

# PREDICTED ENERGY ASSESSMENT

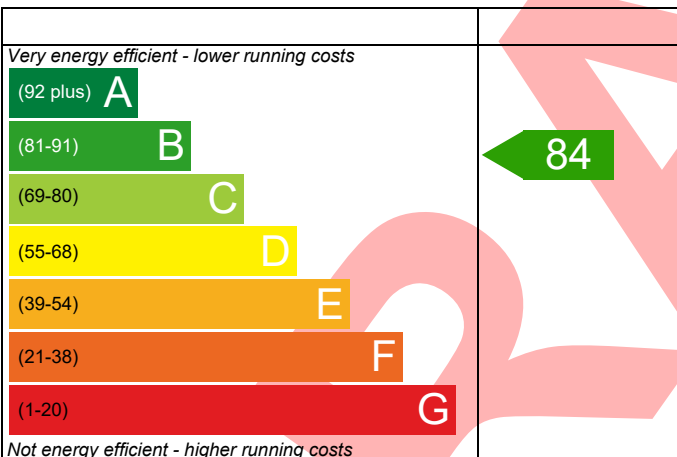
Plot 055, 3 Bed,  
K, WC, U, 2B

Dwelling type: House, Semi-Detached  
Date of assessment: 05/08/2021  
Produced by: Ross Elliott  
Total floor area: 108.93 m<sup>2</sup>

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<sub>2</sub>) emissions.

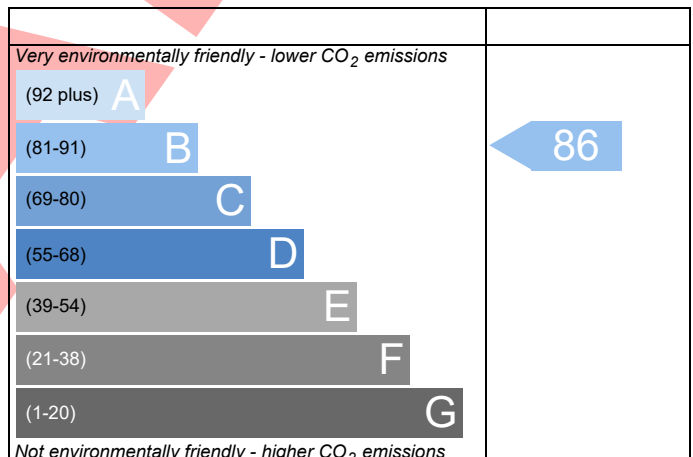
## Energy Efficiency Rating



**England** EU Directive 2002/91/EC

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 (CO<sub>2</sub>) Rating



**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<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

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# BUILDING REGULATION COMPLIANCE

## Calculation Type: New Build (As Designed)



Property Reference	4907-0025-4352-055	Issued on Date	05/08/2021
Assessment Reference	Plot 055	Prop Type Ref	HT3_S_C Semi Op
Property	Plot 055, 3 Bed, K, WC, U, 2B		

SAP Rating	84 B	DER	16.62	TER	17.38
Environmental	86 B	% DER<TER	4.39		
CO <sub>2</sub> Emissions (t/year)	1.52	DFEE	48.14	TFEE	57.59
General Requirements Compliance	Pass	% DFEE<TFEE	16.41		

Assessor Details	Mr. Silvio Junges, Silvio Junges, Tel: 01884 242050, silvio.junges@aessouthern.co.uk	Assessor ID	P639-0001
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Client	Hill Western
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### SUMMARY FOR INPUT DATA FOR New Build (As Designed)

#### Criterion 1 – Achieving the TER and TFEE rate

##### 1a TER and DER

Fuel for main heating	Mains gas		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	17.38	kgCO <sub>2</sub> /m <sup>2</sup>	
Dwelling Carbon Dioxide Emission Rate (DER)	16.62	kgCO <sub>2</sub> /m <sup>2</sup>	Pass
	-0.76 (-4.4%)	kgCO <sub>2</sub> /m <sup>2</sup>	

##### 1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	57.59	kWh/m <sup>2</sup> /yr	
Dwelling Fabric Energy Efficiency (DFEE)	48.14	kWh/m <sup>2</sup> /yr	
	-9.5 (-16.5%)	kWh/m <sup>2</sup> /yr	Pass

#### Criterion 2 – Limits on design flexibility

##### Limiting Fabric Standards

##### 2 Fabric U-values

Element	Average	Highest	
External wall	0.20 (max. 0.30)	0.20 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Floor	0.12 (max. 0.25)	0.12 (max. 0.70)	Pass
Roof	0.12 (max. 0.20)	0.12 (max. 0.35)	Pass
Openings	1.20 (max. 2.00)	1.20 (max. 3.30)	Pass

##### 2a Thermal bridging

Thermal bridging calculated from linear thermal transmittances for each junction

##### 3 Air permeability

Air permeability at 50 pascals	4.00 (design value)	m <sup>3</sup> /(h.m <sup>2</sup> ) @ 50 Pa	
Maximum	10.0	m <sup>3</sup> /(h.m <sup>2</sup> ) @ 50 Pa	Pass

##### Limiting System Efficiencies

##### 4 Heating efficiency

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Main heating system

Boiler system with radiators or underfloor - Mains gas  
Data from database  
Vaillant ecoFIT sustain 618 VU186/6-3 (H-GB)  
  
Efficiency: 89.7% SEDBUK2009  
Minimum: 88.0%

Pass

Secondary heating system

None

### 5 Cylinder insulation

Hot water storage

Measured cylinder loss: 1.11 kWh/day  
Permitted by DBSCG 2.10

Pass

Primary pipework insulated

Yes

Pass

### 6 Controls

Space heating controls

Time and temperature zone control

Pass

Hot water controls

Cylinderstat

Pass

Independent timer for DHW

Pass

Boiler interlock

Yes

Pass

### 7 Low energy lights

Percentage of fixed lights with low-energy fittings

100 %

Minimum

75 %

Pass

### 8 Mechanical ventilation

Continuous extract system

Specific fan power

0.18

Maximum

0.7

Pass

## Criterion 3 – Limiting the effects of heat gains in summer

### 9 Summertime temperature

Overheating risk (Thames Valley)

Slight

Pass

Based on:

Overshading

Average

Windows facing North East

9.20 m<sup>2</sup>, No overhang

Windows facing South West

12.49 m<sup>2</sup>, No overhang

Windows facing North West

0.69 m<sup>2</sup>, No overhang

Air change rate

4.00 ach

Blinds/curtains

None

## Criterion 4 – Building performance consistent with DER and DFEE rate

### Party Walls

Type

U-value

Filled Cavity with Edge Sealing

0.00 W/m<sup>2</sup>K

Pass

### Air permeability and pressure testing

#### 3 Air permeability

Air permeability at 50 pascals

4.00 (design value) m<sup>3</sup>/(h.m<sup>2</sup>) @ 50 Pa

Maximum

10.0 m<sup>3</sup>/(h.m<sup>2</sup>) @ 50 Pa

Pass

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



**10 Key features**

Party wall U-value	0.00	W/m <sup>2</sup> K
Roof U-value	0.12	W/m <sup>2</sup> K
Floor U-value	0.12	W/m <sup>2</sup> K
Door U-value	1.08	W/m <sup>2</sup> K

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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	£41	B 86	B 88	Recommended
Photovoltaic	£3,500 - £5,500	£345	A 94	A 96	Recommended
Wind turbine			0	0	Not applicable
<b>Totals</b>	<b>£7,500 - £11,500</b>	<b>£386</b>	<b>A 94</b>	<b>A 96</b>	

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