PREDICTED ENERGY ASSESSMENT



Plot 192, 2 Bed, K. B. WC Dwelling type: House, End-Terrace

Date of assessment: 21/02/2020

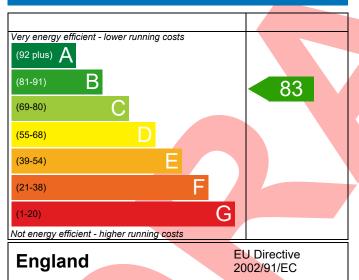
Produced by: Andrew McManus

Total floor area: 76.04 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.

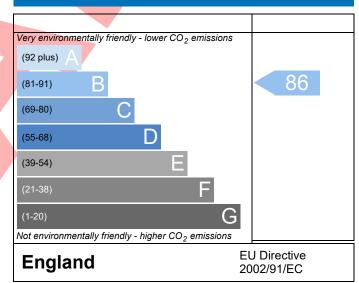
The energy performance has been assessed using the Government approved SAP2012 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO₂) emissions.

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)



192	Property Reference	e 4907-0023-4799-	192				Issued on Date	21/02/2020	
Property									
SAP Rating	Reference								
Semissions (t/year)	Property	Plot 192, 2 Bed, K	, B, WC						
Copt Emissions (t/year)	SAP Rating			83 B	DER	17.94	TER	18.99	
Assessor Details Mr. Andrew McManus, Andrew McManus, Tel: 01455 \$83250, andrew.mcmanus@aessc.co.uk South West, Bovis Homes SUMARY FOR INPUT DATA FOR New Build (As Designed) Criterion 1 - Achieving the TER and TFEE rate 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Environmental			86 B	% DER <ter< td=""><td></td><td>5.54</td><td></td></ter<>		5.54		
Assessor Details Mr. Andrew McManus, Andrew McManus, Tel: 01455 883250, andrew.mcmanus@aessc.co.uk South West, Bovis Homes	CO₂ Emissions (t/y	ear)		1.17	DFEE	45.27	TFEE	51.51	
Client South West, Bovis Homes SUMARY FOR INPUT DATA FOR New Build (As Designed) Criterion 1 - Achieving the TER and TFEE rate 1a TER and DER Fuel for main heating Fuel factor Target Carbon Dioxide Emission Rate (TER) Dwelling Carbon Dioxide Emission Rate (DER) Dwelling Carbon Dioxide Emission Rate (DER) Dwelling Fabric Energy Efficiency (TFEE) Dwelling Fabric Energy Efficiency (DFEE) Dwelling Fabric Energy Efficiency (DFEE) Limiting Fabric Standards 2 Fabric U-values Element Average Highest External wall 0.25 (max. 0.36) 0.25 (max. 0.70) Pass Party wall 0.00 (max. 0.20) - Pass Roof 0.12 (max. 0.20) 0.17 (max. 0.70) Pass Roof 0.12 (max. 0.20) 1.40 (max. 3.30) Pass Design Pass Design Pass Design Pass Design Pass Design Pass Design Design Revibility Air permeability Air permeability at 50 pascals Maximum 10.00 (max) 10.00 (max. 0.00) 1.00 (max. 0.070) Pass	General Requirem	ents Compliance		Pass	% DFEE <tfee< td=""><td></td><td>12.11</td><td></td></tfee<>		12.11		
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4 Heating efficiency

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



Main heating system	Boiler system with radiators or underfloor - Mains gas Data from database	Pass
	Potterton Assure 30 Combi	
	Combi boiler	
	Efficiency: 89.0% SEDBUK2009 Minimum: 88.0%	
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	100 %	
fittings		
Minimum	75 %	Pass
8 Mechanical ventilation		
Continuous extract system (decentralised)		
Specific fan power	0.1700 0.1800	
Maximum	0.7	Pass
Criterion 3 – Limiting the effects of heat gains in sur	nmer	
9 Summertime temperature		
Overheating risk (Severn Valley)	Not significant	Pass
Based on:		
Overshading	Average	
Windows facing North	3.91 m ² , No overhang	
Windows facing South	3.52 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/m²K	Pass
Air permeability and pressure testing		
3 Air permeability		
Air permeability at 50 pascals	5.00 (design value) m ³ /(h.m ²) @ 50 I	
Maximum	10.0 m ³ /(h.m ²) @ 50 I	Pa Pass
10 Key features		
Party wall U-value	0.00 W/m²K	
Roof U-value	0.12 W/m²K	
Door U-value	0.90 W/m²K	
Thermal bridging y-value	0.038 W/m ² 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	£29	B 85	B 88	Recommended
Photovoltaic	£3,500 - £5,500	£320	A 96	A 98	Recommended
Wind turbine			0	0	Not applicable
Totals	£7,500 - £11,500	£349	A 96	A 98	



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