



Kenavon Drive, Reading

Middle Block M5 SAP Report – As Built

On behalf of **Berkeley Homes**

Berkeley
Designed for life

Project Ref: 37454 | Rev: C01 | Date: July 23

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Date: 04.07.2023

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Approved by:				
For and on behalf of Stantec UK Limited				

Revision	Date	Description	Prepared	Reviewed	Approved
C01	04.07.23	SAP Report – As Built	DS	JW	

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Contents

1	As Built – SAP calculations.....	1
1.1	Introduction.....	1
1.2	Middle Block M5 Compliance Results	1

Tables

Table 1:	Area weighted TER/ DER and TFEE/ DFEE results	1
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Appendices

Appendix A	SAP Block Compliance Report
Appendix B	SAP Key Results
Appendix C	Assessors accreditation details

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1 As Built – SAP calculations

1.1 Introduction

- 1.1.1 This report summaries the results of the As Built SAP calculations to demonstrate compliance with Part L1A Building Regulations 2013 (with 2016 amendments) and the planning requirements for Kenavon Drive, Reading.
- 1.1.2 The SAPs have been updated to the Architectural record drawings that was provided by PRP and we understand this incorporate all the BHOC changes to date.
- 1.1.3 This report should only be used for the purpose of discharging the planning conditions.
- 1.1.4 The SAPs were completed by a qualified SAP assessor and appended to this report are the As Built SAP block compliance report.

1.2 Middle Block M5 Compliance Results

- 1.2.1 Table 1 below shows the floor area weighted average Target Emissions Rate (TER), Dwellings Emissions Rate (DER), Target Fabric Energy Efficiency Rate (TFEE) and Dwellings Fabric Energy Efficiency (DFEE) for Kenavon Drive.

Table 1: Area weighted TER/ DER and TFEE/ DFEE results

Stage	Weighted Average Results
Total Floor Area (sqm)	2813.50
Average TER/sqm	18.15
Average DER/sqm	14.66
Average TFEE/sqm	43.30
Average DFEE/sqm	48.47
Compliance	Pass
% Improvement DER / TER	19.23
% Improvement DFEE / TFEE	10.65

Appendix A SAP Block Compliance Report

Block Compliance WorkSheet: M5

User Details

Assessor Name: Jon West
Software Name: Stroma FSAP

Stroma Number: STRO005224
Software Version: Version: 1.0.5.60

Calculation Details

Dwelling	DER	TER	DFEE	TFEE	TFA
468	14.96	18.08	48.6	53.3	83.2
469	13.65	16.45	41.4	44.9	83.2
470	13.52	16.27	40.8	44.1	83.2
471	14.36	17.98	45.2	52.6	83.2
472	15.98	19.38	57.9	65.2	97
473	15.98	19.38	57.5	65.2	97
477	17.33	21.97	55.3	63.8	55.1
478	18.59	24.14	58.9	70.2	47.7
479	13.69	17.29	39.7	45.9	71.9
480	13.56	16.6	37.5	41.3	68.8
481	13.7	16.32	37.7	38.8	67.4
482	12.32	15.15	30	32.8	67.4
483	12.83	16.01	33.1	37.8	67.7
484	16.2	19.43	47.2	47.9	50.2
485	16.43	20.62	46.8	52.2	47.7
486	12.32	15.6	32.3	37.2	71.9
487	11.99	14.65	29	31.3	68.8
488	13.7	16.32	37.4	38.8	67.4
489	12.32	15.15	29.9	32.8	67.4
490	12.92	15.88	33.7	37.5	67.7
491	16.2	19.43	47.3	47.9	50.2
492	16.43	20.62	47	52.2	47.7
493	12.32	15.6	32.3	37.2	71.9
494	11.99	14.65	29.1	31.3	68.8
495	13.7	16.32	37.4	38.8	67.4
496	12.32	15.15	30	32.8	67.4

Block Compliance WorkSheet: M5Cont...

Dwelling	DER	TER	DFEE	TFEE	TFA
497	12.92	15.88	33.8	37.5	67.7
498	16.2	19.43	47.4	47.9	50.2
499	16.43	20.62	47.1	52.2	47.7
500	12.43	15.87	33	38.8	71.9
501	12.18	15.08	29.9	33.7	68.8
502	11.92	14.83	27.9	31.5	67.4
503	12.46	15.55	30.9	35.3	67.4
504	13.07	16.25	35	39.7	67.7
505	16.2	19.43	47.3	47.9	50.2
506	16.43	20.62	46.9	52.2	47.7
507	16.98	21.82	58.6	69.9	71.5
508	16.93	21.3	58.8	68.2	77
509	18.2	23.59	56.7	67.4	48.4
510	17.37	22.15	56.8	67.4	61.4
511	18.69	23.64	64.6	75.9	63.1
512	21.39	26.43	75.8	84.5	50.4
513	21.49	27.32	74.4	86.7	47.7

Calculation Summary

Total Floor Area	2813.50
Average TER	18.15
Average DER	14.66
Average DFEE	43.30
Average TFEE	48.46
Compliance	Pass
% Improvement DER TER	19.23

Block Compliance WorkSheet: M5Cont...

% Improvement DFEE|TFEE

10.65

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Appendix B SAP Key Results

Appended are the key results showing the improvements for each dwelling.

Dwelling	Reference	Status	Certificate Date	Property Type	Address1	Address2	City	Postcode	Country	DER	TER	Percent Improvement	Total Floor Area
468	M5-00-01	New dwelling as built	04/07/2023	Maisonette	23 Carraway Street		READING	RG1 3GB	England	14.96284181	18.08	17.24	83.2
469	M5-00-02	New dwelling as built	04/07/2023	Maisonette	21 Carraway Street		READING	RG1 3GB	England	13.64501342	16.45	17.05	83.2
470	M5-00-03	New dwelling as built	04/07/2023	Maisonette	19 Carraway Street		READING	RG1 3GB	England	13.52137774	16.27	16.89	83.2
471	M5-00-04	New dwelling as built	04/07/2023	Maisonette	17 Carraway Street		READING	RG1 3GB	England	14.35819316	17.98	20.14	83.2
472	M5-00-05	New dwelling as built	04/07/2023	Maisonette	15 Carraway Street		READING	RG1 3GB	England	15.97843584	19.38	17.55	97
473	M5-00-06	New dwelling as built	04/07/2023	Maisonette	11 Carraway Street		READING	RG1 3GB	England	15.97843584	19.38	17.55	97
477	M5-01-04	New dwelling as built	04/07/2023	Flat	Flat 2	25 Carraway Street	READING	RG1 3GQ	England	17.33056327	21.97	21.12	55.1
478	M5-01-05	New dwelling as built	04/07/2023	Flat	Flat 1	25 Carraway Street	READING	RG1 3GQ	England	18.59000956	24.14	22.99	47.7
479	M5-02-01	New dwelling as built	04/07/2023	Flat	Flat 9	25 Carraway Street	READING	RG1 3GQ	England	13.69486638	17.29	20.79	71.9
480	M5-02-02	New dwelling as built	04/07/2023	Flat	Flat 8	25 Carraway Street	READING	RG1 3GQ	England	13.56137791	16.6	18.3	68.8
481	M5-02-03	New dwelling as built	04/07/2023	Flat	Flat 7	25 Carraway Street	READING	RG1 3GQ	England	13.69649853	16.32	16.08	67.4
482	M5-02-04	New dwelling as built	04/07/2023	Flat	Flat 6	25 Carraway Street	READING	RG1 3GQ	England	12.3205336	15.15	18.68	67.4
483	M5-02-05	New dwelling as built	04/07/2023	Flat	Flat 5	25 Carraway Street	READING	RG1 3GQ	England	12.82899367	16.01	19.87	67.7
484	M5-02-06	New dwelling as built	04/07/2023	Flat	Flat 4	25 Carraway Street	READING	RG1 3GQ	England	16.2007504	19.43	16.62	50.2
485	M5-02-07	New dwelling as built	04/07/2023	Flat	Flat 3	25 Carraway Street	READING	RG1 3GQ	England	16.42686662	20.62	20.34	47.7
486	M5-03-01	New dwelling as built	04/07/2023	Flat	Flat 17	25 Carraway Street	READING	RG1 3GQ	England	12.32317043	15.6	21.01	71.9
487	M5-03-02	New dwelling as built	04/07/2023	Flat	Flat 16	25 Carraway Street	READING	RG1 3GQ	England	11.99041617	14.65	18.15	68.8
488	M5-03-03	New dwelling as built	04/07/2023	Flat	Flat 15	25 Carraway Street	READING	RG1 3GQ	England	13.69649853	16.32	16.08	67.4
489	M5-03-04	New dwelling as built	04/07/2023	Flat	Flat 14	25 Carraway Street	READING	RG1 3GQ	England	12.3205336	15.15	18.68	67.4
490	M5-03-05	New dwelling as built	04/07/2023	Flat	Flat 12	25 Carraway Street	READING	RG1 3GQ	England	12.91942429	15.88	18.64	67.7
491	M5-03-06	New dwelling as built	04/07/2023	Flat	Flat 11	25 Carraway Street	READING	RG1 3GQ	England	16.2007504	19.43	16.62	50.2
492	M5-03-07	New dwelling as built	04/07/2023	Flat	Flat 10	25 Carraway Street	READING	RG1 3GQ	England	16.42686662	20.62	20.34	47.7
493	M5-04-01	New dwelling as built	04/07/2023	Flat	Flat 24	25 Carraway Street	READING	RG1 3GQ	England	12.32317043	15.6	21.01	71.9
494	M5-04-02	New dwelling as built	04/07/2023	Flat	Flat 23	25 Carraway Street	READING	RG1 3GQ	England	11.99041617	14.65	18.15	68.8
495	M5-04-03	New dwelling as built	04/07/2023	Flat	Flat 22	25 Carraway Street	READING	RG1 3GQ	England	13.69649853	16.32	16.08	67.4
496	M5-04-04	New dwelling as built	04/07/2023	Flat	Flat 21	25 Carraway Street	READING	RG1 3GQ	England	12.3205336	15.15	18.68	67.4
497	M5-04-05	New dwelling as built	04/07/2023	Flat	Flat 20	25 Carraway Street	READING	RG1 3GQ	England	12.91942429	15.88	18.64	67.7
498	M5-04-06	New dwelling as built	04/07/2023	Flat	Flat 19	25 Carraway Street	READING	RG1 3GQ	England	16.2007504	19.43	16.62	50.2
499	M5-04-07	New dwelling as built	04/07/2023	Flat	Flat 18	25 Carraway Street	READING	RG1 3GQ	England	16.42686674	20.62	20.34	47.7
500	M5-05-01	New dwelling as built	04/07/2023	Flat	Flat 31	25 Carraway Street	READING	RG1 3GQ	England	12.43338532	15.87	21.65	71.9
501	M5-05-02	New dwelling as built	04/07/2023	Flat	Flat 30	25 Carraway Street	READING	RG1 3GQ	England	12.17777056	15.08	19.25	68.8
502	M5-05-03	New dwelling as built	04/07/2023	Flat	Flat 29	25 Carraway Street	READING	RG1 3GQ	England	11.92222521	14.83	19.61	67.4
503	M5-05-04	New dwelling as built	04/07/2023	Flat	Flat 28	25 Carraway Street	READING	RG1 3GQ	England	12.45918067	15.55	19.88	67.4
504	M5-05-05	New dwelling as built	04/07/2023	Flat	Flat 27	25 Carraway Street	READING	RG1 3GQ	England	13.07041615	16.25	19.57	67.7
505	M5-05-06	New dwelling as built	04/07/2023	Flat	Flat 26	25 Carraway Street	READING	RG1 3GQ	England	16.2007504	19.43	16.62	50.2
506	M5-05-07	New dwelling as built	04/07/2023	Flat	Flat 25	25 Carraway Street	READING	RG1 3GQ	England	16.42686662	20.62	20.34	47.7
507	M5-06-01	New dwelling as built	04/07/2023	Flat	Flat 38	25 Carraway Street	READING	RG1 3GQ	England	16.8189097	21.82	22.92	71.5
508	M5-06-02	New dwelling as built	04/07/2023	Flat	Flat 37	25 Carraway Street	READING	RG1 3GQ	England	16.68244092	21.3	21.68	77
509	M5-06-03	New dwelling as built	04/07/2023	Flat	Flat 36	25 Carraway Street	READING	RG1 3GQ	England	18.00879083	23.59	23.66	48.4
510	M5-06-04	New dwelling as built	04/07/2023	Flat	Flat 35	25 Carraway Street	READING	RG1 3GQ	England	17.17866617	22.15	22.44	61.4
511	M5-06-05	New dwelling as built	04/07/2023	Flat	Flat 34	25 Carraway Street	READING	RG1 3GQ	England	18.40947513	23.64	22.13	63.1
512	M5-06-06	New dwelling as built	04/07/2023	Flat	Flat 33	25 Carraway Street	READING	RG1 3GQ	England	21.10398045	26.43	20.15	50.4
513	M5-06-07	New dwelling as built	04/07/2023	Flat	Flat 32	25 Carraway Street	READING	RG1 3GQ	England	21.28647432	27.32	22.08	47.7

Appendix C Assessors accreditation details

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Jon West

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Accreditation scheme

Stroma Certification Ltd
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Assessor ID

STRO005224