

Mr Mumtaz Alam
MZM Associates

Our Ref: 2 Hadleigh Rise, Caversham, Reading. RG4 6RW
Date: 15th November 2022

Re; SAP ratings for Development @ 2 Hadleigh Rise, Caversham, Reading. RG4 6RW

Dear Mumtaz,

As requested, please find details of the SAP calculations for the site above based on the drawings and updated specification supplied.

This assessment has been carried out using Elmhurst Energy Software based on SAP 2013 conventions.

The section "Specified for Inclusion" relates to items documented on drawings and or build notes supplied, "Assumed for inclusion" relates to items we have added to this calculation which have not been specified by the client.

This specification will need to be confirmed in writing as suitable, or details of corrections required before an EPC can be created upon completion of build.

Specified for inclusion

Exposed Floor	per specification to achieve a U value of 0.15/m ² K.
External Walls	per specification to achieve a U value of 0.23w/m ² K.
Slope Roof	per specification, Insulated at Slope, to achieve a U value of 0.11w/m ² K.
Flat Roof	per specification, Insulated at Ceiling, to achieve a U value of 0.20w/m ² K.
Solid Doors	per specification to achieve a U value of 1.4w/m ² K
Half glazed Doors	per specification to achieve a U value of 1.4w/m ² K
Windows	per specification to achieve a U value of 1.4w/m ² K.
Main Heating	Ideal Logic Combi ESP1
Heating Emitters	Underfloor and radiators
Heating controls	Time & Temperature Zone control,

Water usage ≤ 125 litres/person/day

Secondary Heating None

Ventilation 3 No Intermittent fans

Renewables 1.0 kW Peak East Facing

Assumed for inclusion.

Air Tightness 5 m3/hm (@50Pa)

Accredited Construction ACD details applied.

Dwelling Results

SAP	Band	DER	TER	%+/-	DFEE	TFEE	%+/-	Pass/Fail
87	B	15.17	19.10	20.57	54.94	62.73	12.43	PASS

DER = Dwelling Emissions Rate

TER = Target Emissions Rate

DFEE = Dwelling Fabric Energy Efficiency

TFER = Target Fabric Energy Efficiency

Whilst every effort has been made to ensure accuracy, no liability will be accepted for errors or omissions.

If I can be of further assistance please do not hesitate to contact me. I look forward to working with you in the near future.

Many thanks for using my service.

Kind regards



Paul Taylerson

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