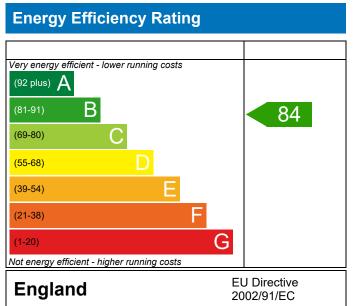


175, 3 Bed, K, WC, U, B, ES Dwelling type:House, DetachedDate of assessment:19/07/2023Produced by:Paul FrearsonTotal floor area:102.82 m²DRRN:5527-1388-9076

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 Very environmentally friendly - lower CO2 emissions (92 plus) A (81-91) B (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO2 emissions England EU Directive 2002/91/EC

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 been produced by an accredited Elmhurst member whose work is subject to quality assurance audits. The data used to produce the report has been verified by the Elmhurst members' portal.





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



Reference 175, 3 Bed, K, WC, U, B, ES SAP Rating 84 B DER 17.74 TER 18.17 Environmental 85 B % DER <ter< td=""> 2.35 CO2 Emissions (t/year) 1.49 DFEE 49.96 TFEE 58.09 General Requirements Compliance Pass % DFEE 13.99 Assessor Details Mr. Paul Frearson, Paul Frearson, Tel: 07376033865, paul.frearson@aessc.co.uk Assessor ID AA61-0001 UMARY FOR INPUT DATA FOR New Build (As Designed) UMARY FOR INPUT DATA FOR New Build (As Designed) Triterion 1 – Achieving the TER and TFEE rate</ter<>	Property Reference	4907-AA61-6734	-175				Issued on Date	19/07/2023	
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Air permeability at 50 pascals5.01 (design value)m³/(h.m²) @ 50 PaMaximum10.0m³/(h.m²) @ 50 PaPassLimiting System Efficiencies	_	-	near therma	al transmit	tances for each ju	unction			
Maximum 10.0 m³/(h.m²) @ 50 Pa Pass Limiting System Efficiencies	_	_							
Limiting System Efficiencies									
	Maximum			10.0			m³/(h.m²) @ 50 P	a Pass	
<u>4 Heating efficiency</u>	Limiting System E	fficiencies							
	4 Heating efficien	<u>ICY</u>							

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



Main heating system	Boiler system with radiators or underfloor - Mains gas	Pass			
	Data from database Ideal LOGIC COMBI ESP1 35				
	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				
7 Low energy lights					
Percentage of fixed lights with low-energy fittings	100 %				
Minimum	75 %	Pass			
8 Mechanical ventilation					
Not applicable					
Criterion 3 – Limiting the effects of heat gains in su	mmer				
<u>9 Summertime temperature</u>					
Overheating risk (Thames Valley)	Slight	Pass			
Based on:					
Overshading	Average				
Windows facing North	10.07 m ² , No overhang				
Windows facing South	6.67 m ² , No overhang				
Windows facing West	4.03 m ² , No overhang				
Air change rate	4.00 ach				
Blinds/curtains	None				
Criterion 4 – Building performance consistent with	DER and DFEE rate				
Party Walls					
Туре	U-value				
	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				
Maximum	10.0 m ³ /(h.m ²) @ 50 Pa	Pass			
10 Key features					
Party wall U-value	0.00 W/m²K				
Roof U-value	0.11 W/m²K				
Thermal bridging y-value	0.035 W/m²K				

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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	£84	B 85	B 87	Recommended
Photovoltaic	£3,500 - £5,500	£670	A 94	A 95	Recommended
Wind turbine			0	0	Not applicable
Totals	£7,500 - £11,500	£754	A 94	A 95	

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