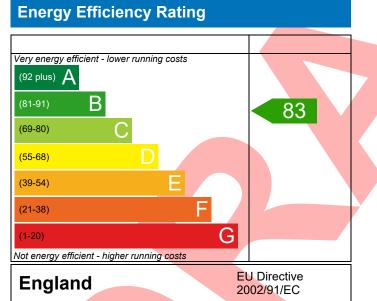
PREDICTED ENERGY ASSESSMENT



015, 2 Bed, K,B,WC Dwelling type: Date of assessment: Produced by: Total floor area: House, Detached 31/01/2022 Henry Knight 88.2 m²

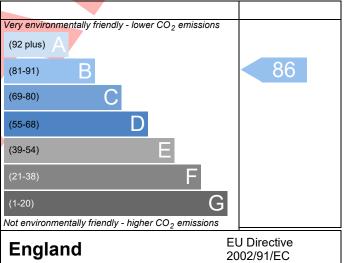
This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance 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.



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

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



Reference O15, 2 Bed, K,B,WC SAP Rating 83 B DER 17.78 TER Environmental 86 B % DER <ter< th=""> 13.08 CO2 Emissions (t/year) 1.38 DFEE 53.03 TFEE 0 General Requirements Compliance Pass % DFEE 18.84</ter<>	31/01/2022)15	U528-0001-6140-	operty Reference
Property O15, 2 Bed, K,B,WC SAP Rating 83 B DER 17.78 TER Environmental 86 B % DER 13.08 GG C0_Emissions (L/year) 1.38 DFEE 52.03 TFEE 18.84 Assessor Details Mr. Henry Knight, Henry Knight, Tel: 01173183565, Assessor ID U52 Kenry, knight@@aessc.co.uk CG Fry & Son Ltd US2 SUMARY FOR INPUT DATA FOR New Build (As Designed) Citerion 1 - Achieving the TER and TFEE rate KgCO ₂ /m ² La TER and DER Fuel for main heating [1.00 (mains gas)] [2.68 (-13.1%)] Fuel for Dioxide Emission Rate (TER) 20.46 kgCO ₂ /m ² [2.68 (-13.1%)] Dwelling Carbon Dioxide Emission Rate (DER) [1.7.78 kgCO ₂ /m ² [2.68 (-13.1%)] Lb TEE and DFEE Fage Fabric Energy Efficiency (DFEE) [5.34] kWh/m ² /yr [4.3 (-14.8%)] [4.01/m ² /yr Lb TEE and DFEE Limiting Fabric Energy Efficiency (DFEE) [5.3.4] kWh/m ² /yr [4.3 (-14.8%)] [4.01/m ² /yr Criterion 2 – Limits on design flexibility [5.3.4] kWh/m ² /yr <th colspan="8">015 Prop Type Ref C205D-H Det (OP)</th>	015 Prop Type Ref C205D-H Det (OP)							
SAP Rating 83 B DER 17.78 TER Environmental 86 B % DER <ter< td=""> 13.08 C0; Emissions (t/year) 1.38 DFEE 53.03 TFEE 0 General Requirements Compliance Pass % DFEE 18.84 4 Assessor Details Mr. Henry Knight, Henry Knight, Tel: 01173183565, Henry Knight@assc.co.uk Assessor ID US2 Citent C G Fry & Son Ltd US2 4 5 4 5 5 4 5 5 4 5 5 4 5 6 6 6 6 6 0 2 6 1 0 5 1 5 1 5 6 6 6 0 6 0 7 7 7 6 6 6 0 7 7 7 6 6 6 0 0 7 7 7 7 7 6 6 6 0 7 7 7 7</ter<>						2	015, 2 Bed, K,B,W	
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Assessor Details Mr. Henry Knight, Henry Knight, Tel: 01173183565, Henry.knight@aessc.co.uk Assessor ID US2 Client C G Fry & Son Ltd UMARY FOR INPUT DATA FOR New Build (As Designed) riterion 1 - Achieving the TER and TFEE rate a TER and DER Main's gas Image: Son Ltd Image: Son Ltd Fuel for main heating Main's gas Image: Son Dioxide Emission Rate (TER) Image: Son Dioxide Emission Rate (TER) Image: Son Dioxide Emission Rate (DER) Image: Son Dioxide Emission R	65.34		53.03					
Henry.knight@aessc.co.uk CG Fry & Son Ltd UMARY FOR INPUT DATA FOR New Build (As Designed) riterion 1 - Achieving the TER and TFEE rate a TER and DER Fuel for main heating Mains gas Fuel for main heating 1.00 (mains gas) Target Carbon Dioxide Emission Rate (TER) 20.46 kgCO ₃ /m ² Dwelling Carbon Dioxide Emission Rate (DER) 17.78 kgCO ₃ /m ² - Case (-13.1%) kgCO ₂ /m ² - b TEEE and DFEE 65.34 kWh/m ² /yr Target Fabric Energy Efficiency (TFEE) 65.34 kWh/m ² /yr Dwelling Fabric Energy Efficiency (DFEE) 53.03 kWh/m ² /yr Dwelling Fabric Standards - - - 2 Fabric U-values Highest - - Element Average Highest - External wall 0.19 (max. 0.30) - - Pior 0.15 (max. 0.25) 0.16 (max. 0.70) - Roof 0.11 (max. 0.20) 1.11 (max. 0.35) - - Openings 1.39 (max. 2.00) 1.40 (max. 3.30) - Openings		18.84		% DFEE <tfee< th=""><td>Pass</td><td></td><td>Compliance</td><td>neral Requirement</td></tfee<>	Pass		Compliance	neral Requirement
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Thermal bridging calculated from linear thermal transmittances for each junction <u>3 Air permeability</u> Air permeability at 50 pascals 5.01 (design value) m³/(h.m²) @ 50 Pa								2a Thermal bridgin
3 Air permeability Air permeability at 50 pascals 5.01 (design value) m³/(h.m²) @ 50 Pa			ction	ances for each iun	al transmitt	ear therm		
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		$m^3/(h m^2) @ 50 Pa$	5.01 (design value) m ³ /				at 50 pascals	
	Pass			ייצוי ימומכן				
	r ass				10.0		cioncios —	
Limiting System Efficiencies <u>4 Heating efficiency</u>								

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



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

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



Main heating system	Boiler system with radiators or underfloor - Mains gas Data from database	Pass	
	Vaillant ecoFIT sustain 835 VUW 356/6-3 (H-GB)		
	Combi boiler		
	Efficiency: 89.3% 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	100 %		
fittings			
Minimum	75 %	Pass	
8 Mechanical ventilation			
Continuous extract system (decentralised)			
Specific fan power	0.1600 0.1600]	
Maximum	0.7	Pass	
Criterion 3 – Limiting the effects of heat gains in sum	mer		
<u>9 Summertime temperature</u>			
Overheating risk (Severn Valley)	Slight	Pass	
Based on:		- I	
Overshading	Average		
Windows facing North East	6.98 m ² , No overhang]	
Windows facing South East	4.50 m ² , No overhang		
Windows facing South West	3.15 m ² , No overhang		
Air change rate	4.00 ach		
		-	
Blinds/curtains	None	j	
Blinds/curtains Criterion 4 – Building performance consistent with D]	
Criterion 4 – Building performance consistent with D] 	
Criterion 4 – Building performance consistent with D Party Walls	ER and DFEE rate	Pass	
Criterion 4 – Building performance consistent with D Party Walls	ER and DFEE rate U-value	Pass	
Criterion 4 – Building performance consistent with D Party Walls Type	ER and DFEE rate U-value	Pass	
Criterion 4 – Building performance consistent with D Party Walls Type Air permeability and pressure testing	ER and DFEE rate U-value	Pass	
Criterion 4 – Building performance consistent with D Party Walls Type Air permeability and pressure testing <u>3 Air permeability</u>	ER and DFEE rate U-value W/m ² K	Pass	
Criterion 4 – Building performance consistent with D Party Walls Type Air permeability and pressure testing <u>3 Air permeability</u> Air permeability at 50 pascals	ER and DFEE rate U-value W/m²K 5.01 (design value) m³/(h.m²) @ 50 Pa		
Criterion 4 – Building performance consistent with D Party Walls Type Air permeability and pressure testing 3 Air permeability Air permeability at 50 pascals Maximum	ER and DFEE rate U-value W/m²K 5.01 (design value) m³/(h.m²) @ 50 Pa		
Criterion 4 – Building performance consistent with D Party Walls Type Air permeability and pressure testing 3 Air permeability Air permeability Air permeability at 50 pascals Maximum 10 Key features	ER and DFEE rate U-value W/m²K 5.01 (design value) m³/(h.m²) @ 50 Pa 10.0 m³/(h.m²) @ 50 Pa		

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



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	£29	B 85	B 87	Recommended
Photovoltaic	£3,500 - £5,500	£349	A 95	A 96	Recommended
Wind turbine			0	0	Not applicable
Totals	£7,500 - £11,500	£378	A 95	A 96	

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