



Kenavon Drive, Reading

Middle Block M2 SAP Report – As Built

On behalf of **Berkeley Homes**

Berkeley
Designed for life

Project Ref: 37454 | Rev: C01 | Date: August 2022

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Project Name: Kenavon Drive, Reading

Project Ref: 37454

Report Title: East Block As-Built SAP Report

Date: 22.08.2022

	Name	Position	Signature	Date
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Reviewed by:	Jon West	Consultant	JW	22 nd August 2022
Approved by:				
For and on behalf of Stantec UK Limited				

Revision	Date	Description	Prepared	Reviewed	Approved
C01	22.08.22	SAP Report – As Built	DS	JW	

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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 M2 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)	4665.00
Average TER/sqm	18.12
Average DER/sqm	11.86
Average TFEE/sqm	40.32
Average DFEE/sqm	46.77
Compliance	Pass
% Improvement DER / TER	34.55
% Improvement DFEE / TFEE	13.79

Appendix A SAP Block Compliance Report

Block Compliance WorkSheet: M2

User Details

Assessor Name: Jon West
Software Name: Stroma FSAP

Stroma Number: STRO005224
Software Version: Version: 1.0.5.53

Calculation Details

Dwelling	DER	TER	DFEE	TFEE	TFA
273	11.16	16.8	40.3	47.2	83.6
274	11.14	16.43	39.9	45.3	83.2
275	11.25	16.57	40.6	46	83.2
276	12.4	18.3	48.6	54.8	83.2
278	12.2	19.12	51.6	64.7	103.9
279	13.3	21.04	45.5	54.5	48.3
280	12.77	20.21	42.2	50.9	49.1
281	13.05	19.73	45.6	51.3	54.9
282	13.22	20.66	50.5	61.5	65.3
283	12.13	19.34	42.5	54.3	67.7
284	15.68	25.82	55.4	70.7	38.5
289	11.19	16.89	45.2	53.3	103.9
290	12.37	18.85	39	43.2	48.3
291	11.9	17.81	36	38.4	49.1
292	11.37	16.92	34.4	36.8	54.9
293	11.13	16.79	30.9	33.7	52.3
294	11.07	16.88	31.3	35.3	51.6
295	10.78	16.39	33.4	39.2	64.3
297	11.53	17.18	38.8	43.6	65.3
298	10.64	16.22	32.4	38.2	67.7
299	13.83	22.08	43.4	51.5	38.5
301	11.19	16.89	45.5	53.3	103.9
302	12.37	18.85	38.8	43.2	48.3
303	11.9	17.81	35.9	38.4	49.1
304	11.37	16.92	34.2	36.8	54.9
305	11.13	16.79	30.5	33.7	52.3

Block Compliance WorkSheet: M2Cont...

Dwelling	DER	TER	DFEE	TFEE	TFA
306	11.06	16.76	31.1	34.6	51.6
307	10.77	16.16	33.4	38	64.3
309	11.53	17.18	39.4	43.6	65.3
310	10.64	16.22	32.2	38.2	67.7
311	13.83	22.08	43	51.5	38.5
313	11.21	16.89	45.5	53.3	103.9
314	12.42	18.85	38.6	43.2	48.3
315	11.9	17.81	35.8	38.4	49.1
316	11.37	16.92	33.9	36.8	54.9
317	11.13	16.79	30.6	33.7	52.3
318	11.06	16.76	30.9	34.6	51.6
319	10.77	16.16	33.1	38	64.3
321	11.53	17.18	38.7	43.6	65.3
322	10.64	16.22	32.1	38.2	67.7
323	13.83	22.08	42.5	51.5	38.5
325	11.19	16.89	45.4	53.3	103.9
326	12.37	18.85	38.5	43.2	48.3
327	11.9	17.81	35.6	38.4	49.1
328	11.37	16.92	33.7	36.8	54.9
329	11.13	16.79	30.4	33.7	52.3
330	11.06	16.76	30.9	34.6	51.6
331	10.77	16.16	33.3	38	64.3
333	11.53	17.18	38.6	43.6	65.3
334	10.64	16.22	32	38.2	67.7
335	13.83	22.08	42.8	51.5	38.5
337	11.19	16.89	45.4	53.3	103.9
338	12.37	18.85	39	43.2	48.3
339	11.9	17.81	36	38.4	49.1
340	11.87	18.49	37.6	44.9	54.9
341	12.59	19.9	40.8	50	52.3

Block Compliance WorkSheet: M2Cont...

Dwelling	DER	TER	DFEE	TFEE	TFA
342	12.4	19.6	40.6	49.4	51.6
343	12.54	19.53	45.4	55.3	64.3
344	13.28	20.58	51	61.1	65.3
345	12.11	19.11	42.3	53.2	67.7
346	15.38	25.33	53.8	68.2	38.5
348	12.93	20.15	43.9	50.6	49
349	10.76	15.79	36.3	39.6	76.4
350	11	16.53	36.1	40.7	66.3
347	13.46	20.98	44.3	51.4	45.1
352	12.93	20.15	44.2	50.6	49
353	10.76	15.79	36.8	39.6	76.4
354	11.04	16.28	36.5	39.4	66.3
351	13.46	20.98	45.2	51.4	45.1
356	13.77	21.81	50.4	59.1	49
357	11.72	17.44	43.3	48	76.4
358	11.5	17.33	39.7	44.8	66.3
355	13.61	21.33	46.2	53.2	45.1
360	12.93	20.37	49.6	60.8	67.6
361	12.07	19.05	47.1	57.6	76.7
359	13.61	21.9	54.2	68.8	69.9

Calculation Summary

Total Floor Area	4665.00
Average TER	18.12
Average DER	11.86
Average DFEE	40.32

Block Compliance WorkSheet: M2Cont...

Average TFEE	46.77
Compliance	Pass
% Improvement DER TER	34.55
% Improvement DFEE TFEE	13.79

Appendix B SAP Key Results

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

Dwelling	Reference	Status	Certificate Date	Property Type	Address1	City	Postcode	UPRN	Country	DER	TER	% Improvement	Total Floor Area
273	M2-00-01	New dwelling as built	29/07/2022	Maisonette	12 Palmer Street	READING	RG1 3GX	UPRN-541121266469	England	11.16	16.8	33.56	83.6
274	M2-00-02	New dwelling as built	29/07/2022	Maisonette	10 Palmer Street	READING	RG1 3GX	UPRN-547103230479	England	11.14	16.43	32.2	83.2
275	M2-00-03	New dwelling as built	29/07/2022	Maisonette	8 Palmer Street	READING	RG1 3GX	UPRN-532157208691	England	11.25	16.57	32.13	83.2
276	M2-00-04	New dwelling as built	29/07/2022	Maisonette	6 Palmer Street	READING	RG1 3GX	UPRN-541181217692	England	12.40	18.3	32.25	83.2
278	M2-01-01	New dwelling as built	29/07/2022	Flat	Flat 7 4 Palmer Street	READING	RG1 3GY	UPRN-520101213587	England	12.20	19.12	36.2	103.9
279	M2-01-02	New dwelling as built	29/07/2022	Flat	Flat 6 4 Palmer Street	READING	RG1 3GY	UPRN-578188235539	England	13.30	21.04	36.78	48.3
280	M2-01-03	New dwelling as built	29/07/2022	Flat	Flat 5 4 Palmer Street	READING	RG1 3GY	UPRN-507113241591	England	12.77	20.21	36.83	49.1
281	M2-01-04	New dwelling as built	29/07/2022	Flat	Flat 4 4 Palmer Street	READING	RG1 3GY	UPRN-580171267592	England	13.05	19.73	33.87	54.9
282	M2-01-05	New dwelling as built	29/07/2022	Flat	Flat 3 4 Palmer Street	READING	RG1 3GY	UPRN-562131232593	England	13.22	20.66	36.03	65.3
283	M2-01-06	New dwelling as built	29/07/2022	Flat	Flat 2 4 Palmer Street	READING	RG1 3GY	UPRN-563175264594	England	12.13	19.34	37.29	67.7
284	M2-01-07	New dwelling as built	29/07/2022	Flat	Flat 1 4 Palmer Street	READING	RG1 3GY	UPRN-546103236595	England	15.68	25.82	39.29	38.5
289	M2-02-01	New dwelling as built	29/07/2022	Flat	Flat 18 4 Palmer Street	READING	RG1 3GY	UPRN-557112280599	England	11.19	16.89	33.77	103.9
290	M2-02-02	New dwelling as built	29/07/2022	Flat	Flat 17 4 Palmer Street	READING	RG1 3GY	UPRN-553136207680	England	12.37	18.85	34.36	48.3
291	M2-02-03	New dwelling as built	29/07/2022	Flat	Flat 16 4 Palmer Street	READING	RG1 3GY	UPRN-533152236682	England	11.90	17.81	33.21	49.1
292	M2-02-04	New dwelling as built	29/07/2022	Flat	Flat 15 4 Palmer Street	READING	RG1 3GY	UPRN-534112268654	England	11.37	16.92	32.79	54.9
293	M2-02-05	New dwelling as built	29/07/2022	Flat	Flat 14 4 Palmer Street	READING	RG1 3GY	UPRN-542144240606	England	11.13	16.79	33.72	52.3
294	M2-02-06	New dwelling as built	29/07/2022	Flat	Flat 12 4 Palmer Street	READING	RG1 3GY	UPRN-542154266677	England	11.07	16.88	34.44	51.6
295	M2-02-07	New dwelling as built	29/07/2022	Flat	Flat 11 4 Palmer Street	READING	RG1 3GY	UPRN-551186213678	England	10.78	16.39	34.21	64.3
297	M2-02-08	New dwelling as built	29/07/2022	Flat	Flat 10 4 Palmer Street	READING	RG1 3GY	UPRN-507160246669	England	11.53	17.18	32.91	65.3
298	M2-02-11	New dwelling as built	29/07/2022	Flat	Flat 9 4 Palmer Street	READING	RG1 3GY	UPRN-568143228611	England	10.64	16.22	34.38	67.7
299	M2-02-12	New dwelling as built	29/07/2022	Flat	Flat 8 4 Palmer Street	READING	RG1 3GY	UPRN-573123208612	England	13.83	22.08	37.37	38.5
301	M2-03-01	New dwelling as built	29/07/2022	Flat	Flat 28 4 Palmer Street	READING	RG1 3GY	UPRN-534144217613	England	11.19	16.89	33.77	103.9
302	M2-03-02	New dwelling as built	29/07/2022	Flat	Flat 27 4 Palmer Street	READING	RG1 3GY	UPRN-527153236615	England	12.37	18.85	34.36	48.3
303	M2-03-03	New dwelling as built	29/07/2022	Flat	Flat 26 4 Palmer Street	READING	RG1 3GY	UPRN-546166211616	England	11.90	17.81	33.21	49.1
304	M2-03-04	New dwelling as built	29/07/2022	Flat	Flat 25 4 Palmer Street	READING	RG1 3GY	UPRN-527130256617	England	11.37	16.92	32.79	54.9
305	M2-03-05	New dwelling as built	29/07/2022	Flat	Flat 24 4 Palmer Street	READING	RG1 3GY	UPRN-532107241618	England	11.13	16.79	33.72	52.3
306	M2-03-06	New dwelling as built	29/07/2022	Flat	Flat 23 4 Palmer Street	READING	RG1 3GY	UPRN-508170237619	England	11.06	16.76	34.01	51.6
307	M2-03-07	New dwelling as built	29/07/2022	Flat	Flat 22 4 Palmer Street	READING	RG1 3GY	UPRN-588150205620	England	10.77	16.16	33.36	64.3
309	M2-03-09	New dwelling as built	29/07/2022	Flat	Flat 21 4 Palmer Street	READING	RG1 3GY	UPRN-583120203622	England	11.53	17.18	32.91	65.3
310	M2-03-11	New dwelling as built	29/07/2022	Flat	Flat 20 4 Palmer Street	READING	RG1 3GY	UPRN-575134231623	England	10.64	16.22	34.38	67.7
311	M2-03-12	New dwelling as built	29/07/2022	Flat	Flat 19 4 Palmer Street	READING	RG1 3GY	UPRN-535167235624	England	13.83	22.08	37.37	38.5
313	M2-04-01	New dwelling as built	29/07/2022	Flat	Flat 38 4 Palmer Street	READING	RG1 3GY	UPRN-584188222625	England	11.21	16.89	33.64	103.9
314	M2-04-02	New dwelling as built	29/07/2022	Flat	Flat 37 4 Palmer Street	READING	RG1 3GY	UPRN-576123288627	England	12.42	18.85	34.09	48.3
315	M2-04-03	New dwelling as built	29/07/2022	Flat	Flat 36 4 Palmer Street	READING	RG1 3GY	UPRN-573154233628	England	11.90	17.81	33.21	49.1
316	M2-04-04	New dwelling as built	29/07/2022	Flat	Flat 35 4 Palmer Street	READING	RG1 3GY	UPRN-511113270629	England	11.37	16.92	32.79	54.9
317	M2-04-05	New dwelling as built	29/07/2022	Flat	Flat 34 4 Palmer Street	READING	RG1 3GY	UPRN-556176220635	England	11.13	16.79	33.72	52.3
318	M2-04-06	New dwelling as built	29/07/2022	Flat	Flat 33 4 Palmer Street	READING	RG1 3GY	UPRN-571111204631	England	11.06	16.76	34.01	51.6
319	M2-04-07	New dwelling as built	29/07/2022	Flat	Flat 32 4 Palmer Street	READING	RG1 3GY	UPRN-548187228632	England	10.77	16.16	33.36	64.3
321	M2-04-09	New dwelling as built	29/07/2022	Flat	Flat 31 4 Palmer Street	READING	RG1 3GY	UPRN-580130264633	England	11.53	17.18	32.91	65.3
322	M2-04-11	New dwelling as built	29/07/2022	Flat	Flat 30 4 Palmer Street	READING	RG1 3GY	UPRN-544111216634	England	10.64	16.22	34.38	67.7
323	M2-04-12	New dwelling as built	29/07/2022	Flat	Flat 29 4 Palmer Street	READING	RG1 3GY	UPRN-502134266636	England	13.83	22.08	37.37	38.5
325	M2-05-01	New dwelling as built	29/07/2022	Flat	Flat 48 4 Palmer Street	READING	RG1 3GY	UPRN-555138250637	England	11.19	16.89	33.77	103.9
326	M2-05-02	New dwelling as built	29/07/2022	Flat	Flat 47 4 Palmer Street	READING	RG1 3GY	UPRN-547152280638	England	12.37	18.85	34.36	48.3
327	M2-05-03	New dwelling as built	29/07/2022	Flat	Flat 46 4 Palmer Street	READING	RG1 3GY	UPRN-565103274639	England	11.90	17.81	33.21	49.1
328	M2-05-04	New dwelling as built	29/07/2022	Flat	Flat 45 4 Palmer Street	READING	RG1 3GY	UPRN-582175282640	England	11.37	16.92	32.79	54.9
329	M2-05-05	New dwelling as built	29/07/2022	Flat	Flat 44 4 Palmer Street	READING	RG1 3GY	UPRN-578173228642	England	11.13	16.79	33.72	52.3
330	M2-05-06	New dwelling as built	29/07/2022	Flat	Flat 43 4 Palmer Street	READING	RG1 3GY	UPRN-576108213643	England	11.06	16.76	34.01	51.6
331	M2-05-07	New dwelling as built	29/07/2022	Flat	Flat 42 4 Palmer Street	READING	RG1 3GY	UPRN-554165264644	England	10.77	16.16	33.36	64.3

333	M2-05-09	New dwelling as built	29/07/2022	Flat	Flat 41 4 Palmer Street	READING	RG1 3GY	UPRN-535115286646	England	11.53	17.18	32.91	65.3
334	M2-05-11	New dwelling as built	29/07/2022	Flat	Flat 40 4 Palmer Street	READING	RG1 3GY	UPRN-571141231648	England	10.64	16.22	34.38	67.7
335	M2-05-12	New dwelling as built	29/07/2022	Flat	Flat 39 4 Palmer Street	READING	RG1 3GY	UPRN-556145276649	England	13.83	22.08	37.37	38.5
337	M2-06-01	New dwelling as built	29/07/2022	Flat	Flat 58 4 Palmer Street	READING	RG1 3GY	UPRN-543184243654	England	11.19	16.89	33.77	103.9
338	M2-06-02	New dwelling as built	29/07/2022	Flat	Flat 57 4 Palmer Street	READING	RG1 3GY	UPRN-575145204652	England	12.37	18.85	34.36	48.3
339	M2-06-03	New dwelling as built	29/07/2022	Flat	Flat 56 4 Palmer Street	READING	RG1 3GY	UPRN-586178250653	England	11.90	17.81	33.21	49.1
340	M2-06-04	New dwelling as built	29/07/2022	Flat	Flat 55 4 Palmer Street	READING	RG1 3GY	UPRN-502131202654	England	11.87	18.49	35.82	54.9
341	M2-06-05	New dwelling as built	29/07/2022	Flat	Flat 54 4 Palmer Street	READING	RG1 3GY	UPRN-534184222655	England	12.59	19.9	36.72	52.3
342	M2-06-06	New dwelling as built	29/07/2022	Flat	Flat 53 4 Palmer Street	READING	RG1 3GY	UPRN-554185253656	England	12.40	19.6	36.74	51.6
343	M2-06-08	New dwelling as built	29/07/2022	Flat	Flat 52 4 Palmer Street	READING	RG1 3GY	UPRN-538116280657	England	12.54	19.53	35.79	64.3
344	M2-06-09	New dwelling as built	29/07/2022	Flat	Flat 51 4 Palmer Street	READING	RG1 3GY	UPRN-548127270658	England	13.28	20.58	35.48	65.3
345	M2-06-11	New dwelling as built	29/07/2022	Flat	Flat 50 4 Palmer Street	READING	RG1 3GY	UPRN-537110283659	England	12.11	19.11	36.61	67.7
346	M2-06-12	New dwelling as built	29/07/2022	Flat	Flat 49 4 Palmer Street	READING	RG1 3GY	UPRN-511114245662	England	15.38	25.33	39.28	38.5
348	M2-07-01	New dwelling as built	29/07/2022	Flat	Flat 61 4 Palmer Street	READING	RG1 3GY	UPRN-536150230664	England	12.93	20.15	35.85	49
349	M2-07-02	New dwelling as built	29/07/2022	Flat	Flat 60 4 Palmer Street	READING	RG1 3GY	UPRN-566104231665	England	10.76	15.79	31.89	76.4
350	M2-07-03	New dwelling as built	29/07/2022	Flat	Flat 59 4 Palmer Street	READING	RG1 3GY	UPRN-566118273666	England	11.00	16.53	33.47	66.3
347	M2-07-04	New dwelling as built	29/07/2022	Flat	Flat 62 4 Palmer Street	READING	RG1 3GY	UPRN-527161228663	England	13.46	20.98	35.84	45.1
352	M2-08-01	New dwelling as built	29/07/2022	Flat	Flat 65 4 Palmer Street	READING	RG1 3GY	UPRN-575157267668	England	12.93	20.15	35.85	49
353	M2-08-02	New dwelling as built	29/07/2022	Flat	Flat 64 4 Palmer Street	READING	RG1 3GY	UPRN-537115222669	England	10.76	15.79	31.89	76.4
354	M2-08-03	New dwelling as built	29/07/2022	Flat	Flat 63 4 Palmer Street	READING	RG1 3GY	UPRN-568127213670	England	11.04	16.28	32.16	66.3
351	M2-08-04	New dwelling as built	29/07/2022	Flat	Flat 66 4 Palmer Street	READING	RG1 3GY	UPRN-566134254667	England	13.46	20.98	35.84	45.1
356	M2-09-01	New dwelling as built	29/07/2022	Flat	Flat 69 4 Palmer Street	READING	RG1 3GY	UPRN-506145233671	England	13.77	21.81	36.86	49
357	M2-09-02	New dwelling as built	29/07/2022	Flat	Flat 68 4 Palmer Street	READING	RG1 3GY		England	11.72	17.44	32.8	76.4
358	M2-09-03	New dwelling as built	29/07/2022	Flat	Flat 67 4 Palmer Street	READING	RG1 3GY	UPRN-512101255672	England	11.50	17.33	33.65	66.3
355	M2-09-04	New dwelling as built	29/07/2022	Flat	Flat 70 4 Palmer Street	READING	RG1 3GY		England	13.61	21.33	36.19	45.1
360	M2-10-01	New dwelling as built	29/07/2022	Flat	Flat 72 4 Palmer Street	READING	RG1 3GY	UPRN-565108222674	England	12.93	20.37	36.53	67.6
361	M2-10-02	New dwelling as built	29/07/2022	Flat	Flat 71 4 Palmer Street	READING	RG1 3GY	UPRN-567166270675	England	12.07	19.05	36.64	76.7
359	M2-10-03	New dwelling as built	29/07/2022	Flat	Flat 73 4 Palmer Street	READING	RG1 3GY	UPRN-501125212673	England	13.61	21.9	37.86	69.9

Appendix C Assessors accreditation details

GOV.UK

Get a new energy certificate

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Contact an assessor to book an energy assessment

To search again, enter the postcode of the property
For example LS1 4AP

40 assessors in order of distance from GU1 2HD

Jon West

Telephone

07758760818

Email

jon@one-ec.com

Accreditation scheme

Stroma Certification Ltd
[▶ More information](#)

Assessor ID

STRO005224