PREDICTED ENERGY ASSESSMENT
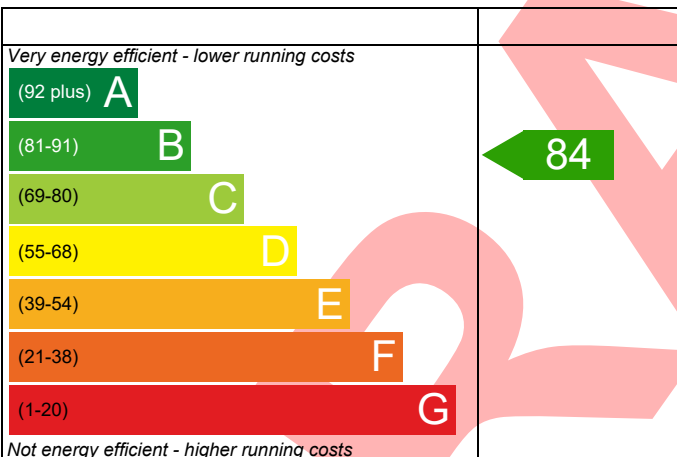
AES Sustainability Consultants

Gable Window, Plot 341, 3 bed,
K, WC, B

Dwelling type:	House, Semi-Detached
Date of assessment:	10/08/2021
Produced by:	Silvio Junges
Total floor area:	94.04 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 (CO_2) emissions.
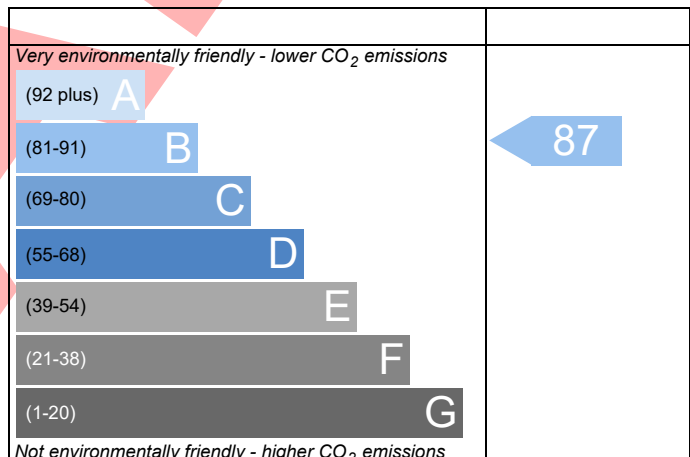
Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G

84

Not energy efficient - higher running costs

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_2) Rating

Very environmentally friendly - lower CO_2 emissions

(92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G

87

Not environmentally friendly - higher CO_2 emissions

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_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.

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

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Property Reference	4907-P637-5339-341		**Issued on Date**	10/08/2021
Assessment Reference	341	**Prop Type Ref**	AF3 MOB RM-SEMI-OPP	
Property	Gable Window, Plot 341, 3 bed, K, WC, B			

SAP Rating	84 B	**DER**	16.44	**TER**	18.05
Environmental	87 B	**% DER<TER**	8.92		
CO₂ Emissions (t/year)	1.28	**DFEE**	44.91	**TFEE**	52.88
General Requirements Compliance	Pass	**% DFEE<TFEE**	15.08		

Assessor Details	Mr. Silvio Junges, Silvio Junges, Tel: 01884 242050, silvio.junges@aessouthern.co.uk	**Assessor ID**	P637-0001
Client	Northern Home Counties, Bellway 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	Mains gas	
Fuel factor	1.00 (mains gas)	
Target Carbon Dioxide Emission Rate (TER)	18.05	kgCO₂/m²
Dwelling Carbon Dioxide Emission Rate (DER)	16.44	kgCO₂/m²	Pass
	-1.61 (-8.9%)	kgCO₂/m²

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	52.88	kWh/m²/yr
Dwelling Fabric Energy Efficiency (DFEE)	44.91	kWh/m²/yr
	-8.0 (-15.1%)	kWh/m²/yr	Pass

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.25 (max. 0.30)	0.25 (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	0.11 (max. 0.20)	0.11 (max. 0.35)	Pass
Openings	1.37 (max. 2.00)	1.40 (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	5.01 (design value)	m³/(h.m²) @ 50 Pa	
Maximum	10.0	m³/(h.m²) @ 50 Pa	Pass

Limiting System Efficiencies

4 Heating efficiency

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Elmhurst Energy Systems
SAP2012 Calculator (Design System) version 4.14r16

elmhurst energy

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	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 summer

9 Summertime temperature

Overheating risk (Thames Valley)	Slight	Pass

Based on:

Overshading	Average
Windows facing North	1.09 m², No overhang
Windows facing East	5.03 m², No overhang
Windows facing West	5.04 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	5.01 (design value)	m³/(h.m²) @ 50 Pa	
Maximum	10.0	m³/(h.m²) @ 50 Pa	Pass

10 Key features

Party wall U-value	0.00	W/m²K
Roof U-value	0.11	W/m²K
Floor U-value	0.12	W/m²K
Thermal bridging y-value	0.035	W/m²K

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RECOMMENDATIONS

AES Sustainability Consultants

	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 86	B 88	Recommended
Photovoltaic	£3,500 - £5,500	£345	A 95	A 97	Recommended
Wind turbine			0	0	Not applicable
Totals	**£7,500 - £11,500**	**£374**	**A 95**	**A 97**	

Regs Region: England
Elmhurst Energy Systems
SAP2012 Calculator (Design System) version 4.14r16