

Summary for Input Data



Property Reference	Plot C	Issued on Date	29/04/2024
Assessment Reference	As Designed (Gas Boiler + WWH)	Prop Type Ref	
Property	40, Bulmershe Road, Reading, RG1 5RJ		

SAP Rating	84 B	DER	16.22	TER	17.15
Environmental	90 B	% DER < TER			5.42
CO ₂ Emissions (t/year)	0.54	DFEE	44.39	TFEE	42.85
Compliance Check	See BREL	% DFEE < TFEE			-3.59
% DPER < TPER	-0.04	DPER	91.35	TPER	91.31

Assessor Details	Mr. Lee Robbins	Assessor ID	U322-0001
Client			

SUMMARY FOR INPUT DATA FOR: New Build (As Designed)

Orientation	Northeast	
Property Tenture	ND	
Transaction Type	5	
Terrain Type	Suburban	
1.0 Property Type	Flat, End-Terrace	
Position of Flat	Top-floor flat	
Which Floor	3	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	2	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	N/A	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	Yes	
Smart gas meter fitted	Yes	

7.0 Measurements			
	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m ²	0.00 m
Ground floor:	23.60 m	38.52 m ²	2.52 m
1st Storey:	0.00 m	0.00 m ²	0.00 m
2nd Storey:	0.00 m	0.00 m ²	0.00 m
3rd Storey:	0.00 m	0.00 m ²	0.00 m
4th Storey:	0.00 m	0.00 m ²	0.00 m
5th Storey:	0.00 m	0.00 m ²	0.00 m
6th Storey:	0.00 m	0.00 m ²	0.00 m
7th Storey:	0.00 m	0.00 m ²	0.00 m

8.0 Living Area	20.30	m ²
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9.0 External Walls										
Description	Type	Construction	U-Value (W/m ² K)	Kappa (kJ/m ² K)	Gross Area(m ²)	Nett Area (m ²)	Shelter Res	Shelter	Openings	Area Calculation Type
Wall 1 - Cavity Wall	Cavity Wall	Cavity wall : plasterboard on dabs, dense block, filled cavity, any outside structure	0.20	150.00	49.18	41.87	0.00	None	7.31	Enter Gross Area
Wall 2 - Unheated Corridor	Cavity Wall	Cavity wall : plasterboard on dabs, dense block, filled cavity, any outside structure	0.19	150.00	10.29	8.40	0.00	None	1.89	Enter Gross Area

9.1 Party Walls									
Description	Type	Construction	U-Value (W/m ² K)	Kappa (kJ/m ² K)	Area (m ²)	Shelter Res	Shelter		
Party Wall 1	Filled Cavity with Edge Sealing	Single plasterboard on dabs on both sides, dense blocks, cavity or cavity fill	0.00	70.00	8.97	0.00	None		

9.2 Internal Walls				
Description	Construction	Kappa (kJ/m ² K)	Area (m ²)	
Internal Wall 1	Plasterboard on timber frame	9.00	59.96	

Summary for Input Data

10.0 External Roofs

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Code	Shelter Factor	Calculation Type	Openings
Roof 1 - Plane Roof	External Plane Roof	Plasterboard, insulated at ceiling level	0.11	9.00	38.52	38.52	None	0.00	Enter Gross Area	0.00

11.1 Party Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Timber I-joists, carpeted	20.00	38.52

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Windows	BFRC, BSI or CERTASS data	Window	Double Low-E Soft 0.05		Air Filled	0.60	Wood	1.00	1.20
Door	Manufacturer	Solid Door			Air Filled	0.00	Wood	0.70	1.00

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
Opening	Door	Wall 2 - Unheated Corridor	North East	1.89	0
Opening	Windows	Wall 1 - Cavity Wall	North East	3.24	0
Opening	Windows	Wall 1 - Cavity Wall	South West	4.07	0

14.0 Conservatory

15.0 Draught Proofing

 %

16.0 Draught Lobby

17.0 Thermal Bridging

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E2 Other lintels (including other steel lintels)	Independently assessed	5.78	0.01	0.01	No
E3 Sill	Independently assessed	5.78	0.02	0.02	No
E4 Jamb	Independently assessed	18.48	0.02	0.02	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	23.60	0.04	0.04	No
E16 Corner (normal)	Independently assessed	10.08	0.05	0.05	No
E18 Party wall between dwellings	Independently assessed	2.52	0.04	0.04	No
E25 Staggered party wall between dwellings	Table K1 - Default	5.04	0.24	0.24	No
P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	3.56	0.00	0.00	No
E10 Eaves (insulation at ceiling level)	Independently assessed	9.06	0.07	0.07	No
E12 Gable (insulation at ceiling level)	Independently assessed	10.46	0.17	0.17	No
P4 Party wall - Roof (insulation at ceiling level)	Table K1 - Default	7.64	0.48	0.48	No

Y-value W/m²K

18.0 Pressure Testing

Designed AP₅₀ m³/(h.m²) @ 50 Pa

Property Tested?

Test Method

19.0 Mechanical Ventilation

Mechanical Ventilation

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System

22.0 Lighting

No Fixed Lighting

Name	Efficacy	Power	Capacity	Count
LED	80.00	5	400	6

24.0 Main Heating 1

Database

Percentage of Heat %

Database Ref. No.

Fuel Type

SAP Code

In Winter

Summary for Input Data

In Summer	87.30
Model Name	LOGIC COMBI
Manufacturer	Ideal Boilers
System Type	Combi boiler
Controls SAP Code	2110
Delayed Start Stat	Yes
Burner Control	Modulating
HETAS approved System	No
Oil Pump Inside	No
FI Case	0.00
Flue Type	Balanced
Fan Assisted Flue	Yes
Is MHS Pumped	Pump in heated space
Heating Pump Age	2013 or later
Heat Emitter	Radiators
Flow Temperature	Unknown
Boiler Interlock	Yes
Combi boiler type	Standard Combi
Combi keep hot type	None

25.0 Main Heating 2

26.0 Heat Networks

	Heat Source	Fuel Type	Heating Use	Efficiency	Percentage Of Heat	Heat	Heat Power Ratio	Electrical	Fuel Factor	Efficiency type
Heat source 1	None									
Heat source 2	None									
Heat source 3	None									
Heat source 4	None									
Heat source 5	None									

28.0 Water Heating

Water Heating	Main Heating 1
SAP Code	901
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	Yes
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	Yes
Summer Immersion	No
Cold Water Source	From mains
Bath Count	0
Supplementary Immersion	No
Immersion Only Heating Hot Water	No

28.1 Showers

Description	Shower Type	Flow Rate [l/min]	Rated Power [kW]	Connected	Connected To
Shower	Combi boiler or unvented hot water system	9.00		Yes	Instantaneous System 1

28.3 Waste Water Heat Recovery System Instantaneous System 1

Database ID	80116
Brand Model	Showersave, QB1-21
Details	Year: 2017 + current Efficiency: 67.2 Utilisation factor: 0.973

Summary for Input Data

29.0 Hot Water Cylinder

Cylinder Stat	None
Cylinder In Heated Space	No
Independent Time Control	No
In Airing Cupboard	No

31.0 Thermal Store

None

34.0 Small-scale Hydro

Electricity Generated	0.00	kWh/Year
Apportioned	0.00	
Connected to dwelling's electricity meter	Yes	
Electricity Generation	Annual	

Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec

35.0 Special Features

Energy Saved	Fuel Saved	Energy Used	Fuel Used	Description	Monthly Air Change Rates	Special Technologies Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
0.00		0.00				CO2 saving feature	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None