PREDICTED ENERGY ASSESSMENT



211, Matford Home Park, Dwelling type: House, Semi-Detached

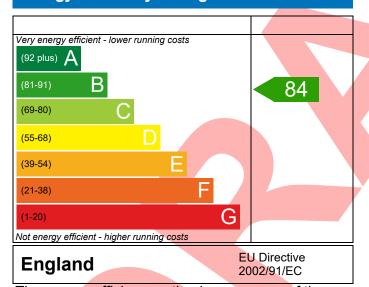
Exeter, Date of assessment: 18/01/2022
Devon, Produced by: Stuart Milne
EX1

Total floor area: 82 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.

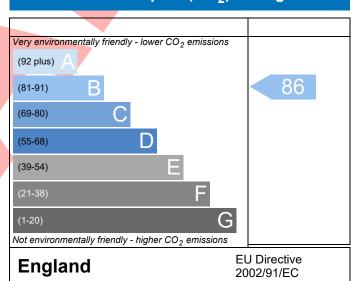
The energy performance has been assessed using the Government approved SAP2012 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO₂) emissions.

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.

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)



Environmental 86 B % DER <ter 2.66="" co<sub="">2 Emissions (t/year) 1.14 DFEE 46.35 TFEE 50.40 General Requirements Compliance Pass % DFEE<tfee 8.04<="" th=""><th>Property Reference</th><th>Matford 211</th><th></th><th></th><th></th><th>Issued on Date</th><th>18/01/2022</th></tfee></ter>	Property Reference	Matford 211				Issued on Date	18/01/2022	
SAP Rating	Assessment	2 Gas		Pr	op Type Ref	3B5P Semi Brick 3 be	ed	
SAP Rating	Reference							
Environmental 86 B	Property	211, Matford Home P	ark, Exeter, Devor	n, EX1				
CO2 Emissions (t/year) General Requirements Compliance Pass	SAP Rating				17.89	TER	18.38	
Assessor Details			86 B					
Assessor Details Mr. Stuart Milne, Stuart Milne, Tel: 01934 742386, sap@mendipenergy.com Client Cavanna Homes SUMARY FOR INPUT DATA FOR New Build (As Designed) Criterion 1 — Achieving the TER and TFEE rate La TER and DER Fuel for main heating [1.00 (mains gas)] Fuel for main heating [1.00 (mains gas)] Fuel for moin heating [1.00 (mains gas)] Fuel for moin heating [1.00 (mains gas)] Fuel for main heating [1.00 (mains gas)] Inage Co ₂ /m² [1.00 (mains gas)] Fuel for [1.00 (mains	, , ,	·	1.14		46.35		50.40	
Sap@mendipenergy.com	General Requireme	ents Compliance	Pass	% DFEE <tfee< th=""><th></th><th>8.04</th><th></th></tfee<>		8.04		
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Limiting System Efficiencies		,						
		Efficiencies				/ (/ @ 301)		

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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 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	Time and temperature zone control	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 sur	nmer	
9 Summertime temperature		
Overheating risk (South West England)	Not significant	Pass
Based on:		
Overshading	Average	
Windows facing East	3.52 m ² , No overhang	
Windows facing West	4.64 m², 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/m ² K	Pass
Air permeability and pressure testing		
3 Air permeability		
Air permeability at 50 pascals	7.00 (design value) m ³ /(h.m ²) @ 50 Pa	
Maximum	10.0 m³/(h.m²) @ 50 Pa	Pass
10 Key features		
Party wall U-value	0.00 W/m ² K	
Roof U-value	0.10 W/m²K	
Floor U-value	0.12 W/m²K	

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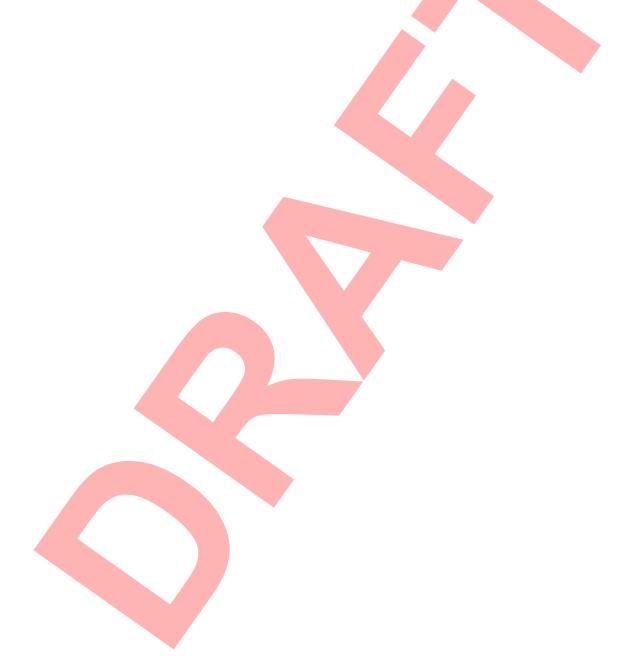


Regs Region: England Elmhurst Energy Systems SAP2012 Calculator (Design System) version 4.14r19

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	£26	B 85	B 88	Recommended
Photovoltaic	£3,500 - £5,500	£373	A 96	A 98	Recommended
Wind turbine			0	0	Not applicable
Totals	f7.500 - f11.500	£399	Α 96	Δ 98	



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