# Dwelling Sign Off Report

| | | | |
|---|---|---|---|
| Property Reference | 78449-20 | Issued on Date | 18/08/2025 |
| Assessment Reference | 001 | Prop Type Ref | End-Terrace Flat |
| Property | 10 Shepherd Street, MANCHESTER, M9 4QW | | |

| | | | | | |
|---|---|---|---|---|---|
| SAP Rating | 81 B | DER | 5.82 | TER | 15.12 |
| Environmental | 96 A | % DER < TER | | | 61.51 |
| $CO_2$ Emissions (t/year) | 0.27 | DFEE | 36.57 | TFEE | 40.67 |
| Compliance Check | See BREL | % DFEE < TFEE | | | 10.09 |
| % DPER < TPER | 23.79 | DPER | 60.83 | TPER | 79.82 |

| | | | |
|---|---|---|---|
| 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 | 10 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 | 67.29 | 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 | 26.65 |

Comments

**External Roofs**

| | | | |
|---|---|---|---|
| Description | PIJ | | |
| Type | External Plane Roof | | |
| Construction | Plasterboard, insulated at ceiling level | | |
| U-value | 0.11 | W/m²K | U-value calculations should be provided to verify the u-value entered into the Assessment |
| Gross Area | 45.85 | m² | |

| | | | |
|---|---|---|---|
| Description | Flat | | |
| Type | External Flat Roof | | |
| Construction | Plasterboard, insulated flat roof | | |
| U-value | 0.12 | W/m²K | U-value calculations should be provided to verify the u-value entered into the Assessment |
| Gross Area | 3.02 | m² | |

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 | 3.02 | m² | |

| | | | |
|---|---|---|---|
| Description | Exposed Floor | | |
| Type | Exposed Floor - Timber | | |
| Construction | Timber exposed floor, insulation between joists | | |
| U-value | 0.14 | W/m²K | U-value calculations should be provided to verify the u-value entered into the Assessment |
| Area | 1.61 | 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 | 2.05 |
| Rear | Window | Main | North | 2.86 |
| Side | Window | Main | West | 0.82 |

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 | 5.80 | 0.12 | Thermal Bridge Report |
| E3 Sill | Independently assessed | 5.80 | 0.02 | Thermal Bridge Report |
| E4 Jamb | Independently assessed | 16.20 | 0.09 | Thermal Bridge Report |
| E5 Ground floor (normal) | Independently assessed | 2.01 | 0.07 | Thermal Bridge Report |
| E7 Party floor between dwellings (in blocks of flats) | Independently assessed | 21.85 | 0.03 | Thermal Bridge Report |
| E16 Corner (normal) | Independently assessed | 10.08 | 0.07 | Thermal Bridge Report |
| E17 Corner (inverted – internal area greater than external area) | Independently assessed | 5.04 | -0.03 | Thermal Bridge Report |
| P1 Party wall - Ground floor | Independently assessed | 5.10 | 0.06 | Thermal Bridge Report |
| E18 Party wall between dwellings | Table K1 - Default | 11.40 | 0.24 | Thermal Bridge Report |
| E25 Staggered party wall between dwellings | Independently assessed | 5.04 | 0.06 | Thermal Bridge Report |
| E20 Exposed floor (normal) | Table K1 - Default | 1.27 | 0.32 | K1 |
| E21 Exposed floor (inverted) | Table K1 - Default | 3.81 | 0.32 | K1 |
| E6 Intermediate floor within a dwelling | Independently assessed | 2.58 | 0.03 | Thermal Bridge Report |
| E10 Eaves (insulation at ceiling level) | Independently assessed | 15.97 | 0.04 | TRISCO |
| E12 Gable (insulation at ceiling level) | Independently assessed | 8.46 | 0.08 | Thermal Bridge Report |
| E14 Flat roof | Independently assessed | 2.01 | 0.20 | Thermal Bridge Report |
| E24 Eaves (insulation at ceiling level - inverted) | Table K1 - Default | 2.01 | 0.15 | K1 |
| P4 Party wall - Roof (insulation at ceiling level) | Independently assessed | 4.91 | 0.10 | Thermal Bridge Report |
| P5 Party wall - Roof (insulation at rafter level) | Table K1 - Default | 3.00 | 0.48 | K1 |

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 $AP_{50}$ 1.50 $m^3/(h.m^2)$ @ 50 Pa

| | | |
|---|---|---|
| Property Tested? | Yes | |
| Test Method | Blower Door | |
| As Built $AP_{50}$ | 2.64 | $m^3/(h.m^2)$ @ 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**

| | | |
|---|---|---|
| Hot Water Cylinder | | |
| 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**

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 .....