Dwelling Sign Off Report

Property Reference	78449-19	Issued on Date	18/08/2025
Assessment Reference	001	Prop Type Ref	End-Terrace Flat
Property	12 Shepherd Street, MANCHESTER, M9 4QW		

SAP Rating	86 B	DER	4.79	TER	16.80
Environmental	97 A	% DER < TER			71.49
CO_2 Emissions (t/year)	0.17	DFEE	28.20	TFEE	40.27
Compliance Check	See BREL	% DFEE < TFEE			29.98
% DPER < TPER	43.35	DPER	50.40	TPER	88.97

Assessor Details	Mr. Daniel Goddard	Assessor ID	CP52-0001
Client			

This report should be used for a client to confirm key assessment details for production of Energy Performance Certificates and should be retained as documentary evidence. It cannot be used in lieu of a BREL/BRWL/Compliance report for demonstrating Building Regulation compliance.

Section 1: Dwelling Information

Dwelling Address (Please confirm final postal address and post code of the dwelling.)

House Name	12 Shepherd Street	
House Number		
Postcode	M9 4QW	
Street		
Town	MANCHESTER	
County		

Dwelling Orientation South (Please confirm orientation of main entrance door of the dwelling.)

Comments

Terrain Type Suburban

Property Type Flat, End-Terrace

Comments

Electricity Tariff Standard

Smart electricity meter fitted: Yes

Smart gas meter fitted: No

Comments

Section 2: Dwelling Construction Details

External Walls

Description	Main	
Type	Timber Frame	
Construction	Timber framed wall (one layer of plasterboard)	
U-value	0.13	W/m²K U-value calculations should be provided to verify the u-value entered into the Assessment
Gross Area	51.16	m²

Comments

Party Walls

Description	Type	Construction	U-Value (W/m²K)	Area (m²)
Party Wall 1	Filled Cavity with Edge Sealing	Double plasterboard on both sides, twin timber f rame with/without sheathing board	0.00	14.87

Comments

Heat Loss Floors

Description	GF		
Type	Ground Floor - Solid		
Construction	Suspended concrete floor, carpeted		
U-value	0.09	W/m²K	U-value calculations should be provided to verify the u-value entered into the Assessment
Area	37.97	m²	

Comments

Opening Types

Description	Data Source	Type	Glazing	G-value	Frame Type	U-Value (W/m²K)
Door	Manufacturer	Solid Door		0.00		0.78
Window	BFRC, BSI or CERTASS data	Window	Triple Low-E Soft 0.05	0.38		0.75

Comments

Openings

Name	Opening Type	Location	Orientation	Area (m²)
Front	Door	Main	South	2.15
Front	Window	Main	South	2.81
Rear	Window	Main	North	1.66
Side	Window	Main	West	0.72

Comments

Thermal Bridging Calculate Bridges

List of Bridges

Bridge Type	Source Type	Length (m)	Psi (W/mK)	Reference
E2 Other lintels (including other steel lintels)	Independently assessed	5.79	0.12	Thermal Bridge Report
E3 Sill	Independently assessed	5.79	0.02	Thermal Bridge Report
E4 Jamb	Independently assessed	12.90	0.09	Thermal Bridge Report
E5 Ground floor (normal)	Independently assessed	20.30	0.07	Thermal Bridge Report
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	20.30	0.03	Thermal Bridge Report

E16 Corner (normal)	Independently assessed	12.60	0.07	Thermal Bridge Report
E17 Corner (inverted – internal area greater than external area)	Independently assessed	2.52	-0.03	Thermal Bridge Report
P1 Party wall - Ground floor	Independently assessed	5.90	0.06	Thermal Bridge Report
E18 Party wall between dwellings	Table K1 - Default	2.52	0.24	Thermal Bridge Report
E25 Staggered party wall between dwellings	Independently assessed	2.52	0.06	Thermal Bridge Report

Y-value

Comments

Where specific construction details have been used documentary evidence should be provided to the SAP assessor, usually in the form of signed checklists.

Pressure Testing Yes

Designed AP_{50}	5.00	$m^3/(h.m^2)$ @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	
As Built AP_{50}	3.35	$m^3/(h.m^2)$ @ 50 Pa

Where an air pressure test has been carried out a copy of the test certificate should be forwarded to the SAP assessor.

Comments

Section 3: Dwelling Systems

Mechanical Ventilation

Type	Balanced mechanical ventilation with heat recovery	
Brand, Model	,	
Manufacturer SFP	0.87	
MVHR Efficiency	89.00	
Duct Type	Rigid	
Number of Wet Rooms	1	
SFP from Installer Commissioning Certificate	No	Evidence of the measured SFP on a commissioning certificate should be provided
Approved Installation	No	Evidence should be provided to show the system has been commissioned by a member of a Competent Persons Scheme
MVHR System Location	Inside heated envelope (installed exclusively)	

Comments

Mechanical extract ventilation - Decentralised

SFP	Fan/Room Type	Count
0.14	In Room Fan Kitchen	0
0.14	In Room Fan Kitchen	0
0.11	In Room Fan Other Wet Room	0

0.11	In Room Fan Other Wet Room	0
0.00	In Duct Fan Kitchen	0
0.00	In Duct Fan Kitchen	0
0.00	In Duct Fan Other Wet Room	0
0.00	In Duct Fan Other Wet Room	0
0.08	Through Wall Fan Kitchen	1
0.08	Through Wall Fan Kitchen	1
0.08	Through Wall Fan Other Wet Room	2
0.08	Through Wall Fan Other Wet Room	2

Comments

Fans, Open Fireplaces, Flues

Number of open chimneys	0
Number of open flues	0
Number of chimneys/flues attached to closed fire	0
Number of flues attached to solid fuel boiler	0
Number of flues attached to other heater	0
Number of blocked chimneys	0
Number of intermittent extract fans	0
Number of passive vents	0
Number of flueless gas fires	0

Comments

Fixed Cooling System No

Comments

Lighting

No Fixed Lighting No

Name	Efficacy (lm/W)	Power (W)	Capacity (lm)	Count
Pendants	84.80	9.50	805.60	6
Downlights/Strip	123.53	3.40	420.00	4
330mm Circular	75.00	10.00	750.00	1

Comments

Main Heating 1

	SAP table	
Fuel Type	Electricity	
Winter Efficiency		%
Summer Efficiency		%
Model Name		
Manufacturer		
System Type		
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Heat Emitter	Radiators	
Flow Temperature	Enter value	
Flow Temperature Value	45.00	

Comments

Heating Controls

Description	
Boiler Interlock	Yes
Delayed Start Stat	Yes
PCDF Control Description	

Comments

Main Heating 2

	Database	
Fuel Type	Electricity	
Winter Efficiency		%
Summer Efficiency		%
Model Name	aroSTOR 200ltr	
Manufacturer	Vaillant Group UK Ltd	
System Type		
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Heat Emitter		
Flow Temperature	Enter value	
Flow Temperature Value		

Comments

Heating Controls

Description	
Boiler Interlock	No
Delayed Start Stat	No
PCDF Control Description	

Comments

Secondary Heating	None	

Water Heating System

Water Heating	Main Heating 2	
Supplementary Immersion	Yes	
SAP Code	914	
Water use <= 125 l/p/day	Yes	
Cold Water Source	From mains	
Number of baths	1	

Comments

Hot Water Cylinder	Internal Store	
Independent Time Control	Yes	
Cylinder Stat	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	200.00	L
Measured Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
Heat Transfer Area	3.00	

Comments

Showers

Description	Shower Type	Flow Rate [l/min]	Rated Power [kW]	Connected	Connected To
Mixer	Combi boiler or unvented hot water system	8.00		No	

Comments

Waste Water Heat Recovery System

Dwelling Sign Off Report

Comments

Section 4: Dwelling Renewable Energy

Photovoltaic Unit None

Section 5: Declaration

I confirm to the best of my knowledge the details provided in this report are an accurate representation of how the dwelling has been constructed.

Signed [redacted]

Date 18/Apr/25