

PREDICTED ENERGY ASSESSMENT

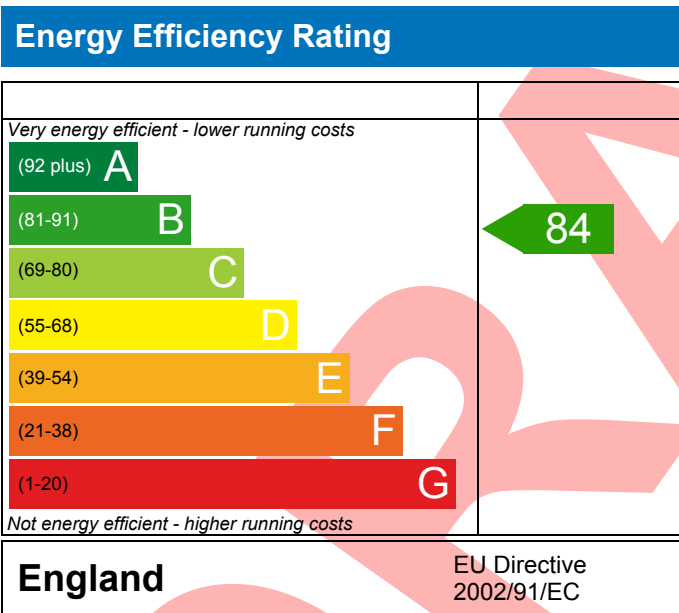


FT-04, Plot 174, 179,
Reading,
Berkshire

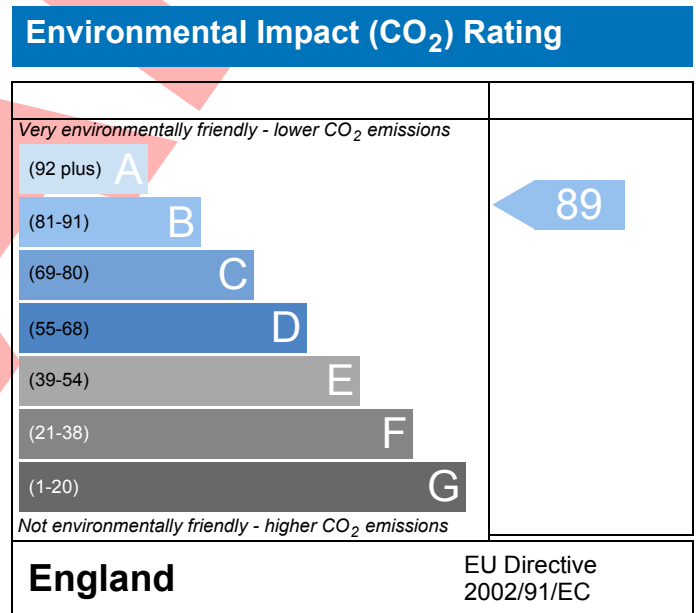
Dwelling type: Flat, Mid-Terrace
Date of assessment: 16/03/2019
Produced by: Southern Energy Consultants Limited
Total floor area: 51.09 m²

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.



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.



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.

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BUILDING REGULATION COMPLIANCE

Calculation Type: New Build (As Designed)



Property Reference	SECPMW012b	Issued on Date	16/03/2019
Assessment Reference	001	Prop Type Ref	MFF
Property	FT-04, Plot 174, 179, Reading, Berkshire		
SAP Rating	84 B	DER	17.55
Environmental	89 B	TER	19.06
CO ₂ Emissions (t/year)	0.75	% DER<TER	7.91
General Requirements Compliance	Pass	DFEE	39.24
		TREE	42.90
		% DFEE<TFEE	8.54
Assessor	Stephen Smith, Tel: 01635261582	Assessor ID	d168-0001
Client	Bellway Homes Thames Valley		

SUMMARY FOR INPUT DATA FOR New Build (As Designed)

Criterion 1 – Achieving the TER and TFE rate

1a TER and DER

Fuel for main heating	Mains gas		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	19.06	kgCO ₂ /m ²	
Dwelling Carbon Dioxide Emission Rate (DER)	17.55	kgCO ₂ /m ²	Pass
	-1.51 (-7.9%)	kgCO ₂ /m ²	

1b TFE and DFEE

Target Fabric Energy Efficiency (TFEE)	42.90	kWh/m ² /yr	
Dwelling Fabric Energy Efficiency (DFEE)	39.24	kWh/m ² /yr	
	-3.7 (-8.6%)	kWh/m ² /yr	Pass

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.23 (max. 0.30)	0.25 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Roof	0.15 (max. 0.20)	0.15 (max. 0.35)	Pass
Openings	1.23 (max. 2.00)	1.30 (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	5.00 (design value)	m ³ /(h.m ²) @ 50 Pa	
Maximum	10.0	m ³ /(h.m ²) @ 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
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

Continuous extract system (decentralised)

Specific fan power

0.1600 0.1600

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 South

6.42 m², 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/m²K

Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals

5.00 (design value)

Maximum

10.0 Pass

10 Key features

Party wall U-value

0.00 W/m²K

Door U-value

1.00 W/m²K

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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			0	0	Not applicable
Photovoltaic			0	0	Not applicable
Wind turbine			0	0	Not applicable
Totals	£0	£0	B 84	B 89	

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