	8.51m ²	
Windows facing: West	7.29m ²	
Ventilation rate:	6.00	
Blinds/curtains:	Dark-coloured curtain or roller blind Closed 100% of daylight hours	

10 Key features

Air permeability	0.6 m ³ /m ² h
Windows U-value	0.8 W/m ² K
Roofs U-value	0.11 W/m ² K
Party Walls U-value	0 W/m ² K
Floors U-value	0.12 W/m ² K

Energy performance certificate (EPC)

40 BLACKROCK STREET
MANCHESTER
M11 3DF

Energy rating

B

Valid until: **15 September 2031**

Certificate number: **9609-0631-1590-0136-6296**

Property type

Semi-detached house

Total floor area

71 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B	89 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Walls	Average thermal transmittance 0.14 W/m ² K	Very good
Roof	Average thermal transmittance 0.11 W/m ² K	Very good
Floor	Average thermal transmittance 0.12 W/m ² K	Very good
Windows	High performance glazing	Very good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	From main system	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 0.6 m ³ /h.m ² (as tested)	Very good
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 65 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces 6 tonnes of CO₂

This property produces 0.8 tonnes of CO₂

This property's potential production -0.2 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.0 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from B (89) to A (102).

Recommendation	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£38
2. Solar photovoltaic panels	£3,500 - £5,500	£310

Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£290
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Potential saving	£38
------------------	-----

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating	448 kWh per year
---------------	------------------

Water heating	1708 kWh per year
---------------	-------------------

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Daniel Watt
Telephone	01614 343 103
Email	dan.w@wece.co.uk

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO026464
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Assessor's declaration	Employed by the professional dealing with the property transaction
Date of assessment	16 September 2021
Date of certificate	16 September 2021
Type of assessment	SAP

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.49
Printed on 16 September 2021 at 15:09:00

Project Information:

Assessed By: Daniel Watt (STRO026464) **Building Type:** Semi-detached House

Dwelling Details:

NEW DWELLING AS BUILT

Total Floor Area: 71.44m²

Site Reference : Blackrock St

Plot Reference: Blackrock St Block 6 - House B

Address : 40 BLACKROCK STREET, MANCHESTER, M11 3DF

Client Details:

Name:

Address :

This report covers items included within the SAP calculations.

It is not a complete report of regulations compliance.

1a TER and DER

Fuel for main heating system: Electricity

Fuel factor: 1.55 (electricity)

Target Carbon Dioxide Emission Rate (TER) 28.31 kg/m²

Dwelling Carbon Dioxide Emission Rate (DER) 14.64 kg/m² **OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE) 56.9 kWh/m²

Dwelling Fabric Energy Efficiency (DFEE) 34.6 kWh/m² **OK**

2 Fabric U-values

Element	Average	Highest	
External wall	0.14 (max. 0.30)	0.14 (max. 0.70)	OK
Party wall	0.00 (max. 0.20)	-	OK
Floor	0.12 (max. 0.25)	0.12 (max. 0.70)	OK
Roof	0.11 (max. 0.20)	0.11 (max. 0.35)	OK
Openings	0.80 (max. 2.00)	0.80 (max. 3.30)	OK

2a Thermal bridging

Thermal bridging calculated from linear thermal transmittances for each junction

3 Air permeability

Air permeability at 50 pascals	0.59	
Maximum	10.0	OK

4 Heating efficiency

Main Heating system:	Room heaters - electric Panel, convector or radiant heaters
Main Heating system 2:	Heat pumps with radiators or underfloor heating - electric Dimplex EDL200UK-630
Secondary heating system:	None

Regulations Compliance Report

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Programmer and appliance thermostats	OK
Space heating controls 2:	Not applicable (boiler provides DHW only)	OK
Hot water controls:	No cylinder thermostat	
	No cylinder	

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	OK

8 Mechanical ventilation

Continuous supply and extract system		
Specific fan power:	0.98	
Maximum	1.5	OK
MVHR efficiency:	88%	
Minimum	70%	OK

9 Summertime temperature

Overheating risk (North West England):	Not significant	OK
Based on:		
Overshading:	Average or unknown	
Windows facing: East	8.51m ²	
Windows facing: West	7.29m ²	
Ventilation rate:	6.00	
Blinds/curtains:	Dark-coloured curtain or roller blind	
	Closed 100% of daylight hours	

10 Key features

Air permeability	0.6 m ³ /m ² h
Windows U-value	0.8 W/m ² K
Roofs U-value	0.11 W/m ² K
Party Walls U-value	0 W/m ² K
Floors U-value	0.12 W/m ² K

Energy performance certificate (EPC)

42 BLACKROCK STREET
MANCHESTER
M11 3DF

Energy rating

B

Valid until: **15 September 2031**

Certificate number: **0509-1631-1590-0116-6292**

Property type

Semi-detached house

Total floor area

71 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B	90 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Walls	Average thermal transmittance 0.14 W/m ² K	Very good
Roof	Average thermal transmittance 0.11 W/m ² K	Very good
Floor	Average thermal transmittance 0.12 W/m ² K	Very good
Windows	High performance glazing	Very good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	From main system	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 0.5 m ³ /h.m ² (as tested)	Very good
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 65 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces 6 tonnes of CO₂

This property produces 0.8 tonnes of CO₂

This property's potential production -0.2 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.0 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from B (90) to A (102).

Recommendation	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£38
2. Solar photovoltaic panels	£3,500 - £5,500	£310

Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£289
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Potential saving	£38
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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

Estimated energy used to heat this property

Space heating	440 kWh per year
---------------	------------------

Water heating	1708 kWh per year
---------------	-------------------

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Daniel Watt
Telephone	01614 343 103
Email	dan.w@wece.co.uk

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO026464
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Assessor's declaration	Employed by the professional dealing with the property transaction
Date of assessment	16 September 2021
Date of certificate	16 September 2021
Type of assessment	SAP

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.49
Printed on 16 September 2021 at 15:09:00

Project Information:

Assessed By: Daniel Watt (STRO026464) **Building Type:** Semi-detached House

Dwelling Details:

NEW DWELLING AS BUILT

Total Floor Area: 71.44m²

Site Reference : Blackrock St

Plot Reference: Blackrock St Block 6 - House A

Address : 42 BLACKROCK STREET, MANCHESTER, M11 3DF

Client Details:

Name:

Address :

This report covers items included within the SAP calculations.

It is not a complete report of regulations compliance.

1a TER and DER

Fuel for main heating system: Electricity

Fuel factor: 1.55 (electricity)

Target Carbon Dioxide Emission Rate (TER) 28.31 kg/m²

Dwelling Carbon Dioxide Emission Rate (DER) 14.54 kg/m² **OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE) 56.9 kWh/m²

Dwelling Fabric Energy Efficiency (DFEE) 34.6 kWh/m² **OK**

2 Fabric U-values

Element	Average	Highest	
External wall	0.14 (max. 0.30)	0.14 (max. 0.70)	OK
Party wall	0.00 (max. 0.20)	-	OK
Floor	0.12 (max. 0.25)	0.12 (max. 0.70)	OK
Roof	0.11 (max. 0.20)	0.11 (max. 0.35)	OK
Openings	0.80 (max. 2.00)	0.80 (max. 3.30)	OK

2a Thermal bridging

Thermal bridging calculated from linear thermal transmittances for each junction

3 Air permeability

Air permeability at 50 pascals	0.51	
Maximum	10.0	OK

4 Heating efficiency

Main Heating system:	Room heaters - electric Panel, convector or radiant heaters
Main Heating system 2:	Heat pumps with radiators or underfloor heating - electric Dimplex EDL200UK-630
Secondary heating system:	None

Regulations Compliance Report

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Programmer and appliance thermostats	OK
Space heating controls 2:	Not applicable (boiler provides DHW only)	OK
Hot water controls:	No cylinder thermostat	
	No cylinder	

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	OK

8 Mechanical ventilation

Continuous supply and extract system		
Specific fan power:	0.98	
Maximum	1.5	OK
MVHR efficiency:	88%	
Minimum	70%	OK

9 Summertime temperature

Overheating risk (North West England):	Not significant	OK
Based on:		
Overshading:	Average or unknown	
Windows facing: East	8.51m ²	
Windows facing: West	7.29m ²	
Ventilation rate:	6.00	
Blinds/curtains:	Dark-coloured curtain or roller blind	
	Closed 100% of daylight hours	

10 Key features

Air permeability	0.5 m ³ /m ² h
Windows U-value	0.8 W/m ² K
Roofs U-value	0.11 W/m ² K
Party Walls U-value	0 W/m ² K
Floors U-value	0.12 W/m ² K

Energy performance certificate (EPC)

44 BLACKROCK STREET
MANCHESTER
M11 3DF

Energy rating

B

Valid until: **15 September 2031**

Certificate number: **1600-4661-9132-9591-0193**

Property type

Semi-detached house

Total floor area

71 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B	90 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Walls	Average thermal transmittance 0.14 W/m ² K	Very good
Roof	Average thermal transmittance 0.11 W/m ² K	Very good
Floor	Average thermal transmittance 0.12 W/m ² K	Very good
Windows	High performance glazing	Very good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	From main system	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 0.5 m ³ /h.m ² (as tested)	Very good
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 65 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces 6 tonnes of CO₂

This property produces 0.8 tonnes of CO₂

This property's potential production -0.2 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.0 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from B (90) to A (102).

Recommendation	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£38
2. Solar photovoltaic panels	£3,500 - £5,500	£310

Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£288
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Potential saving	£38
------------------	-----

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating	435 kWh per year
---------------	------------------

Water heating	1708 kWh per year
---------------	-------------------

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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Assessor contact details

Assessor's name	Daniel Watt
Telephone	01614 343 103
Email	dan.w@wece.co.uk

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO026464
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Assessor's declaration	Employed by the professional dealing with the property transaction
Date of assessment	16 September 2021
Date of certificate	16 September 2021
Type of assessment	SAP

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.49
Printed on 16 September 2021 at 15:09:00

Project Information:

Assessed By: Daniel Watt (STRO026464) **Building Type:** Semi-detached House

Dwelling Details:

NEW DWELLING AS BUILT

Total Floor Area: 71.44m²

Site Reference : Blackrock St

Plot Reference: Blackrock St Block 5 - House B

Address : 44 BLACKROCK STREET, MANCHESTER, M11 3DF

Client Details:

Name:

Address :

This report covers items included within the SAP calculations.

It is not a complete report of regulations compliance.

1a TER and DER

Fuel for main heating system: Electricity

Fuel factor: 1.55 (electricity)

Target Carbon Dioxide Emission Rate (TER) 28.31 kg/m²

Dwelling Carbon Dioxide Emission Rate (DER) 14.49 kg/m² **OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE) 56.9 kWh/m²

Dwelling Fabric Energy Efficiency (DFEE) 34.6 kWh/m² **OK**

2 Fabric U-values

Element	Average	Highest	
External wall	0.14 (max. 0.30)	0.14 (max. 0.70)	OK
Party wall	0.00 (max. 0.20)	-	OK
Floor	0.12 (max. 0.25)	0.12 (max. 0.70)	OK
Roof	0.11 (max. 0.20)	0.11 (max. 0.35)	OK
Openings	0.80 (max. 2.00)	0.80 (max. 3.30)	OK

2a Thermal bridging

Thermal bridging calculated from linear thermal transmittances for each junction

3 Air permeability

Air permeability at 50 pascals	0.47	
Maximum	10.0	OK

4 Heating efficiency

Main Heating system:	Room heaters - electric Panel, convector or radiant heaters
Main Heating system 2:	Heat pumps with radiators or underfloor heating - electric Dimplex EDL200UK-630
Secondary heating system:	None

Regulations Compliance Report

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Programmer and appliance thermostats	OK
Space heating controls 2:	Not applicable (boiler provides DHW only)	OK
Hot water controls:	No cylinder thermostat	
	No cylinder	

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	OK

8 Mechanical ventilation

Continuous supply and extract system		
Specific fan power:	0.98	
Maximum	1.5	OK
MVHR efficiency:	88%	
Minimum	70%	OK

9 Summertime temperature

Overheating risk (North West England):	Not significant	OK
Based on:		
Overshading:	Average or unknown	
Windows facing: East	8.51m ²	
Windows facing: West	7.29m ²	
Ventilation rate:	6.00	
Blinds/curtains:	Dark-coloured curtain or roller blind	
	Closed 100% of daylight hours	

10 Key features

Air permeability	0.5 m ³ /m ² h
Windows U-value	0.8 W/m ² K
Roofs U-value	0.11 W/m ² K
Party Walls U-value	0 W/m ² K
Floors U-value	0.12 W/m ² K

Energy performance certificate (EPC)

46 BLACKROCK STREET
MANCHESTER
M11 3DF

Energy rating

B

Valid until: **15 September 2031**

Certificate number: **9762-0056-1391-1919-6200**

Property type

Semi-detached house

Total floor area

71 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B	89 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
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Windows	High performance glazing	Very good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	From main system	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 0.6 m ³ /h.m ² (as tested)	Very good
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 65 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces 6 tonnes of CO₂

This property produces 0.8 tonnes of CO₂

This property's potential production -0.2 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.0 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from B (89) to A (102).

Recommendation	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£38
2. Solar photovoltaic panels	£3,500 - £5,500	£310

Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property £290

Potential saving £38

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating 448 kWh per year

Water heating 1708 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Daniel Watt
Telephone	01614 343 103
Email	dan.w@wece.co.uk

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO026464
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Assessor's declaration	Employed by the professional dealing with the property transaction
Date of assessment	16 September 2021
Date of certificate	16 September 2021
Type of assessment	SAP

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.49
Printed on 16 September 2021 at 15:09:00

Project Information:

Assessed By: Daniel Watt (STRO026464) **Building Type:** Semi-detached House

Dwelling Details:

NEW DWELLING AS BUILT

Total Floor Area: 71.44m²

Site Reference : Blackrock St

Plot Reference: Blackrock St Block 5 - House A

Address : 46 BLACKROCK STREET, MANCHESTER, M11 3DF

Client Details:

Name:

Address :

This report covers items included within the SAP calculations.

It is not a complete report of regulations compliance.

1a TER and DER

Fuel for main heating system: Electricity

Fuel factor: 1.55 (electricity)

Target Carbon Dioxide Emission Rate (TER) 28.31 kg/m²

Dwelling Carbon Dioxide Emission Rate (DER) 14.64 kg/m² **OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE) 56.9 kWh/m²

Dwelling Fabric Energy Efficiency (DFEE) 34.6 kWh/m² **OK**

2 Fabric U-values

Element	Average	Highest	
External wall	0.14 (max. 0.30)	0.14 (max. 0.70)	OK
Party wall	0.00 (max. 0.20)	-	OK
Floor	0.12 (max. 0.25)	0.12 (max. 0.70)	OK
Roof	0.11 (max. 0.20)	0.11 (max. 0.35)	OK
Openings	0.80 (max. 2.00)	0.80 (max. 3.30)	OK

2a Thermal bridging

Thermal bridging calculated from linear thermal transmittances for each junction

3 Air permeability

Air permeability at 50 pascals	0.59	
Maximum	10.0	OK

4 Heating efficiency

Main Heating system:	Room heaters - electric Panel, convector or radiant heaters
Main Heating system 2:	Heat pumps with radiators or underfloor heating - electric Dimplex EDL200UK-630
Secondary heating system:	None

Regulations Compliance Report

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Programmer and appliance thermostats	OK
Space heating controls 2:	Not applicable (boiler provides DHW only)	OK
Hot water controls:	No cylinder thermostat	
	No cylinder	

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	OK

8 Mechanical ventilation

Continuous supply and extract system		
Specific fan power:	0.98	
Maximum	1.5	OK
MVHR efficiency:	88%	
Minimum	70%	OK

9 Summertime temperature

Overheating risk (North West England):	Not significant	OK
Based on:		
Overshading:	Average or unknown	
Windows facing: East	8.51m ²	
Windows facing: West	7.29m ²	
Ventilation rate:	6.00	
Blinds/curtains:	Dark-coloured curtain or roller blind	
	Closed 100% of daylight hours	

10 Key features

Air permeability	0.6 m ³ /m ² h
Windows U-value	0.8 W/m ² K
Roofs U-value	0.11 W/m ² K
Party Walls U-value	0 W/m ² K
Floors U-value	0.12 W/m ² K

Energy performance certificate (EPC)

48 BLACKROCK STREET
MANCHESTER
M11 3DF

Energy rating

B

Valid until: **15 September 2031**

Certificate number: **9663-0056-1391-1619-6204**

Property type

Semi-detached house

Total floor area

71 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B	89 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Walls	Average thermal transmittance 0.14 W/m ² K	Very good
Roof	Average thermal transmittance 0.11 W/m ² K	Very good
Floor	Average thermal transmittance 0.12 W/m ² K	Very good
Windows	High performance glazing	Very good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	From main system	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 0.6 m ³ /h.m ² (as tested)	Very good
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 65 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces 6 tonnes of CO₂

This property produces 0.8 tonnes of CO₂

This property's potential production -0.2 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.0 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from B (89) to A (102).

Recommendation	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£38
2. Solar photovoltaic panels	£3,500 - £5,500	£310

Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£290
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Potential saving	£38
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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating	445 kWh per year
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Water heating	1708 kWh per year
---------------	-------------------

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

Contacting the assessor and accreditation scheme

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Assessor contact details

Assessor's name	Daniel Watt
Telephone	01614 343 103
Email	dan.w@wece.co.uk

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO026464
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Assessor's declaration	Employed by the professional dealing with the property transaction
Date of assessment	16 September 2021
Date of certificate	16 September 2021
Type of assessment	SAP

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.49
Printed on 16 September 2021 at 15:09:01

Project Information:

Assessed By: Daniel Watt (STRO026464) **Building Type:** Semi-detached House

Dwelling Details:

NEW DWELLING AS BUILT

Total Floor Area: 71.44m²

Site Reference : Blackrock St

Plot Reference: Blackrock St Block 4 - House B

Address : 48 BLACKROCK STREET, MANCHESTER, M11 3DF

Client Details:

Name:

Address :

This report covers items included within the SAP calculations.

It is not a complete report of regulations compliance.

1a TER and DER

Fuel for main heating system: Electricity

Fuel factor: 1.55 (electricity)

Target Carbon Dioxide Emission Rate (TER) 28.31 kg/m²

Dwelling Carbon Dioxide Emission Rate (DER) 14.60 kg/m² **OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE) 56.9 kWh/m²

Dwelling Fabric Energy Efficiency (DFEE) 34.6 kWh/m² **OK**

2 Fabric U-values

Element	Average	Highest	
External wall	0.14 (max. 0.30)	0.14 (max. 0.70)	OK
Party wall	0.00 (max. 0.20)	-	OK
Floor	0.12 (max. 0.25)	0.12 (max. 0.70)	OK
Roof	0.11 (max. 0.20)	0.11 (max. 0.35)	OK
Openings	0.80 (max. 2.00)	0.80 (max. 3.30)	OK

2a Thermal bridging

Thermal bridging calculated from linear thermal transmittances for each junction

3 Air permeability

Air permeability at 50 pascals	0.56	
Maximum	10.0	OK

4 Heating efficiency

Main Heating system:	Room heaters - electric Panel, convector or radiant heaters
Main Heating system 2:	Heat pumps with radiators or underfloor heating - electric Dimplex EDL200UK-630
Secondary heating system:	None

Regulations Compliance Report

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Programmer and appliance thermostats	OK
Space heating controls 2:	Not applicable (boiler provides DHW only)	OK
Hot water controls:	No cylinder thermostat	
	No cylinder	

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	OK

8 Mechanical ventilation

Continuous supply and extract system		
Specific fan power:	0.98	
Maximum	1.5	OK
MVHR efficiency:	88%	
Minimum	70%	OK

9 Summertime temperature

Overheating risk (North West England):	Not significant	OK
Based on:		
Overshading:	Average or unknown	
Windows facing: East	8.51m ²	
Windows facing: West	7.29m ²	
Ventilation rate:	6.00	
Blinds/curtains:	Dark-coloured curtain or roller blind	
	Closed 100% of daylight hours	

10 Key features

Air permeability	0.6 m ³ /m ² h
Windows U-value	0.8 W/m ² K
Roofs U-value	0.11 W/m ² K
Party Walls U-value	0 W/m ² K
Floors U-value	0.12 W/m ² K

Energy performance certificate (EPC)

50 BLACKROCK STREET
MANCHESTER
M11 3DF

Energy rating

B

Valid until: **15 September 2031**

Certificate number: **4909-1631-1590-0176-6292**

Property type

Semi-detached house

Total floor area

71 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B	89 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Walls	Average thermal transmittance 0.14 W/m ² K	Very good
Roof	Average thermal transmittance 0.11 W/m ² K	Very good
Floor	Average thermal transmittance 0.12 W/m ² K	Very good
Windows	High performance glazing	Very good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	From main system	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 0.6 m ³ /h.m ² (as tested)	Very good
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 65 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces 6 tonnes of CO₂

This property produces 0.8 tonnes of CO₂

This property's potential production -0.2 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.0 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from B (89) to A (102).

Recommendation	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£38
2. Solar photovoltaic panels	£3,500 - £5,500	£310

Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property £290

Potential saving £38

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating 447 kWh per year

Water heating 1708 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

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Assessor's name	Daniel Watt
Telephone	01614 343 103
Email	dan.w@wece.co.uk

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO026464
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Assessment details

Assessor's declaration	Employed by the professional dealing with the property transaction
Date of assessment	16 September 2021
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Type of assessment	SAP

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.49
Printed on 16 September 2021 at 15:09:01

Project Information:

Assessed By: Daniel Watt (STRO026464) **Building Type:** Semi-detached House

Dwelling Details:

NEW DWELLING AS BUILT

Total Floor Area: 71.44m²

Site Reference : Blackrock St

Plot Reference: Blackrock St Block 4 - House A

Address : 50 BLACKROCK STREET, MANCHESTER, M11 3DF

Client Details:

Name:

Address :

This report covers items included within the SAP calculations.

It is not a complete report of regulations compliance.

1a TER and DER

Fuel for main heating system: Electricity

Fuel factor: 1.55 (electricity)

Target Carbon Dioxide Emission Rate (TER) 28.31 kg/m²

Dwelling Carbon Dioxide Emission Rate (DER) 14.63 kg/m² **OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE) 56.9 kWh/m²

Dwelling Fabric Energy Efficiency (DFEE) 34.6 kWh/m² **OK**

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Roof	0.11 (max. 0.20)	0.11 (max. 0.35)	OK
Openings	0.80 (max. 2.00)	0.80 (max. 3.30)	OK

2a Thermal bridging

Thermal bridging calculated from linear thermal transmittances for each junction

3 Air permeability

Air permeability at 50 pascals	0.58	
Maximum	10.0	OK

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Main Heating system:	Room heaters - electric Panel, convector or radiant heaters
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Secondary heating system:	None

Regulations Compliance Report

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Programmer and appliance thermostats	OK
Space heating controls 2:	Not applicable (boiler provides DHW only)	OK
Hot water controls:	No cylinder thermostat	
	No cylinder	

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Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	OK

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Continuous supply and extract system		
Specific fan power:	0.98	
Maximum	1.5	OK
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Minimum	70%	OK

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Floors U-value	0.12 W/m ² K

Energy performance certificate (EPC)

52 BLACKROCK STREET
MANCHESTER
M11 3DF

Energy rating

B

Valid until: **15 September 2031**

Certificate number: **9465-0056-1391-1619-6204**

Property type

Semi-detached house

Total floor area

71 square metres

Rules on letting this property

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If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

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[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		102 A
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55-68	D		
39-54	E		
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1-20	G		

The graph shows this property's current and potential energy efficiency.

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Secondary heating	None	N/A

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How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from B (89) to A (102).

Recommendation	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£38
2. Solar photovoltaic panels	£3,500 - £5,500	£310

Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£290
--	------

Potential saving	£38
------------------	-----

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Contacting the assessor and accreditation scheme

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Assessor contact details

Assessor's name	Daniel Watt
Telephone	01614 343 103
Email	dan.w@wece.co.uk

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO026464
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Assessor's declaration	Employed by the professional dealing with the property transaction
Date of assessment	16 September 2021
Date of certificate	16 September 2021
Type of assessment	SAP

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.49
Printed on 16 September 2021 at 15:09:01

Project Information:

Assessed By: Daniel Watt (STRO026464) **Building Type:** Semi-detached House

Dwelling Details:

NEW DWELLING AS BUILT

Total Floor Area: 71.44m²

Site Reference : Blackrock St

Plot Reference: Blackrock St Block 3 - House B

Address : 52 BLACKROCK STREET, MANCHESTER, M11 3DF

Client Details:

Name:

Address :

This report covers items included within the SAP calculations.

It is not a complete report of regulations compliance.

1a TER and DER

Fuel for main heating system: Electricity

Fuel factor: 1.55 (electricity)

Target Carbon Dioxide Emission Rate (TER) 28.31 kg/m²

Dwelling Carbon Dioxide Emission Rate (DER) 14.64 kg/m² **OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE) 56.9 kWh/m²

Dwelling Fabric Energy Efficiency (DFEE) 34.6 kWh/m² **OK**

2 Fabric U-values

Element	Average	Highest	
External wall	0.14 (max. 0.30)	0.14 (max. 0.70)	OK
Party wall	0.00 (max. 0.20)	-	OK
Floor	0.12 (max. 0.25)	0.12 (max. 0.70)	OK
Roof	0.11 (max. 0.20)	0.11 (max. 0.35)	OK
Openings	0.80 (max. 2.00)	0.80 (max. 3.30)	OK

2a Thermal bridging

Thermal bridging calculated from linear thermal transmittances for each junction

3 Air permeability

Air permeability at 50 pascals	0.59	
Maximum	10.0	OK

4 Heating efficiency

Main Heating system:	Room heaters - electric Panel, convector or radiant heaters
Main Heating system 2:	Heat pumps with radiators or underfloor heating - electric Dimplex EDL200UK-630
Secondary heating system:	None

Regulations Compliance Report

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Programmer and appliance thermostats	OK
Space heating controls 2:	Not applicable (boiler provides DHW only)	OK
Hot water controls:	No cylinder thermostat	
	No cylinder	

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	OK

8 Mechanical ventilation

Continuous supply and extract system		
Specific fan power:	0.98	
Maximum	1.5	OK
MVHR efficiency:	88%	
Minimum	70%	OK

9 Summertime temperature

Overheating risk (North West England):	Not significant	OK
Based on:		
Overshading:	Average or unknown	
Windows facing: East	8.51m ²	
Windows facing: West	7.29m ²	
Ventilation rate:	6.00	
Blinds/curtains:	Dark-coloured curtain or roller blind Closed 100% of daylight hours	

10 Key features

Air permeability	0.6 m ³ /m ² h
Windows U-value	0.8 W/m ² K
Roofs U-value	0.11 W/m ² K
Party Walls U-value	0 W/m ² K
Floors U-value	0.12 W/m ² K

Energy performance certificate (EPC)

54 BLACKROCK STREET
MANCHESTER
M11 3DF

Energy rating

B

Valid until: **15 September 2031**

Certificate number: **9266-0056-1391-1319-6200**

Property type

Semi-detached house

Total floor area

71 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B	89 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Walls	Average thermal transmittance 0.14 W/m ² K	Very good
Roof	Average thermal transmittance 0.11 W/m ² K	Very good
Floor	Average thermal transmittance 0.12 W/m ² K	Very good
Windows	High performance glazing	Very good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	From main system	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 0.6 m ³ /h.m ² (as tested)	Very good
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 66 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces 6 tonnes of CO₂

This property produces 0.8 tonnes of CO₂

This property's potential production -0.2 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.0 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from B (89) to A (102).

Recommendation	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£38
2. Solar photovoltaic panels	£3,500 - £5,500	£310

Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£291
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Potential saving	£38
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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating	450 kWh per year
---------------	------------------

Water heating	1708 kWh per year
---------------	-------------------

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

Contacting the assessor and accreditation scheme

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Assessor's name	Daniel Watt
Telephone	01614 343 103
Email	dan.w@wece.co.uk

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO026464
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Assessor's declaration	Employed by the professional dealing with the property transaction
Date of assessment	16 September 2021
Date of certificate	16 September 2021
Type of assessment	SAP

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.49
Printed on 16 September 2021 at 15:09:02

Project Information:

Assessed By: Daniel Watt (STRO026464) **Building Type:** Semi-detached House

Dwelling Details:

NEW DWELLING AS BUILT

Total Floor Area: 71.44m²

Site Reference : Blackrock St

Plot Reference: Blackrock St Block 3 - House A

Address : 54 BLACKROCK STREET, MANCHESTER, M11 3DF

Client Details:

Name:

Address :

This report covers items included within the SAP calculations.

It is not a complete report of regulations compliance.

1a TER and DER

Fuel for main heating system: Electricity

Fuel factor: 1.55 (electricity)

Target Carbon Dioxide Emission Rate (TER) 28.31 kg/m²

Dwelling Carbon Dioxide Emission Rate (DER) 14.66 kg/m² **OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE) 56.9 kWh/m²

Dwelling Fabric Energy Efficiency (DFEE) 34.7 kWh/m² **OK**

2 Fabric U-values

Element	Average	Highest	
External wall	0.14 (max. 0.30)	0.14 (max. 0.70)	OK
Party wall	0.00 (max. 0.20)	-	OK
Floor	0.12 (max. 0.25)	0.12 (max. 0.70)	OK
Roof	0.11 (max. 0.20)	0.11 (max. 0.35)	OK
Openings	0.80 (max. 2.00)	0.80 (max. 3.30)	OK

2a Thermal bridging

Thermal bridging calculated from linear thermal transmittances for each junction

3 Air permeability

Air permeability at 50 pascals	0.61	
Maximum	10.0	OK

4 Heating efficiency

Main Heating system:	Room heaters - electric Panel, convector or radiant heaters
Main Heating system 2:	Heat pumps with radiators or underfloor heating - electric Dimplex EDL200UK-630
Secondary heating system:	None

Regulations Compliance Report

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Programmer and appliance thermostats	OK
Space heating controls 2:	Not applicable (boiler provides DHW only)	OK
Hot water controls:	No cylinder thermostat	
	No cylinder	

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	OK

8 Mechanical ventilation

Continuous supply and extract system		
Specific fan power:	0.98	
Maximum	1.5	OK
MVHR efficiency:	88%	
Minimum	70%	OK

9 Summertime temperature

Overheating risk (North West England):	Not significant	OK
Based on:		
Overshading:	Average or unknown	
Windows facing: East	8.51m ²	
Windows facing: West	7.29m ²	
Ventilation rate:	6.00	
Blinds/curtains:	Dark-coloured curtain or roller blind	
	Closed 100% of daylight hours	

10 Key features

Air permeability	0.6 m ³ /m ² h
Windows U-value	0.8 W/m ² K
Roofs U-value	0.11 W/m ² K
Party Walls U-value	0 W/m ² K
Floors U-value	0.12 W/m ² K

Energy performance certificate (EPC)

56 BLACKROCK STREET
MANCHESTER
M11 3DF

Energy rating

B

Valid until: **15 September 2031**

Certificate number: **7209-1631-1590-0186-6296**

Property type

Semi-detached house

Total floor area

71 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B	89 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Walls	Average thermal transmittance 0.14 W/m ² K	Very good
Roof	Average thermal transmittance 0.11 W/m ² K	Very good
Floor	Average thermal transmittance 0.12 W/m ² K	Very good
Windows	High performance glazing	Very good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	From main system	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 0.6 m ³ /h.m ² (as tested)	Very good
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 65 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces 6 tonnes of CO₂

This property produces 0.8 tonnes of CO₂

This property's potential production -0.2 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.0 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from B (89) to A (102).

Recommendation	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£38
2. Solar photovoltaic panels	£3,500 - £5,500	£310

Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property £290

Potential saving £38

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating 447 kWh per year

Water heating 1708 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

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Assessor contact details

Assessor's name	Daniel Watt
Telephone	01614 343 103
Email	dan.w@wece.co.uk

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO026464
Telephone	0330 124 9660
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Date of assessment	16 September 2021
Date of certificate	16 September 2021
Type of assessment	SAP

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.49
Printed on 16 September 2021 at 15:09:02

Project Information:

Assessed By: Daniel Watt (STRO026464) **Building Type:** Semi-detached House

Dwelling Details:

NEW DWELLING AS BUILT

Total Floor Area: 71.44m²

Site Reference : Blackrock St

Plot Reference: Blackrock St Block 2 - House B

Address : 56 BLACKROCK STREET, MANCHESTER, M11 3DF

Client Details:

Name:

Address :

This report covers items included within the SAP calculations.

It is not a complete report of regulations compliance.

1a TER and DER

Fuel for main heating system: Electricity

Fuel factor: 1.55 (electricity)

Target Carbon Dioxide Emission Rate (TER) 28.31 kg/m²

Dwelling Carbon Dioxide Emission Rate (DER) 14.63 kg/m² **OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE) 56.9 kWh/m²

Dwelling Fabric Energy Efficiency (DFEE) 34.6 kWh/m² **OK**

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Element	Average	Highest	
External wall	0.14 (max. 0.30)	0.14 (max. 0.70)	OK
Party wall	0.00 (max. 0.20)	-	OK
Floor	0.12 (max. 0.25)	0.12 (max. 0.70)	OK
Roof	0.11 (max. 0.20)	0.11 (max. 0.35)	OK
Openings	0.80 (max. 2.00)	0.80 (max. 3.30)	OK

2a Thermal bridging

Thermal bridging calculated from linear thermal transmittances for each junction

3 Air permeability

Air permeability at 50 pascals	0.58	
Maximum	10.0	OK

4 Heating efficiency

Main Heating system:	Room heaters - electric Panel, convector or radiant heaters
Main Heating system 2:	Heat pumps with radiators or underfloor heating - electric Dimplex EDL200UK-630
Secondary heating system:	None

Regulations Compliance Report

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Programmer and appliance thermostats	OK
Space heating controls 2:	Not applicable (boiler provides DHW only)	OK
Hot water controls:	No cylinder thermostat	
	No cylinder	

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	OK

8 Mechanical ventilation

Continuous supply and extract system		
Specific fan power:	0.98	
Maximum	1.5	OK
MVHR efficiency:	88%	
Minimum	70%	OK

9 Summertime temperature

Overheating risk (North West England):	Not significant	OK
Based on:		
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Windows facing: East	8.51m ²	
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Ventilation rate:	6.00	
Blinds/curtains:	Dark-coloured curtain or roller blind	
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Floors U-value	0.12 W/m ² K

Energy performance certificate (EPC)

58 BLACKROCK STREET
MANCHESTER
M11 3DF

Energy rating

B

Valid until: **15 September 2031**

Certificate number: **0010-3816-1519-2699-4645**

Property type

Semi-detached house

Total floor area

71 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

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[See how to improve this property's energy performance.](#)

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55-68	D		
39-54	E		
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Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 0.6 m ³ /h.m ² (as tested)	Very good
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 65 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces 6 tonnes of CO₂

This property produces 0.8 tonnes of CO₂

This property's potential production -0.2 tonnes of CO₂

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Paying for energy improvements

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Estimated energy use and potential savings

Estimated yearly energy cost for this property £290

Potential saving £38

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

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Email	dan.w@wece.co.uk

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO026464
Telephone	0330 124 9660
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Printed on 16 September 2021 at 15:09:02

Project Information:

Assessed By: Daniel Watt (STRO026464) **Building Type:** Semi-detached House

Dwelling Details:

NEW DWELLING AS BUILT

Total Floor Area: 71.44m²

Site Reference : Blackrock St

Plot Reference: Blackrock St Block 2 - House A

Address : 58 BLACKROCK STREET, MANCHESTER, M11 3DF

Client Details:

Name:

Address :

This report covers items included within the SAP calculations.

It is not a complete report of regulations compliance.

1a TER and DER

Fuel for main heating system: Electricity

Fuel factor: 1.55 (electricity)

Target Carbon Dioxide Emission Rate (TER) 28.31 kg/m²

Dwelling Carbon Dioxide Emission Rate (DER) 14.64 kg/m² **OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE) 56.9 kWh/m²

Dwelling Fabric Energy Efficiency (DFEE) 34.6 kWh/m² **OK**

2 Fabric U-values

Element	Average	Highest	
External wall	0.14 (max. 0.30)	0.14 (max. 0.70)	OK
Party wall	0.00 (max. 0.20)	-	OK
Floor	0.12 (max. 0.25)	0.12 (max. 0.70)	OK
Roof	0.11 (max. 0.20)	0.11 (max. 0.35)	OK
Openings	0.80 (max. 2.00)	0.80 (max. 3.30)	OK

2a Thermal bridging

Thermal bridging calculated from linear thermal transmittances for each junction

3 Air permeability

Air permeability at 50 pascals	0.59	
Maximum	10.0	OK

4 Heating efficiency

Main Heating system:	Room heaters - electric Panel, convector or radiant heaters
Main Heating system 2:	Heat pumps with radiators or underfloor heating - electric Dimplex EDL200UK-630
Secondary heating system:	None

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5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Programmer and appliance thermostats	OK
Space heating controls 2:	Not applicable (boiler provides DHW only)	OK
Hot water controls:	No cylinder thermostat	
	No cylinder	

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	OK

8 Mechanical ventilation

Continuous supply and extract system		
Specific fan power:	0.98	
Maximum	1.5	OK
MVHR efficiency:	88%	
Minimum	70%	OK

9 Summertime temperature

Overheating risk (North West England):	Not significant	OK
Based on:		
Overshading:	Average or unknown	
Windows facing: East	8.51m ²	
Windows facing: West	7.29m ²	
Ventilation rate:	6.00	
Blinds/curtains:	Dark-coloured curtain or roller blind	
	Closed 100% of daylight hours	

10 Key features

Air permeability	0.6 m ³ /m ² h
Windows U-value	0.8 W/m ² K
Roofs U-value	0.11 W/m ² K
Party Walls U-value	0 W/m ² K
Floors U-value	0.12 W/m ² K