PREDICTED ENERGY ASSESSMENT

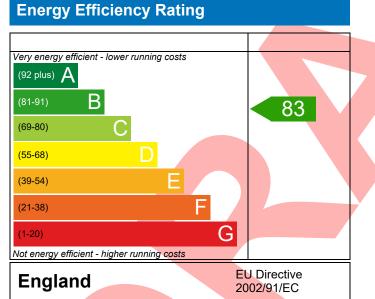


Plot 188, 2 Bed, K, WC, B Dwelling type: Date of assessment: Produced by: Total floor area:

House, Semi-Detached 24/10/2022 Henry Knight 60.34 m²

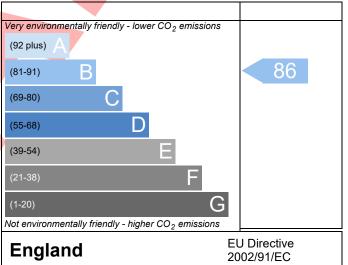
This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance 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 (CO_2) emissions.



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 (CO_2) emissions. The higher the rating the less impact it has on the environment.

This report has not been submitted through the Elmhurst Energy members' portal, therefore results are subject to change when the dwelling is completed.



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



Reference Property Plot 188, 2 Bed, K, WC, B SAP Rating 83 B DER 19.73 TER 19.86 Environmental 86 B % DER 0.66 0.66 CO2 Emissions (t/year) 0.99 DFEE 47.92 TFEE 52.54 General Requirements Compliance Pass % DFEE 8.79	Property Reference		-188			Dron Tuno Def	Issued on Date	24/10/2022		
Property Plot 188, 2 Bed, K, WC, B SAP Rating 83 B DER 19,73 TER 19.86 Environmental 86 B % DERCTER 0.66 0.66 CO2 Emissions (L/year) 0.99 DFEE 47.92 TFEE 52.54 General Requirements Compliance Pass % DERCTFEE 8.79 Assessor Details Mr. Henry Knight, Henry Knight, Tel: 01173183565, Assessor ID U528-000: Henry, knight@aessc.co.uk VISTRY Homes UMARY FOR INPUT DATA FOR New Build (As Designed) Triterion 1 – Achieving the TER and TFEE rate a TER and DER Image: Color Pass KgCO2/m ² Pass Fuel for main heating Mains gas 19.73 kgCO2/m ² Pass Pass Pass Pass KgCO2/m ² Pass Pass Pass kgCO2/m ² Pass Pass<	Assessment Reference	188	188 Prop Type Ref Harcourt Semi (Op)							
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General Requirements Compliance Pass % DFEE 8.79 Assessor Details Mr. Henry Knight, Henry Knight, Tel: 01173183565, Assessor ID U528-000: Henry, Knight@aessc.co.uk VISTRY Homes VISTRY Homes VISTRY Homes UMARY FOR INPUT DATA FOR New Build (As Designed) Triterion 1 – Achieving the TER and TFEE rate a TER and DER Fuel for main heating Mains gas Fuel for main heating Mains gas kgCO ₂ /m ² Pass kgCO ₂ /m ² Pass Devel for main heating 1.00 (mains gas) kgCO ₂ /m ² Pass kgCO ₂ /m ² Pass Fuel for main heating 1.00 (mains gas) kgCO ₂ /m ² Pass kgCO ₂ /m ² Pass Develling Carbon Dioxide Emission Rate (DER) 19.73 kgCO ₂ /m ² Pass kgCO ₂ /m ² Pass b TFEE and DFEE 52.54 kWh/m ² /yr Pass kWh/m ² /yr Pass Target Fabric Energy Efficiency (TFEE) 52.54 kWh/m ² /yr Pass Pass Element Average Highest Element 9.25 (max. 0.70) Pass Roof 0.17 (max. 0.20) 0.17 (max. 0.35) 0.48 (max. 0.70)	Environmental			86 B	% DER <ter< td=""><td></td><td>0.66</td><td></td></ter<>		0.66			
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Maximum 10.0 m³/(h.m²) @ 50 Pa Pass	Air permeabil	ity at 50 pascals		5.01 (de	sign value)		m³/(h.m²) @ 50 Pa	l		
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		Efficiencies								
	4 Heating efficier	ncv								

This report has not been submitted through the Elmhurst Energy members' portal, therefore results are subject to change when the dwelling is completed.



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



Main heating system	Boiler system with radiators or underfloor - Mains gas Data from database	Pass		
	Ideal LOGIC COMBI ESP1 30			
	Combi boiler Efficiency: 89.6% SEDBUK2009 Minimum: 88.0%			
Secondary heating system	None			
5 Cylinder insulation				
Hot water storage	No cylinder			
<u>6 Controls</u>				
Space heating controls	Programmer, room thermostat and TRVs	Pass		
Hot water controls	No cylinder			
Boiler interlock	Yes	Pass		
7 Low energy lights				
Percentage of fixed lights with low-energy fittings	100 %			
Minimum	75 %	Pass		
8 Mechanical ventilation				
Not applicable				
terion 3 – Limiting the effects of heat gains in su	mmer			
Summertime temperature				
Overheating risk (Thames Valley)	Slight	Pass		
used on:				
Overshading	Average			
Windows facing North	5.55 m ² , No overhang			
Windows facing South	3.66 m ² , No overhang			
Air change rate	4.00 ach			
Blinds/curtains	None			
iterion 4 – Building performance consistent with	DER and DFEE rate			
Party Walls				
Type	U-value			
Filled Cavity with Edge Sealing	0.00 W/m²K	Pass		
Air permeability and pressure testing <u>3 Air permeability</u>				
Air permeability at 50 pascals	5.01 (design value) m ³ /(h.m ²) @ 50 Pa			
Air permeability at 50 pascals	5.01 (design value) m³/(h.m²) @ 50 Pa 10.0 m³/(h.m²) @ 50 Pa			
Maximum	10.0 III / (II.III) @ 50 Pa	_ F d S S		
Maximum Key features				
Key features	0.00			
Key features Party wall U-value	0.00 W/m²K			
Key features Party wall U-value Door U-value	0.90 W/m²K			
<u>) Key features</u> Party wall U-value				

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RECOMMENDATIONS



	Typical cost	Typical savings per year	Energy efficiency	Environmental impact	Result
Low energy lights			0	0	Already installed
Solar water heating	£4,000 - £6,000	£23	B 84	B 88	Recommended
Photovoltaic	£3,500 - £5,500	£373	A 97	A 100	Recommended
Wind turbine			0	0	Not applicable
Totals	£7,500 - £11,500	£396	A 97	A 100	
lotais	£7,500-£11,500	£396	A 97	A 100	

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