

BASIC COMPLIANCE REPORT

Calculation Type: New Build (As Designed)



Property and Energy
Services Ltd.

Property Reference	3260-3	Issued on Date	08/05/2019
Assessment Reference	3260-3	Prop Type Ref	
Property	3, Aldworth Rise, Reading, RG1 7NA		
SAP Rating	83 B	DER	19.85
Environmental	85 B	TER	18.38
CO ₂ Emissions (t/year)	1.33	% DER<TER	-8.01
General Requirements Compliance	Fail	DFEE	50.72
		TFEE	55.55
		% DFEE<TFEE	8.69
Assessor Details	Mr. Ian Lloyd, Property and Energy Services Limited, Tel: 01367240212, ianl@propertyandenergy.co.uk		Assessor ID
			H044-0001
Client	Keen Partnership, Keen		

SUMMARY 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)	18.38	kgCO ₂ /m ²	
Dwelling Carbon Dioxide Emission Rate (DER)	19.85	kgCO ₂ /m ²	
Excess emissions	1.47 (8.0%)	kgCO ₂ /m ²	Fail

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	55.55	kWh/m ² /yr	
Dwelling Fabric Energy Efficiency (DFEE)	50.72	kWh/m ² /yr	
	-4.8 (-8.6%)	kWh/m ² /yr	Pass

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.22 (max. 0.30)	0.22 (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	0.16 (max. 0.20)	0.16 (max. 0.35)	Pass
Openings	1.36 (max. 2.00)	1.50 (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	5.00 (design value)	
Maximum	10.0	Pass

Limiting System Efficiencies

4 Heating efficiency

BASIC COMPLIANCE REPORT

Calculation Type: New Build (As Designed)



Property and Energy
Services Ltd.

Main heating system

Boiler system with radiators or underfloor - Mains gas
Data from database
Worcester Greenstar 18Ri ErP

Efficiency: 88.8% SEDBUK2009
Minimum: 88.0%

Pass

Secondary heating system

None

5 Cylinder insulation

Hot water storage

Measured cylinder loss: 1.40 kWh/day
Permitted by DBSCG 1.89

Pass

Primary pipework insulated

Yes

Pass

6 Controls

Space heating controls

Programmer, room thermostat and TRVs

Pass

Hot water controls

Cylinderstat

Pass

Independent timer for DHW

Pass

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

5.13 m², No overhang

Windows facing East

3.91 m², No overhang

Windows facing West

8.39 m², No overhang

Air change rate

4.00 ach

Blinds/curtains

Dark-coloured curtain or roller blind, closed 100% 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

5.00 (design value)

Maximum

10.0

Pass

10 Key features

Party wall U-value

0.00

W/m²K

Floor U-value

0.12

W/m²K

Door U-value

1.00

W/m²K

BASIC COMPLIANCE REPORT

Calculation Type: New Build (As Designed)



Property and Energy
Services Ltd.

This report has not been submitted through the Elmhurst Energy members' portal, therefore results are subject to change when the dwelling is completed.