# Dwelling Sign Off Report

| | | | |
|---|---|---|---|
| Property Reference | 78449-22 | Issued on Date | 18/08/2025 |
| Assessment Reference | 001 | Prop Type Ref | Mid-Terrace Flat |
| Property | 6 Shepherd Street, MANCHESTER, M9 4QW | | |

| | | | | | |
|---|---|---|---|---|---|
| SAP Rating | 81 B | DER | 5.67 | TER | 14.63 |
| Environmental | 96 A | % DER < TER | | | 61.24 |
| $CO_2$ Emissions (t/year) | 0.26 | DFEE | 35.42 | TFEE | 38.12 |
| Compliance Check | See BREL | % DFEE < TFEE | | | 7.09 |
| % DPER < TPER | 23.14 | DPER | 59.36 | TPER | 77.24 |

| | | | |
|---|---|---|---|
| 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 | 6 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, Mid-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 | 54.92 | 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 | 39.02 |

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 | 0.30 | | 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 |

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 | 5.11 | 0.12 | Thermal Bridge Report |
| E3 Sill | Independently assessed | 5.11 | 0.02 | Thermal Bridge Report |
| E4 Jamb | Independently assessed | 13.80 | 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 | 16.94 | 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 | 7.56 | -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 | 10.08 | 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 | 11.06 | 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 | 9.82 | 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 $AP_{50}$ 2.00 $m^3/(h.m^2)$ @ 50 Pa

Property Tested? Yes

| | | |
|---|---|---|
| Test Method | Blower Door | |
| As Built $AP_{50}$ | 2.67 | $m^3/(h.m^2)$ @ 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 Liam Charnock
Liam Charnock (Aug 18, 2025 13:14:54 GMT+1)

Date 18/Apr/25