PREDICTED ENERGY ASSESSMENT



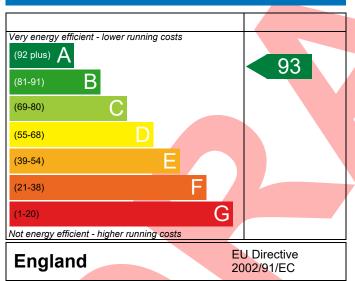
Plot 41, Millfield Nurseries, Spalding Common, Dwelling type: House, Semi-Detached

Spalding, Date of assessment: 24/01/2023 Lincs, Produced by: Jake Eaton PE11 3AU Total floor area: 113.2 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.

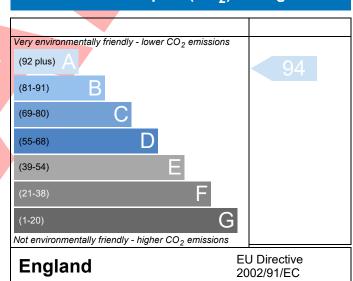
The energy performance has been assessed using the Government approved SAP2012 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO₂) emissions.

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.

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



Property Reference PE11 3AU Plo	t 41		Issued	d on Date	24/01/2023	
Assessment 001	001 Prop Type Ref Type H					
Reference Property Plot 41, Millfil	eld Nurseries, Spalding Comr	non Spalding Linc	s PF11 3AU			
					45.24	
SAP Rating Environmental		DER 6 DER <ter< td=""><td>7.71 TEF</td><td>49.74</td><td>15.34</td></ter<>	7.71 TEF	49.74	15.34	
CO ₂ Emissions (t/year)		OFEE	37.50 TFE		47.46	
General Requirements Compliance		6 DFEE <tfee< td=""><td>37.30</td><td>20.98</td><td>47.40</td></tfee<>	37.30	20.98	47.40	
	ake Eaton, Tel: 01400283471	iake@aeratech.co	Asa Asa	sessor ID	P711-0001	
Client	ike Laton, Tel. 01400203471	, jake@acratecii.co	7.uk	SC3301 1D	1711-0001	
SUMARY FOR INPUT DATA FOR New B	uild (As Designed)					
Criterion 1 – Achieving the TER and TF						
1a TER and DER	LLTate					
Fuel for main heating	Mains gas				\neg	
Fuel factor	1.00 (mains	(gas)			=	
Target Carbon Dioxide Emission Rat		, 803/		kgCO ₂ /m ²		
Dwelling Carbon Dioxide Emission F	` '			kgCO ₂ /m ²	Pass	
<u> </u>	-7.63 (-49.7	7%)		kgCO ₂ /m ²		
1b TFEE and DFEE				_		
Target Fabric Energy Efficiency (TFE	E) 47.46			kWh/m²/yr		
Dwelling Fabric Energy Efficiency (D	FEE) 37.50			kWh/m²/yr		
	-10.0 (-21.1	(%)		kWh/m²/yr	Pass	
Criterion 2 – Limits on design flexibilit	у					
Limiting Fabric Standards						
2 Fabric U-values						
Element	Average	Highe	est			
External wall	0.21 (max. 0.30)	0.23 ((max. 0.70)		Pass	
Party wall	0.00 (max. 0.20)	-			Pass	
Floor	0.12 (max. 0.25)		(max. 0.70)		Pass	
Roof	0.12 (max. 0.20)	0.13 (max. 0.35)		Pass		
Openings	1.38 (max. 2.00)	1.40 ((max. 3.30)		Pass	
2a Thermal bridging						
Thermal bridging calculated from	m linear thermal transmittan	ces for each junction	on			
3 Air permeability	▼					
Air permeability at 50 pascals	5.01 (design	n value)		.m²) @ 50 Pa		
Maximum	10.0		m ³ /(h	.m²) @ 50 Pa	Pass	

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4 Heating efficiency

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



Ideal LOGIC MAX SYSTEM S18 Efficiency: 89.7% SEDBUK2009 Minimum: 88.0% Secondary heating system None Permitted by DBSCG 2.30 Primary pipework insulated Yes Permitted by DBSCG 2.30 Primary pipework insulated Yes Space heating controls Programmer room thermostat and TRVs Pass Hot water controls Cylinderstat Pass Independent timer for DHW Pass Pass Independent timer for DHW Pass Percentage of fixed lights with low-energy fittings Minimum To Set Mechanical ventilation Continuous extract system (decentralised) Specific fan power Maximum Continuous extract system (decentralised) Specific fan power Maximum Summertime temperature Overheating risk (East Pennines) Based on: Overshading Average Windows facing North Windows facing South 10.70 m², No overhang Windows facing West 11.20 m², No overhang Air change rate Blinds/curtains Light-coloured curtain or roller blind, closed 50% of daylight hours Criterion 4 – Building performance consistent with DER and DFEE rate Party Walls Type Pass Air permeability and pressure testing 3 Air permeability and pressure testing 10.00 m²/(h.m²) @ 50 Pa Pass	Main heating system	Boiler system with radiators or underfloor - Mains gas Data from database	Pass
Secondary heating system None Nominal cylinder loss: 1,79 kWh/day Pass Permitted by DBSCG 2,30 Primary pipework insulated Yes Pass Space heating controls None None Programmer, room thermostat and TRVs Pass None None None None Permitted by DBSCG 2,30 Pass Space heating controls Programmer, room thermostat and TRVs Pass None Pass None None None Pass Space heating controls Programmer, room thermostat and TRVs Pass None Pass None None None Pass Pass None None None None Pass Pass None Non			
Secondary heating system None Nominal cylinder loss: 1,79 kWh/day Pass Permitted by DBSCG 2,30 Primary pipework insulated Yes Pass Space heating controls None None Programmer, room thermostat and TRVs Pass None None None None Permitted by DBSCG 2,30 Pass Space heating controls Programmer, room thermostat and TRVs Pass None Pass None None None Pass Space heating controls Programmer, room thermostat and TRVs Pass None Pass None None None Pass Pass None None None None Pass Pass None Non			
Secondary heating system None S Cylinder insulation Hot water storage Primary pipework insulated Yes Permitted by DBSCG 2:30 Primary pipework insulated Yes Pergrammer, room thermostat and TRVs Pass Space heating controls Hot water controls Cylinderstat Personamer, room thermostat and TRVs Pass Boiler interlock Pess Boiler interlock Pess Percentage of fixed lights with low-energy fittings Minimum To Continuous extract system (decentralised) Specific fan power Ontinuous extract system (decentralised) Specific fan power Overheating risk (East Pennines) Samertime temperature Overheating risk (East Pennines) Sased on: Overshading Average Windows facing North Windows facing South Windows facing South Uight-coloured curtain or roller blind, closed 50% of daylight hours Criterion 4 - Building performance consistent with DER and DFEE rate Party Walls Type U-value Filled Cavity with Edge Sealing One My/m²k Pass Air permeability at 50 pascals South Mindows facing West Air permeability at 50 pascals South Mindows facing West Air permeability at 50 pascals South Mindows facing West Air permeability at 50 pascals South Mindows facing West Air permeability at 50 pascals			
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Hot water storage Nominal cylinder loss: 1.79 kWh/day Pass Primary pipework insulated Yes Pass Primary pipework insulated Yes Pass Space heating controls Programmer, room thermostat and TRVs Pass Hot water controls Cylinderstat Pass Boiler interlock Pass Independent timer for DHW Pass Percentage of fixed lights with low-energy fittings Minimum 75 % Pass 3 Mechanical ventilation Pass Nominal cylinder loss Pass Criterion 3 - Limiting the effects of heat gains in summer 9 Summertime temperature Overheating risk (East Pennines) Slight Pass Based on: Overshading Average Windows facing South 4.76 m², No overhang Windows facing South 1.20 m², No overhang Windows facing South 1.20 m², No overhang Air change rate 4.00 ach Blinds/curtains Light-coloured curtain or roller blind, closed 50% of daylight hours Criterion 4 - Building performance consistent with DER and DFEE rate Party Walls Itype U-value Filled Cavity with Edge Sealing O.00 W/m²k Pass Air permeability and pressure testing 3.4ir permeability and pressure testing 3.4ir permeability at 50 pascals 5.01 (design value) m²/(h.m²) @ 50 Pa		None] [
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Space heating controls Hot water controls Cylinderstat Deass Boiler interlock Pes Pass 7-Low energy lights Percentage of fixed lights with low-energy fittings Minimum Percentage of fixed lights with low-energy fittings Minimum Continuous extract system (decentralised) Specific fan power Maximum Do,7 Pass Criterion 3 – Limiting the effects of heat gains in summer 9-Summertime temperature Overheating risk (East Pennines) Based on: Overshading Average Windows facing North Windows facing North Windows facing South Undows facing South Undows facing South Undows facing West 1,20 m², No overhang Air change rate Blinds/curtains Light-coloured curtain or roller blind, closed 50% of daylight hours Criterion 4 – Building performance consistent with DER and DFEE rate Party Walls Type U-value Filled Cavity with Edge Sealing O.00 W/m²K Pass Air permeability and pressure testing 3 Air permeability and pressure testing 3 Air permeability and pressure testing 3 Air permeability at 50 pascals	Primary pipework insulated	Yes	Pass
Hot water controls Cylinderstat	<u>6 Controls</u>		
Boiler interlock Yes Pass 7 Low energy lights Percentage of fixed lights with low-energy fittings Minimum 75 8 Mechanical ventilation Continuous extract system (decentralised) Specific fan power Maximum O.7 Pass Criterion 3 – Limiting the effects of heat gains in summer 9 Summertime temperature Overheating risk (East Pennines) Based on: Overshading Average Windows facing North Windows facing South 10.70 m², No overhang Windows facing South 10.70 m², No overhang Light-coloured curtain or roller blind, closed 50% of daylight hours Criterion 4 – Building performance consistent with DER and DFEE rate Party Walls Type U-value Filled Cavity with Edge Sealing O.00 W/m²K Pass Air permeability and pressure testing 3 Air permeability Air permeability and pressure testing 3 Air permeability Air permeability at 50 pascals 5.01 (design value) m³/(h.m²) @ 50 Pa	Space heating controls	Programmer, room thermostat and TRVs	Pass
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Light-coloured curtain or roller blind, closed 50% of daylight hours 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		1.20 m ² , No overhang	
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Party Walls Type 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			
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Air permeability at 50 pascals 5.01 (design value) m³/(h.m²) @ 50 Pa			
Maximum	Air permeability at 50 pascals		
	Maximum	10.0 m ³ /(h.m ²) @ 50 Pa	Pass

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

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



10 Key features

External wall U-value Party wall U-value Roof U-value Floor U-value

Photovoltaic array

 0.09
 W/m²K

 0.00
 W/m²K

 0.09
 W/m²K

 0.12
 W/m²K

 1.64
 kW



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