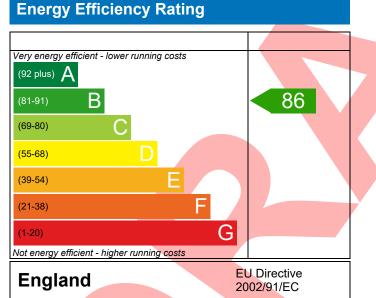
PREDICTED ENERGY ASSESSMENT



Plot 067, 3 Bed, K, WC, B, En Dwelling type: Date of assessment: Produced by: Total floor area: House, Mid-Terrace 12/03/2024 Silvio Junges 105.36 m²

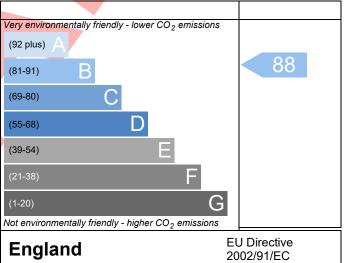
This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance 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 067, 3 Bed, K, WC, B, En SAP Rating 86 B DER 14.57 TER 15.35 Environmental 88 B 32 DER/TER 5.05 CO. CO Emissions (L/year) 1.27 DFEE 37.63 TFEE 42.65 General Requirements Compliance Pass % DEFECTFEE 11.76 Assessor D P637-000 Client Miss Megan Chiswell, Megan Chiswell, Tel: 01884242050, Massessor D P637-000 Residential State Compliance P637-000 SUMARY FOR INPUT DATA FOR New Build (As Designed) Criterion 1 - Achieving the TER and TFEE rate 1.00 (mains gas) F04	Property Reference	4907-P637-7247-067 Issued on Date 12/03/2024							
Property Plot 067, 3 Bed, K, WC, B, En SAP Rating 86 B DER 14.57 TER 15.35 Environmental 88 B % DERATER 5.05 Go C0_Emissions (L/year) 1.27 DFEE 37.63 TEFE 42.65 General Requirements Compliance Pass % DEEE Assessor D P637-000 Miss Megan Chiswell, Megan Chiswell, Tel: 01884242050, megan.chiswell@aessc.co.uk Assessor D P637-000 Client SUMARY FOR INPUT DATA FOR New Build (As Designed) Criterion 1 Assessor D P637-000 SUMARY FOR INPUT DATA FOR New Build (As Designed) Criterion 1 Assessor D P637-000 SUMARY FOR INPUT DATA FOR New Build (As Designed) Criterion 1 Assessor D P637-000 Criterion 1 AChieving the TER and TFEE rate La La La Reg O ₂ /m ² Jumeling Carbon Dioxide Emission Rate (DER) L5.35 kgCO ₂ /m ² Pass Dwelling Carbon Dioxide Emission Rate (DER) L4.57 KgCO ₂ /m ² Pass Dwelling Fabric Energy Efficiency (IFEE) L3.63 Clifterion 2.		Plot 067 Prop Type Ref Beech - AS/OPP - MID							
SAP Rating S6 B DER 14.57 TER 15.35 Environmental 88 8 % DER <ter< td=""> 5.05 30 CO2_Emissions (L/Year) 1.27 DFEE 37.63 TFEE 42.65 General Requirements Compliance Pass % DFECTFEE 11.76 43 Assessor Details Miss Megan Chiswell, Megan Chiswell, Tel: 0184242050, megan.chiswell@aessc.co.uk Assessor ID P637-000 Citerion 1 - Achieving the TER and TFEE rate 100 1.00 Mains gas Fuel for main heating 1.00 Mains gas Fuel for main heating Fuel for fuel for fuel for for</ter<>		Plot 067. 3 Bed. K.	WC. B. En						
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Limiting System Efficiencies					Sibil value)				
		ficiencies		10.0					rass
4 Heating efficiency									

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 Ideal LOGIC COMBI ESP1 35 Combi boiler Efficiency: 89.6% SEDBUK2009	Pass
	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		
Criterion 3 – Limiting the effects of heat gains in su	Immer	
<u>9 Summertime temperature</u>		
Overheating risk (Thames Valley)	Slight	Pass
Based on:		
Overshading	Average	
Windows facing North Windows facing South	7.19 m ² , No overhang 7.15 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	
Filled Cavity with Edge Sealing	0.00 W/m²K	Pass
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	a
Maximum	10.0 m³/(h.m²) @ 50 Pa	a Pass
<u>10 Key features</u>		
External wall U-value	0.12 W/m ² K	
De ate constitutione la constitución de la cons		
Party wall U-value	0.00 W/m ² K	
Party wall U-value	0.00 W/m²K 0.00 W/m²K	

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



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	£31	B 87	B 89	Recommended
Photovoltaic	£5,000 - £8,000	£309	A 96	A 97	Recommended
Wind turbine			0	0	Not applicable
Totals	£9,000 - £14,000	£340	A 96	A 97	
Totals	13,000 - 114,000	1340	A JU	A ST	
4					

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

