PREDICTED ENERGY ASSESSMENT



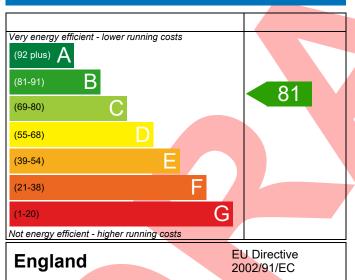
K, WC, 1B, 1Ba Dwelling type: Flat, End-Terrace

Date of assessment: 15/10/2020
Produced by: Ross Elliott
Total floor area: 51.09 m²

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

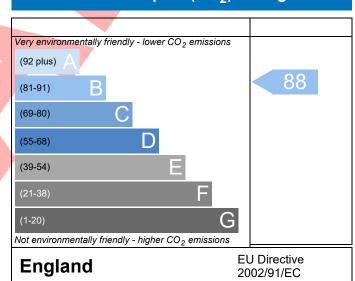
The energy performance has been assessed using the Government approved SAP2012 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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BUILDING REGULATION COMPLIANCE Calculation Type: New Build (As Designed)



Property Reference 4907-0025-4352-256				sued on Date	15/10/2020
Assessment Plot 256 Reference		Pro	op Type Ref 4FI	F End V1 (As)	
Property K, WC, 1B, 1Ba					
SAP Rating	81 B	DER	18.95	TER	21.75
Environmental	88 B	% DER <ter< td=""><td></td><td>12.87</td><td></td></ter<>		12.87	
CO ₂ Emissions (t/year)	0.79	DFEE	60.33	TFEE	58.98
General Requirements Compliance	Fail	% DFEE <tfee< td=""><td></td><td>-2.29</td><td></td></tfee<>		-2.29	
Assessor Details Mr. Andrew McManus, All andrew.mcmanus@aessc		Tel: 01455 883250	0,	Assessor ID	P639-0001
Client					
SUMARY FOR INPUT DATA FOR New Build (As	Designed)				
Criterion 1 – Achieving the TER and TFEE rate					
1a TER and DER					
Fuel for main heating	Mains ga	s			
Fuel factor	1.00 (mai				
Target Carbon Dioxide Emission Rate (TER)	21.75			kgCO ₂ /m ²	
Dwelling Carbon Dioxide Emission Rate (DE	R) 18.95			kgCO ₂ /m ²	Pass
	-2.80 (-12	2.9%)		kgCO₂/m²	
1b TFEE and DFEE					
Target Fabric Energy Efficiency (TFEE)	58.98			kWh/m²/yr	
Dwelling Fabric Energy Efficiency (DFEE)	60.33			kWh/m²/yr	
Excess energy	1.3 (2.2%			kWh/m²/yr	Fail
Criterion 2 – Limits on design flexibility					
Limiting Fabric Standards					
2 Fabric U-values					
Element	verage	Hi	ghest		
External wall 0	.22 (max. 0.30)	0.2	28 (max. 0.70)		Pass
	.00 (max. 0.20)	-			Pass
	.18 (max. 0.20)		18 (max. 0.35)		Pass
	.22 (max. 2.00)	1.3	36 (max. 3.30)		Pass
2a Thermal bridging					
Thermal bridging calculated from linear	thermal transmitta	ances for each jun	nction		
3 Air permeability					
Air permeability at 50 pascals		ign value)		³/(h.m²) @ 50 Pa	
Maximum	10.0		m	³/(h.m²) @ 50 Pa	Pass
Limiting System Efficiencies					
4 Heating efficiency					

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Secondary heating system None 5 Cylinder insulation Hot water storage 6 Controls Space heating controls Hot water controls Boiler interlock Yes Percentage of fixed lights with low-energy fittings Minimum Percentage of fixed lights with low-energy fittings Security Minimum Percentage of fixed lights with low-energy fittings Security Minimum Percentage of fixed lights with low-energy fittings Percentage of fixed lights with l	Main heating system	Boiler system with radiators or underfloor - Mains gas Data from database Vaillant ecoFIT sustain 830 VUW 306/6-3 (H-GB) Combi boiler Efficiency: 89.3% SEDBUK2009 Minimum: 88.0%			
Hot water storage	Secondary heating system				
Space heating controls Time and temperature zone control Pass Hot water controls No cylinder	5 Cylinder insulation				
Space heating controls Hot water controls Boiler interlock Yes Pess 7 Low energy lights Percentage of fixed lights with low-energy fittings Minimum 75 8 Mechanical ventilation Continuous extract system Specific fan power Specific fan power Specific fan power Outrion 3 - Limiting the effects of heat gains in summer 9 Summertime temperature Overheating risk (Thames Valley) Slight Pass Based on: Overshading Windows facing North East Air change rate Blinds/curtains Criterion 4 - Building performance consistent with DER and DFEE rate Party Walls Type U-value Filled Cavity with Edge Sealing Solid Wall Air permeability and pressure testing 3 Air permeability and pressure testing 10 None 10 Key features Party wall U-value	Hot water storage	No cylinder			
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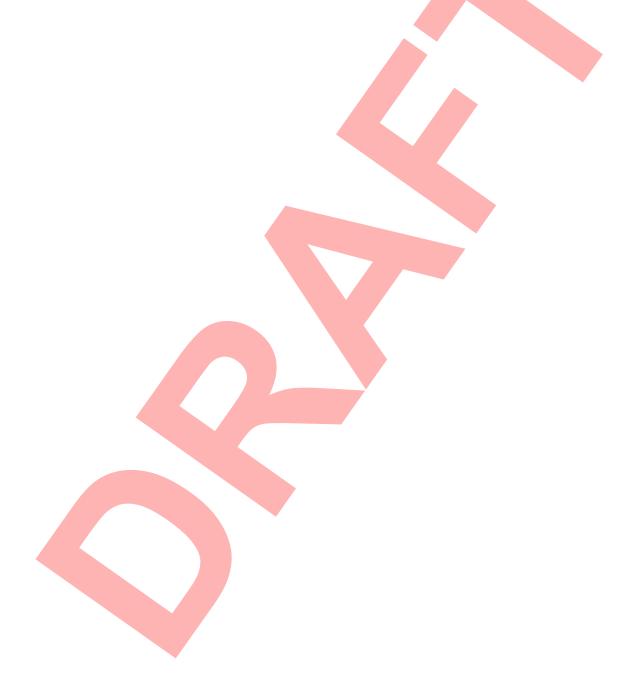


Regs Region: England Elmhurst Energy Systems SAP2012 Calculator (Design System) version 4.14r10

RECOMMENDATIONS



	Typical cost	Typical savings per year	Energy efficiency	Environmental impact	Result
Low energy lights			0	0	Already installed
Solar water heating			0	0	Not applicable
Photovoltaic			0	0	Not applicable
Wind turbine			0	0	Not applicable
Totals	£0	£0	B 81	B 88	



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