

Energy performance certificate (EPC)

26 Dalton Avenue
MANCHESTER
M14 7NR

Energy rating
C

Valid until:
4 March 2036

Certificate number:
0155-3059-7307-3866-7200

Property type
Top-floor flat

Total floor area
47 square metres

Rules on letting this property

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

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 rating and score

This property’s energy rating is C. It has the potential to be C.

[See how to improve this property’s energy efficiency.](#)

The graph shows this property’s current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

https://find-energy-certificate.service.gov.uk/energy-certificate/0155-3059-7307-3866-7200?print=true

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Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Walls	Average thermal transmittance 0.19 W/m ² K	Very good
Roof	Average thermal transmittance 0.09 W/m ² K	Very good
Floor	Average thermal transmittance 0.11 W/m ² K	Very good
Windows	High performance glazing	Good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and room thermostat	Good
Hot water	From main system	Very good
Lighting	Excellent lighting efficiency	Very good
Air tightness	Air permeability [AP50] = 1.8 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 68 kilowatt hours per square metre (kWh/m²).

Smart meters

This property had a **smart meter for electricity** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out about using your smart meter \(https://www.smartenergygb.org/using-your-smart-meter\)](https://www.smartenergygb.org/using-your-smart-meter)

How this affects your energy bills

An average household would need to spend **£590 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Impact on the environment

This property's environmental impact rating is A. It has the potential to be A.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces 6 tonnes of CO2

This property produces 0.3 tonnes of CO2

This property's potential production 0.3 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

The assessor did not make any recommendations for this property.

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Daniel Goddard
Telephone	01925733942
Email	daniel.goddard@andersongoddard.com

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/030945
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	5 March 2026
Date of certificate	5 March 2026
Type of assessment	SAP

Energy performance certificate (EPC)			
32 Dalton Avenue MANCHESTER M14 7NR	Energy rating B	Valid until:	4 March 2036
		Certificate number:	0330-3665-7570-2706-4951
Property type		Ground-floor flat	
Total floor area		39 square metres	

Rules on letting this property

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

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 rating and score

This property’s energy rating is B. It has the potential to be B.

[See how to improve this property’s energy efficiency.](#)

The graph shows this property’s current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

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

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Walls	Average thermal transmittance 0.19 W/m ² K	Very good
Floor	Average thermal transmittance 0.11 W/m ² K	Very good
Windows	High performance glazing	Good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and room thermostat	Good
Hot water	From main system	Very good
Lighting	Excellent lighting efficiency	Very good
Air tightness	Air permeability [AP50] = 2.8 m ³ /h.m ² (as tested)	Very good
Roof	(other premises above)	N/A
Secondary heating	None	N/A

Primary energy use

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

Smart meters

This property had a **smart meter for electricity** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out about using your smart meter \(https://www.smartenergygb.org/using-your-smart-meter\)](https://www.smartenergygb.org/using-your-smart-meter)

How this affects your energy bills

An average household would need to spend **£445 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Impact on the environment

This property's environmental impact rating is A. It has the potential to be A.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

This property produces	0.2 tonnes of CO ₂
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This property's potential production	0.2 tonnes of CO ₂
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You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Carbon emissions

An average household produces	6 tonnes of CO ₂
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Steps you could take to save energy

The assessor did not make any recommendations for this property.

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme)

Who to contact about this certificate

Contacting the assessor

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Assessor's name	Daniel Goddard
Telephone	01925733942
Email	daniel.goddard@andersongoddard.com

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/030945
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	5 March 2026
Date of certificate	5 March 2026
Type of assessment	SAP

Energy performance certificate (EPC)

30 Dalton Avenue
MANCHESTER
M14 7NR

Energy rating
C

Valid until:
4 March 2036

Certificate number:
0330-3065-8570-2706-3915

Property type
Top-floor flat

Total floor area
48 square metres

Rules on letting this property

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

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 rating and score

This property’s energy rating is C. It has the potential to be C.

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The graph shows this property’s current and potential energy rating.

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1/4

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Secondary heating	None	N/A

Primary energy use

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Impact on the environment

This property's environmental impact rating is A. It has the potential to be A.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces 6 tonnes of CO2

This property produces 0.3 tonnes of CO2

This property's potential production 0.3 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

The assessor did not make any recommendations for this property.

Advice on making energy saving improvements

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Telephone	01925733942
Email	daniel.goddard@andersongoddard.com

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Assessor's ID	EES/030945
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	5 March 2026
Date of certificate	5 March 2026
Type of assessment	SAP

Building Regulations England Part L (BREL) Compliance Report

Approved Document L1 2021 Edition, England assessed by Array SAP 10 program, Array

Date: Thu 05 Mar 2026 11:38:04

Project Information			
Assessed By	Daniel Goddard	Building Type	Flat, Mid-terrace
OCDEA Registration	EES/030945	Assessment Date	2026-03-05

Dwelling Details			
Assessment Type	As built	Total Floor Area	39 m ²
Site Reference	79596-05	Plot Reference	001
Address	28 Dalton Avenue, MANCHESTER, M14 7NR		

Client Details	
Name	-
Company	Denton Construction
Address	8, Bexley Square, , MANCHESTER, M3 6BZ

This report covers items included within the SAP calculations. It is not a complete report of regulations compliance.

1a Target emission rate and dwelling emission rate			
Fuel for main heating system	Electricity		
Target carbon dioxide emission rate	15.41 kgCO ₂ /m ²		
Dwelling carbon dioxide emission rate	6.49 kgCO ₂ /m ²		OK
1b Target primary energy rate and dwelling primary energy			
Target primary energy	81.32 kWh _{PE} /m ²		
Dwelling primary energy	66.95 kWh _{PE} /m ²		OK
1c Target fabric energy efficiency and dwelling fabric energy efficiency			
Target fabric energy efficiency	41.7 kWh/m ²		
Dwelling fabric energy efficiency	36.0 kWh/m ²		OK

2a Fabric U-values				
Element	Maximum permitted average U-Value [W/m ² K]	Dwelling average U-Value [W/m ² K]	Element with highest individual U-Value	
External walls	0.26	0.19	Walls (1) (0.19)	OK
Party walls	0.2	0	Party Wall (1) (0)	N/A
Curtain walls	1.6	0	N/A	N/A
Floors	0.18	0.11	GF (0.11)	OK
Roofs	0.16	N/A	N/A	N/A
Windows, doors, and roof windows	1.6	1.27	Rear (1.4)	OK
Rooflights	2.2	N/A	N/A	N/A

2b Envelope elements (better than typically expected values are flagged with a subsequent (!))			
Name	Net area [m ²]	U-Value [W/m ² K]	
Exposed wall: Walls (1)	36.34	0.19	
Party wall: Party Wall (1)	25.83	0 (!)	
Ground floor: GF, GF	38.95	0.11	

2c Openings (better than typically expected values are flagged with a subsequent (!))				
Name	Area [m ²]	Orientation	Frame factor	U-Value [W/m ² K]
Front , Window	1.68	West	0.7	1.3
Side, Window	0.72	South	0.7	1.3
Side, Window	1.08	North	0.7	1.3
Front , Door	2.15	West	N/A	1 (!)
Rear, Window	0.77	East	0.7	1.3
Rear, Glazed Door	3.8	East	0.7	1.4

2d Thermal bridging (better than typically expected values are flagged with a subsequent (!))				
Building part 1: Thermal bridging calculated from linear thermal transmittances for each junction				
Main element	Junction detail	Source	Psi value [W/mK]	Drawing / reference
External wall	E2: Other lintels (including other steel lintels)	Calculated by person with suitable expertise	0.02 (!)	Catnic

Main element	Junction detail	Source	Psi value [W/mK]	Drawing / reference
External wall	E3: Sill	Calculated by person with suitable expertise	0.03 (!)	Modelled
External wall	E4: Jamb	Calculated by person with suitable expertise	0.026 (!)	Modelled
External wall	E5: Ground floor (normal)	Calculated by person with suitable expertise	0.093	Modelled
External wall	E7: Party floor between dwellings (in blocks of flats)	Calculated by person with suitable expertise	0.037 (!)	RCD
External wall	E16: Corner (normal)	Calculated by person with suitable expertise	0.051	RCD
External wall	E17: Corner (inverted - internal area greater than external area)	Calculated by person with suitable expertise	-0.091	RCD
External wall	E18: Party wall between dwellings	Calculated by person with suitable expertise	0.065	Modelled
Party wall	P1: Ground floor	Calculated by person with suitable expertise	0.108	RCD
External wall	E25: Staggered party wall between dwellings	Calculated by person with suitable expertise	0.044	Modelled

3 Air permeability (better than typically expected values are flagged with a subsequent (!))

Maximum permitted air permeability at 50Pa	8 m ³ /hm ²	
Dwelling air permeability at 50Pa	2.55 m ³ /hm ² , Measured value (!)	OK
Air permeability test certificate reference		

4 Space heating

Main heating system 1: Room heaters - Electricity

Efficiency	100.0%
Emitter type	
Flow temperature	
System type	Portable electric heaters
Manufacturer	
Model	
Commissioning	

Main heating system 2: Heat pump with radiators or underfloor heating - Electricity

Efficiency	0.0%
Emitter type	
Flow temperature	
System type	
Manufacturer	GDC Group Ltd
Model	EDL200UK-630
Commissioning	

Secondary heating system: N/A

Fuel	N/A
Efficiency	N/A
Commissioning	

5 Hot water

Cylinder/store - type: N/A

Capacity	N/A
Declared heat loss	N/A
Primary pipework insulated	N/A
Manufacturer	
Model	
Commissioning	

Waste water heat recovery system 1 - type: N/A

Efficiency	
Manufacturer	
Model	

6 Controls		
Main heating 1 - type: Programmer and room thermostats		
Function		
Ecodesign class		
Manufacturer		
Model		
Main heating 2 - type: Not applicable		
Function		
Ecodesign class		
Manufacturer		
Model		
Water heating - type: Cylinder thermostat and HW separately timed		
Manufacturer		
Model		
7 Lighting		
Minimum permitted light source efficacy	75 lm/W	
Lowest light source efficacy	100.75 lm/W	OK
External lights control	N/A	
8 Mechanical ventilation		
System type: Decentralised mechanical extract		
Maximum permitted specific fan power	0.7 W/(l/s)	
Specific fan power	0.11 W/(l/s)	OK
Minimum permitted heat recovery efficiency	N/A	
Heat recovery efficiency	N/A	N/A
Manufacturer/Model	Lo-Carbon NBR dMEV C 100, 498095	
Commissioning		
9 Local generation		
N/A		
10 Heat networks		
N/A		
11 Supporting documentary evidence		
Documentary evidence identified in 11.1 and 11.2 is needed to confirm the data values used for any calculations undertaken, manufacturer declarations made, and tests performed as reflected in this "As built" BREL Compliance Report are correct. 11.1 SAP Conventions, Appendix 1 (documentary evidence) schedules the minimum documentary evidence required. 11.2 Indicative photographic evidence of key stages during construction (guidance within Approved Document L, Volume 1 – Appendix B) that confirms the products identified in this BREL Compliance Report are used in this dwelling, and workmanship is of sufficient quality to support the calculated values claimed in 2a to 2d.		
12 Declarations		
a. Assessor Declaration		
This declaration by the assessor is confirmation that the contents of this BREL Compliance Report are a true and accurate reflection based upon the design and construction information submitted for this dwelling for the purpose of carrying out the assessment, and that the supporting documentary evidence (identified in 11.1 and 11.2) pursuant to Part L of the Building Regulations 2010 (as amended) has been reviewed in the course of preparing this BREL Compliance Report.		
Signed: <i>Daniel Goddard</i> Name: Daniel Goddard		Assessor ID: CP52-0001 Date: 05/03/2026

b. Client Declaration	
This declaration by the client is confirmation that the dwelling has been constructed and completed according to the specifications set out in this BREL Compliance Report, and that photographic evidence of key stages, as described in 11.2, has been provided to the Assessor for this dwelling.	
Signed: <u>A Maden</u> A Maden (Mar 5, 2026 11:53:17 GMT)	Organisation: Denton Construction and EI
Name: A Maden	Date: 05/03/2026

BREL_79596-05_001_2026-03-05_11-38-05

Final Audit Report

2026-03-05

Created:	2026-03-05
By:	Elle Goddard (elle.goddard@andersongoddard.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAGINwNjFCKfYnTbHSzU5pJiehSJOJ18R_

"BREL_79596-05_001_2026-03-05_11-38-05" History

-  Document created by Elle Goddard (elle.goddard@andersongoddard.com)
2026-03-05 - 11:50:21 AM GMT
-  Document emailed to dentonconstructa@aol.com for signature
2026-03-05 - 11:50:26 AM GMT
-  Document emailed to Daniel Goddard (daniel.goddard@andersongoddard.com) for signature
2026-03-05 - 11:50:26 AM GMT
-  Email viewed by dentonconstructa@aol.com
2026-03-05 - 11:51:15 AM GMT
-  Signer dentonconstructa@aol.com entered name at signing as A Maden
2026-03-05 - 11:53:15 AM GMT
-  Document e-signed by A Maden (dentonconstructa@aol.com)
Signature Date: 2026-03-05 - 11:53:17 AM GMT - Time Source: server
-  Email viewed by Daniel Goddard (daniel.goddard@andersongoddard.com)
2026-03-05 - 11:53:24 AM GMT
-  Document e-signed by Daniel Goddard (daniel.goddard@andersongoddard.com)
Signature Date: 2026-03-05 - 11:54:05 AM GMT - Time Source: server
-  Agreement completed.
2026-03-05 - 11:54:05 AM GMT

Building Regulations England Part L (BREL) Compliance Report

Approved Document L1 2021 Edition, England assessed by Array SAP 10 program, Array

Date: Thu 05 Mar 2026 11:38:04

Project Information			
Assessed By	Daniel Goddard	Building Type	Flat, End-terrace
OCDEA Registration	EES/030945	Assessment Date	2026-03-05

Dwelling Details			
Assessment Type	As built	Total Floor Area	47 m ²
Site Reference	79596-06	Plot Reference	001
Address	26 Dalton Avenue, MANCHESTER, M14 7NR		

Client Details	
Name	-
Company	Denton Construction
Address	8, Bexley Square, , MANCHESTER, M3 6BZ

This report covers items included within the SAP calculations. It is not a complete report of regulations compliance.

1a Target emission rate and dwelling emission rate			
Fuel for main heating system	Electricity		
Target carbon dioxide emission rate	15.42 kgCO ₂ /m ²		
Dwelling carbon dioxide emission rate	7.53 kgCO ₂ /m ²		OK
1b Target primary energy rate and dwelling primary energy			
Target primary energy	81.25 kWh _{PE} /m ²		
Dwelling primary energy	77.49 kWh _{PE} /m ²		OK
1c Target fabric energy efficiency and dwelling fabric energy efficiency			
Target fabric energy efficiency	47.3 kWh/m ²		
Dwelling fabric energy efficiency	42.7 kWh/m ²		OK

2a Fabric U-values				
Element	Maximum permitted average U-Value [W/m ² K]	Dwelling average U-Value [W/m ² K]	Element with highest individual U-Value	
External walls	0.26	0.19	Walls (1) (0.19)	OK
Party walls	0.2	0	Party Wall (1) (0)	N/A
Curtain walls	1.6	0	N/A	N/A
Floors	0.18	0.11	GF (0.11)	OK
Roofs	0.16	0.09	Roof (2) (0.13)	OK
Windows, doors, and roof windows	1.6	1.28	Rear (1.4)	OK
Rooflights	2.2	N/A	N/A	N/A

2b Envelope elements (better than typically expected values are flagged with a subsequent (!))		
Name	Net area [m ²]	U-Value [W/m ² K]
Exposed wall: Walls (1)	69.99	0.19
Party wall: Party Wall (1)	15.99	0 (!)
Ground floor: GF, GF	2.99	0.11
Exposed roof: Roof (1)	40.94	0.08 (!)
Exposed roof: Roof (2)	9.32	0.13

2c Openings (better than typically expected values are flagged with a subsequent (!))				
Name	Area [m ²]	Orientation	Frame factor	U-Value [W/m ² K]
Front , Window	2.5	West	0.7	1.3
Side, Window	0.72	South	0.7	1.3
Side, Window	1.08	North	0.7	1.3
Front , Door	2.15	West	N/A	1 (!)
Rear, Window	1.61	East	0.7	1.3
Rear, Glazed Door	3.8	East	0.7	1.4

2d Thermal bridging (better than typically expected values are flagged with a subsequent (!))	
Building part 1: Thermal bridging calculated from linear thermal transmittances for each junction	

Main element	Junction detail	Source	Psi value [W/mK]	Drawing / reference
External wall	E2: Other lintels (including other steel lintels)	Calculated by person with suitable expertise	0.02 (!)	Catnic
External wall	E3: Sill	Calculated by person with suitable expertise	0.03 (!)	Modelled
External wall	E4: Jamb	Calculated by person with suitable expertise	0.026 (!)	Modelled
External wall	E5: Ground floor (normal)	Calculated by person with suitable expertise	0.093	Modelled
External wall	E7: Party floor between dwellings (in blocks of flats)	Calculated by person with suitable expertise	0.037 (!)	RCD
External wall	E16: Corner (normal)	Calculated by person with suitable expertise	0.051	RCD
External wall	E17: Corner (inverted - internal area greater than external area)	Calculated by person with suitable expertise	-0.091	RCD
External wall	E18: Party wall between dwellings	Calculated by person with suitable expertise	0.065	Modelled
Party wall	P1: Ground floor	Calculated by person with suitable expertise	0.108	RCD
External wall	E25: Staggered party wall between dwellings	Calculated by person with suitable expertise	0.044	Modelled
External wall	E10: Eaves (insulation at ceiling level)	Calculated by person with suitable expertise	0.097	Modelled
External wall	E11: Eaves (insulation at rafter level)	Calculated by person with suitable expertise	0.017 (!)	Modelled
External wall	E12: Gable (insulation at ceiling level)	Calculated by person with suitable expertise	0.097	RCD
External wall	E13: Gable (insulation at rafter level)	Calculated by person with suitable expertise	0.061	RCD
Party wall	P4: Roof (insulation at ceiling level)	Calculated by person with suitable expertise	0.101	RCD
Party wall	P5: Roof (insulation at rafter level)	Calculated by person with suitable expertise	0.046	RCD

3 Air permeability (better than typically expected values are flagged with a subsequent (!))			
Maximum permitted air permeability at 50Pa	8 m ³ /hm ²		
Dwelling air permeability at 50Pa	1.82 m ³ /hm ² , Measured value (!)		OK
Air permeability test certificate reference			

4 Space heating	
Main heating system 1: Room heaters - Electricity	
Efficiency	100.0%
Emitter type	
Flow temperature	
System type	Portable electric heaters
Manufacturer	
Model	
Commissioning	
Main heating system 2: Heat pump with radiators or underfloor heating - Electricity	
Efficiency	0.0%
Emitter type	
Flow temperature	
System type	
Manufacturer	GDC Group Ltd
Model	EDL200UK-630
Commissioning	
Secondary heating system: N/A	
Fuel	N/A
Efficiency	N/A
Commissioning	

5 Hot water		
Cylinder/store - type: N/A		
Capacity	N/A	
Declared heat loss	N/A	
Primary pipework insulated	N/A	
Manufacturer		
Model		
Commissioning		
Waste water heat recovery system 1 - type: N/A		
Efficiency		
Manufacturer		
Model		
6 Controls		
Main heating 1 - type: Programmer and room thermostats		
Function		
Ecodesign class		
Manufacturer		
Model		
Main heating 2 - type: Not applicable		
Function		
Ecodesign class		
Manufacturer		
Model		
Water heating - type: Cylinder thermostat and HW separately timed		
Manufacturer		
Model		
7 Lighting		
Minimum permitted light source efficacy	75 lm/W	
Lowest light source efficacy	100.75 lm/W	OK
External lights control	N/A	
8 Mechanical ventilation		
System type: Decentralised mechanical extract		
Maximum permitted specific fan power	0.7 W/(l/s)	
Specific fan power	0.17 W/(l/s)	OK
Minimum permitted heat recovery efficiency	N/A	
Heat recovery efficiency	N/A	N/A
Manufacturer/Model	Lo-Carbon NBR dMEV C 100, 498095	
Commissioning		
9 Local generation		
N/A		
10 Heat networks		
N/A		
11 Supporting documentary evidence		
Documentary evidence identified in 11.1 and 11.2 is needed to confirm the data values used for any calculations undertaken, manufacturer declarations made, and tests performed as reflected in this "As built" BREL Compliance Report are correct. 11.1 SAP Conventions, Appendix 1 (documentary evidence) schedules the minimum documentary evidence required. 11.2 Indicative photographic evidence of key stages during construction (guidance within Approved Document L, Volume 1 – Appendix B) that confirms the products identified in this BREL Compliance Report are used in this dwelling, and workmanship is of sufficient quality to support the calculated values claimed in 2a to 2d.		

12 Declarations	
a. Assessor Declaration	
This declaration by the assessor is confirmation that the contents of this BREL Compliance Report are a true and accurate reflection based upon the design and construction information submitted for this dwelling for the purpose of carrying out the assessment, and that the supporting documentary evidence (identified in 11.1 and 11.2) pursuant to Part L of the Building Regulations 2010 (as amended) has been reviewed in the course of preparing this BREL Compliance Report.	
Signed: <i>Daniel Goddard</i>	Assessor ID: CP52-0001
Name: Daniel Goddard	Date: 05/03/2026
b. Client Declaration	
This declaration by the client is confirmation that the dwelling has been constructed and completed according to the specifications set out in this BREL Compliance Report, and that photographic evidence of key stages, as described in 11.2, has been provided to the Assessor for this dwelling.	
Signed: <u>A Maden</u> A Maden (Mar 5, 2026 12:55:37 GMT)	Organisation: DENTON CONSTRUCTION
Name: A Maden	Date: 05/03/2026

BREL_79596-06_001_2026-03-05_11-38-05

Final Audit Report

2026-03-05

Created:	2026-03-05
By:	Elle Goddard (elle.goddard@andersongoddard.com)
Status:	Signed
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2026-03-05 - 12:55:35 PM GMT
-  Document e-signed by A Maden (dentonconstructa@aol.com)
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-  Agreement completed.
2026-03-05 - 12:55:37 PM GMT

Building Regulations England Part L (BREL) Compliance Report

Approved Document L1 2021 Edition, England assessed by Array SAP 10 program, Array

Date: Thu 05 Mar 2026 11:38:04

Project Information			
Assessed By	Daniel Goddard	Building Type	Flat, End-terrace
OCDEA Registration	EES/030945	Assessment Date	2026-03-05

Dwelling Details			
Assessment Type	As built	Total Floor Area	39 m ²
Site Reference	79596-07	Plot Reference	001
Address	32 Dalton Avenue, MANCHESTER, M14 7NR		

Client Details	
Name	-
Company	Denton Construction
Address	8, Bexley Square, , MANCHESTER, M3 6BZ

This report covers items included within the SAP calculations. It is not a complete report of regulations compliance.

1a Target emission rate and dwelling emission rate			
Fuel for main heating system	Electricity		
Target carbon dioxide emission rate	16.15 kgCO ₂ /m ²		
Dwelling carbon dioxide emission rate	6.93 kgCO ₂ /m ²		OK
1b Target primary energy rate and dwelling primary energy			
Target primary energy	85.3 kWh _{PE} /m ²		
Dwelling primary energy	71.46 kWh _{PE} /m ²		OK
1c Target fabric energy efficiency and dwelling fabric energy efficiency			
Target fabric energy efficiency	45.2 kWh/m ²		
Dwelling fabric energy efficiency	38.9 kWh/m ²		OK

2a Fabric U-values				
Element	Maximum permitted average U-Value [W/m ² K]	Dwelling average U-Value [W/m ² K]	Element with highest individual U-Value	
External walls	0.26	0.19	Walls (1) (0.19)	OK
Party walls	0.2	0	Party Wall (1) (0)	N/A
Curtain walls	1.6	0	N/A	N/A
Floors	0.18	0.11	GF (0.11)	OK
Roofs	0.16	N/A	N/A	N/A
Windows, doors, and roof windows	1.6	1.27	Rear (1.4)	OK
Rooflights	2.2	N/A	N/A	N/A

2b Envelope elements (better than typically expected values are flagged with a subsequent (!))			
Name	Net area [m ²]	U-Value [W/m ² K]	
Exposed wall: Walls (1)	47.47	0.19	
Party wall: Party Wall (1)	15.16	0 (!)	
Ground floor: GF, GF	39.16	0.11	

2c Openings (better than typically expected values are flagged with a subsequent (!))				
Name	Area [m ²]	Orientation	Frame factor	U-Value [W/m ² K]
Front , Window	1.68	West	0.7	1.3
Side, Window	0.72	South	0.7	1.3
Side, Window	1.08	North	0.7	1.3
Front , Door	2.15	West	N/A	1 (!)
Rear, Window	0.77	East	0.7	1.3
Rear, Glazed Door	3.8	East	0.7	1.4

2d Thermal bridging (better than typically expected values are flagged with a subsequent (!))				
Building part 1: Thermal bridging calculated from linear thermal transmittances for each junction				
Main element	Junction detail	Source	Psi value [W/mK]	Drawing / reference
External wall	E2: Other lintels (including other steel lintels)	Calculated by person with suitable expertise	0.02 (!)	Catnic

Main element	Junction detail	Source	Psi value [W/mK]	Drawing / reference
External wall	E3: Sill	Calculated by person with suitable expertise	0.03 (!)	Modelled
External wall	E4: Jamb	Calculated by person with suitable expertise	0.026 (!)	Modelled
External wall	E5: Ground floor (normal)	Calculated by person with suitable expertise	0.093	Modelled
External wall	E7: Party floor between dwellings (in blocks of flats)	Calculated by person with suitable expertise	0.037 (!)	RCD
External wall	E16: Corner (normal)	Calculated by person with suitable expertise	0.051	RCD
External wall	E17: Corner (inverted - internal area greater than external area)	Calculated by person with suitable expertise	-0.091	RCD
External wall	E18: Party wall between dwellings	Calculated by person with suitable expertise	0.065	Modelled
Party wall	P1: Ground floor	Calculated by person with suitable expertise	0.108	RCD

3 Air permeability (better than typically expected values are flagged with a subsequent (!))

Maximum permitted air permeability at 50Pa	8 m ³ /hm ²	
Dwelling air permeability at 50Pa	2.75 m ³ /hm ² , Measured value (!)	OK
Air permeability test certificate reference		

4 Space heating

Main heating system 1: Room heaters - Electricity		
Efficiency	100.0%	
Emitter type		
Flow temperature		
System type	Portable electric heaters	
Manufacturer		
Model		
Commissioning		
Main heating system 2: Heat pump with radiators or underfloor heating - Electricity		
Efficiency	0.0%	
Emitter type		
Flow temperature		
System type		
Manufacturer	GDC Group Ltd	
Model	EDL200UK-630	
Commissioning		
Secondary heating system: N/A		
Fuel	N/A	
Efficiency	N/A	
Commissioning		

5 Hot water

Cylinder/store - type: N/A		
Capacity	N/A	
Declared heat loss	N/A	
Primary pipework insulated	N/A	
Manufacturer		
Model		
Commissioning		
Waste water heat recovery system 1 - type: N/A		
Efficiency		
Manufacturer		
Model		

6 Controls

Main heating 1 - type: Programmer and room thermostats		
Function		
Ecodesign class		
Manufacturer		
Model		

Main heating 2 - type: Not applicable		
Function		
Ecodesign class		
Manufacturer		
Model		
Water heating - type: Cylinder thermostat and HW separately timed		
Manufacturer		
Model		
7 Lighting		
Minimum permitted light source efficacy	75 lm/W	
Lowest light source efficacy	100.75 lm/W	OK
External lights control	N/A	
8 Mechanical ventilation		
System type: Decentralised mechanical extract		
Maximum permitted specific fan power	0.7 W/(l/s)	
Specific fan power	0.11 W/(l/s)	OK
Minimum permitted heat recovery efficiency	N/A	
Heat recovery efficiency	N/A	N/A
Manufacturer/Model	Lo-Carbon NBR dMEV C 100, 498095	
Commissioning		
9 Local generation		
N/A		
10 Heat networks		
N/A		
11 Supporting documentary evidence		
Documentary evidence identified in 11.1 and 11.2 is needed to confirm the data values used for any calculations undertaken, manufacturer declarations made, and tests performed as reflected in this "As built" BREL Compliance Report are correct. 11.1 SAP Conventions, Appendix 1 (documentary evidence) schedules the minimum documentary evidence required. 11.2 Indicative photographic evidence of key stages during construction (guidance within Approved Document L, Volume 1 – Appendix B) that confirms the products identified in this BREL Compliance Report are used in this dwelling, and workmanship is of sufficient quality to support the calculated values claimed in 2a to 2d.		
12 Declarations		
a. Assessor Declaration		
This declaration by the assessor is confirmation that the contents of this BREL Compliance Report are a true and accurate reflection based upon the design and construction information submitted for this dwelling for the purpose of carrying out the assessment, and that the supporting documentary evidence (identified in 11.1 and 11.2) pursuant to Part L of the Building Regulations 2010 (as amended) has been reviewed in the course of preparing this BREL Compliance Report.		
Signed: <i>Daniel Goddard</i>	Assessor ID: CP52-0001	
Name: Daniel Goddard	Date: 05/03/2026	
b. Client Declaration		
This declaration by the client is confirmation that the dwelling has been constructed and completed according to the specifications set out in this BREL Compliance Report, and that photographic evidence of key stages, as described in 11.2, has been provided to the Assessor for this dwelling.		
Signed: <u>A Maden</u> A Maden (Mar 5, 2026 13:02:51 GMT)	Organisation: DENTON CONSTRUCTION	
Name: A Maden	Date: 05/03/2026	

BREL_79596-07_001_2026-03-05_11-38-05

Final Audit Report

2026-03-05

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Signature Date: 2026-03-05 - 1:02:51 PM GMT - Time Source: server
-  Agreement completed.
2026-03-05 - 1:02:51 PM GMT

Building Regulations England Part L (BREL) Compliance Report

Approved Document L1 2021 Edition, England assessed by Array SAP 10 program, Array

Date: Thu 05 Mar 2026 11:38:05

Project Information			
Assessed By	Daniel Goddard	Building Type	Flat, End-terrace
OCDEA Registration	EES/030945	Assessment Date	2026-03-05

Dwelling Details			
Assessment Type	As built	Total Floor Area	48 m ²
Site Reference	79596-08	Plot Reference	001
Address	30 Dalton Avenue, MANCHESTER, M14 7NR		

Client Details	
Name	-
Company	Denton Construction
Address	8, Bexley Square, , MANCHESTER, M3 6BZ

This report covers items included within the SAP calculations. It is not a complete report of regulations compliance.

1a Target emission rate and dwelling emission rate			
Fuel for main heating system	Electricity		
Target carbon dioxide emission rate	14.53 kgCO ₂ /m ²		
Dwelling carbon dioxide emission rate	7.03 kgCO ₂ /m ²		OK
1b Target primary energy rate and dwelling primary energy			
Target primary energy	76.47 kWh _{PE} /m ²		
Dwelling primary energy	72.38 kWh _{PE} /m ²		OK
1c Target fabric energy efficiency and dwelling fabric energy efficiency			
Target fabric energy efficiency	43.4 kWh/m ²		
Dwelling fabric energy efficiency	39.5 kWh/m ²		OK

2a Fabric U-values				
Element	Maximum permitted average U-Value [W/m ² K]	Dwelling average U-Value [W/m ² K]	Element with highest individual U-Value	
External walls	0.26	0.19	Walls (1) (0.19)	OK
Party walls	0.2	0	Party Wall (1) (0)	N/A
Curtain walls	1.6	0	N/A	N/A
Floors	0.18	0.11	GF (0.11)	OK
Roofs	0.16	0.09	Roof (2) (0.13)	OK
Windows, doors, and roof windows	1.6	1.28	Rear (1.4)	OK
Rooflights	2.2	N/A	N/A	N/A

2b Envelope elements (better than typically expected values are flagged with a subsequent (!))		
Name	Net area [m ²]	U-Value [W/m ² K]
Exposed wall: Walls (1)	56.56	0.19
Party wall: Party Wall (1)	29.76	0 (!)
Ground floor: GF, GF	3.04	0.11
Exposed roof: Roof (1)	42	0.08 (!)
Exposed roof: Roof (2)	8.16	0.13

2c Openings (better than typically expected values are flagged with a subsequent (!))				
Name	Area [m ²]	Orientation	Frame factor	U-Value [W/m ² K]
Front , Window	2.5	West	0.7	1.3
Side, Window	0.72	South	0.7	1.3
Side, Window	1.08	North	0.7	1.3
Front , Door	2.15	West	N/A	1 (!)
Rear, Window	1.61	East	0.7	1.3
Rear, Glazed Door	3.8	East	0.7	1.4

2d Thermal bridging (better than typically expected values are flagged with a subsequent (!))	
Building part 1: Thermal bridging calculated from linear thermal transmittances for each junction	

Main element	Junction detail	Source	Psi value [W/mK]	Drawing / reference
External wall	E2: Other lintels (including other steel lintels)	Calculated by person with suitable expertise	0.02 (!)	Catnic
External wall	E3: Sill	Calculated by person with suitable expertise	0.03 (!)	Modelled
External wall	E4: Jamb	Calculated by person with suitable expertise	0.026 (!)	Modelled
External wall	E5: Ground floor (normal)	Calculated by person with suitable expertise	0.093	Modelled
External wall	E7: Party floor between dwellings (in blocks of flats)	Calculated by person with suitable expertise	0.037 (!)	RCD
External wall	E16: Corner (normal)	Calculated by person with suitable expertise	0.051	RCD
External wall	E17: Corner (inverted - internal area greater than external area)	Calculated by person with suitable expertise	-0.091	RCD
External wall	E18: Party wall between dwellings	Calculated by person with suitable expertise	0.065	Modelled
Party wall	P1: Ground floor	Calculated by person with suitable expertise	0.108	RCD
External wall	E25: Staggered party wall between dwellings	Calculated by person with suitable expertise	0.044	Modelled
External wall	E10: Eaves (insulation at ceiling level)	Calculated by person with suitable expertise	0.097	Modelled
External wall	E11: Eaves (insulation at rafter level)	Calculated by person with suitable expertise	0.017 (!)	Modelled
External wall	E12: Gable (insulation at ceiling level)	Calculated by person with suitable expertise	0.097	RCD
Party wall	P5: Roof (insulation at rafter level)	Calculated by person with suitable expertise	0.046	RCD

3 Air permeability (better than typically expected values are flagged with a subsequent (!))

Maximum permitted air permeability at 50Pa	8 m ³ /hm ²	
Dwelling air permeability at 50Pa	1.84 m ³ /hm ² , Measured value (!)	OK
Air permeability test certificate reference		

4 Space heating

Main heating system 1: Room heaters - Electricity		
Efficiency	100.0%	
Emitter type		
Flow temperature		
System type	Portable electric heaters	
Manufacturer		
Model		
Commissioning		
Main heating system 2: Heat pump with radiators or underfloor heating - Electricity		
Efficiency	0.0%	
Emitter type		
Flow temperature		
System type		
Manufacturer	GDC Group Ltd	
Model	EDL200UK-630	
Commissioning		
Secondary heating system: N/A		
Fuel	N/A	
Efficiency	N/A	
Commissioning		

5 Hot water		
Cylinder/store - type: N/A		
Capacity	N/A	
Declared heat loss	N/A	
Primary pipework insulated	N/A	
Manufacturer		
Model		
Commissioning		
Waste water heat recovery system 1 - type: N/A		
Efficiency		
Manufacturer		
Model		
6 Controls		
Main heating 1 - type: Programmer and room thermostats		
Function		
Ecodesign class		
Manufacturer		
Model		
Main heating 2 - type: Not applicable		
Function		
Ecodesign class		
Manufacturer		
Model		
Water heating - type: Cylinder thermostat and HW separately timed		
Manufacturer		
Model		
7 Lighting		
Minimum permitted light source efficacy	75 lm/W	
Lowest light source efficacy	100.75 lm/W	OK
External lights control	N/A	
8 Mechanical ventilation		
System type: Decentralised mechanical extract		
Maximum permitted specific fan power	0.7 W/(l/s)	
Specific fan power	0.17 W/(l/s)	OK
Minimum permitted heat recovery efficiency	N/A	
Heat recovery efficiency	N/A	N/A
Manufacturer/Model	Lo-Carbon NBR dMEV C 100, 498095	
Commissioning		
9 Local generation		
N/A		
10 Heat networks		
N/A		
11 Supporting documentary evidence		
Documentary evidence identified in 11.1 and 11.2 is needed to confirm the data values used for any calculations undertaken, manufacturer declarations made, and tests performed as reflected in this "As built" BREL Compliance Report are correct. 11.1 SAP Conventions, Appendix 1 (documentary evidence) schedules the minimum documentary evidence required. 11.2 Indicative photographic evidence of key stages during construction (guidance within Approved Document L, Volume 1 – Appendix B) that confirms the products identified in this BREL Compliance Report are used in this dwelling, and workmanship is of sufficient quality to support the calculated values claimed in 2a to 2d.		

12 Declarations	
a. Assessor Declaration	
This declaration by the assessor is confirmation that the contents of this BREL Compliance Report are a true and accurate reflection based upon the design and construction information submitted for this dwelling for the purpose of carrying out the assessment, and that the supporting documentary evidence (identified in 11.1 and 11.2) pursuant to Part L of the Building Regulations 2010 (as amended) has been reviewed in the course of preparing this BREL Compliance Report.	
Signed: <i>Daniel Goddard</i>	Assessor ID: CP52-0001
Name: Daniel Goddard	Date: 05/03/2026
b. Client Declaration	
This declaration by the client is confirmation that the dwelling has been constructed and completed according to the specifications set out in this BREL Compliance Report, and that photographic evidence of key stages, as described in 11.2, has been provided to the Assessor for this dwelling.	
Signed: <u>A Maden</u> A Maden (Mar 5, 2026 12:03:23 GMT)	Organisation: Denton Construction and EI
Name: A Maden	Date: 05/03/2026

BREL_79596-08_001_2026-03-05_11-38-05

Final Audit Report

2026-03-05

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"BREL_79596-08_001_2026-03-05_11-38-05" History

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2026-03-05 - 12:03:21 PM GMT
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Signature Date: 2026-03-05 - 12:03:23 PM GMT - Time Source: server
-  Agreement completed.
2026-03-05 - 12:03:23 PM GMT



Adobe Acrobat Sign

Energy performance certificate (EPC)

28 Dalton Avenue
MANCHESTER
M14 7NR

Energy rating

B

Valid until:

4 March 2036

Certificate number:

0852-3059-7307-3866-7204

Property type

Ground-floor flat

Total floor area

39 square metres

Rules on letting this property

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

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 rating and score

This property’s energy rating is B. It has the potential to be B.

[See how to improve this property’s energy efficiency.](#)

The graph shows this property’s current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

https://find-energy-certificate.service.gov.uk/energy-certificate/0852-3059-7307-3866-7204?print=true

1/4

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Walls	Average thermal transmittance 0.19 W/m ² K	Very good
Floor	Average thermal transmittance 0.11 W/m ² K	Very good
Windows	High performance glazing	Good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and room thermostat	Good
Hot water	From main system	Very good
Lighting	Excellent lighting efficiency	Very good
Air tightness	Air permeability [AP50] = 2.5 m ³ /h.m ² (as tested)	Very good
Roof	(other premises above)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 58 kilowatt hours per square metre (kWh/m²).

Smart meters

This property had a **smart meter for electricity** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out about using your smart meter \(https://www.smartenergygb.org/using-your-smart-meter\)](https://www.smartenergygb.org/using-your-smart-meter)

How this affects your energy bills

An average household would need to spend **£413 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Impact on the environment

This property’s environmental impact rating is A. It has the potential to be A.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces 6 tonnes of CO2

This property produces 0.2 tonnes of CO2

This property’s potential production 0.2 tonnes of CO2

You could improve this property’s CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

The assessor did not make any recommendations for this property.

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Daniel Goddard
Telephone	01925733942
Email	daniel.goddard@andersongoddard.com

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/030945
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	5 March 2026
Date of certificate	5 March 2026
Type of assessment	SAP