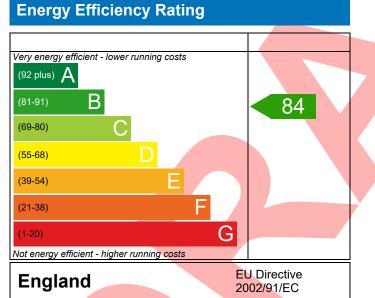


L213, 4 Bed, K, U, WC, B, ES Dwelling type: Date of assessment: Produced by: Total floor area: House, Detached 12/01/2023 Silvio Junges 125.85 m²

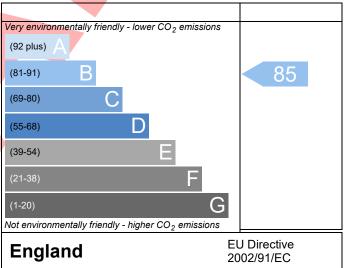
This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance 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 L213, 4 Bed, K, U, WC, B, ES SAP Rating 84 B DER 17.01 TER 17.09 Environmental 85 B % DER <ter< td=""> 0.47 0.47 CO2 Emissions (t/year) 1.76 DFEE 50.27 TFEE 56.72 General Requirements Compliance Pass % DFEE<tfee< td=""> 11.37 Assessor Details Miss Maja Stanisz, Maja Stanisz, Tel: 01392 581 875, maja.stanisz@aessc.co.uk Assessor ID P637-0001 Client FUMARY FOR INPUT DATA FOR New Build (As Designed) Eriterion 1 – Achieving the TER and TFEE rate Eriterion 1 – Achieving the TER and TFEE rate</tfee<></ter<>	Property Reference Assessment	4907-P637-6196- L213	4907-P637-6196-L213 Issued on Date 12/01/202 L213 Prop Type Ref Pembrooke Det AS							
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Limiting System Efficiencies										
		fficiencies		10.0						

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 Minimum: 88.0%	Pass
Secondary heating system	None	
5 Cylinder insulation		
Hot water storage	No cylinder	
6 Controls		
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	nmer	
<u>9 Summertime temperature</u>		
Overheating risk (Thames Valley)	Slight	Pass
Based on:		
Overshading	Average	
Windows facing North East	8.34 m ² , No overhang	
Windows facing South East	0.69 m ² , No overhang	
Windows facing South West	8.30 m ² , No overhang	
Windows facing North West	0.69 m ² , No overhang	
Air change rate	4.00 ach	
Blinds/curtains	None	
Criterion 4 – Building performance consistent with	DER and DEEE rate	
Party Walls	Unider	
Туре	U-value W/m²K	Pass
Air permeability and pressure testing	W/III K	Pass
<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

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)



10 Key features

Party wall U-value
Roof U-value
Door U-value
Window U-value
Thermal bridging y-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	£28	B 85	B 86	Recommended
Photovoltaic	£3,500 - £5,500	£373	A 93	A 93	Recommended
Wind turbine			0	0	Not applicable
Totals	£7,500 - £11,500	£400	A 93	A 93	

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