

Summary for Input Data



Property Reference	Plot B	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	86 B	DER	12.95	TER	15.45
Environmental	92 A	% DER < TER			16.18
CO ₂ Emissions (t/year)	0.43	DFEE	30.41	TFEE	35.19
Compliance Check	See BREL	% DFEE < TFEE			13.59
% DPER < TPER	10.16	DPER	73.77	TPER	82.12

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

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

Orientation	Northwest	
Property Tenture	ND	
Transaction Type	5	
Terrain Type	Suburban	
1.0 Property Type	Flat, End-Terrace	
Position of Flat	Ground-floor flat	
Which Floor	0	
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	2.40 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	18.86	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	46.84	39.53	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	9.80	7.96	0.00	None	1.84	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	8.54	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	63.32	

Summary for Input Data

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Timber I-joists, carpeted	20.00	38.52

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 West	1.84	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	4.88	0.02	0.02	No
E4 Jamb	Independently assessed	18.36	0.02	0.02	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	41.96	0.04	0.04	No
E24 Eaves (insulation at ceiling level - inverted)	Table K1 - Default	5.24	0.15	0.15	No
E16 Corner (normal)	Independently assessed	9.60	0.05	0.05	No
E18 Party wall between dwellings	Independently assessed	2.40	0.04	0.04	No
E25 Staggered party wall between dwellings	Table K1 - Default	4.80	0.24	0.24	No
P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	7.12	0.00	0.00	No

Y-value	0.08	W/m²K
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18.0 Pressure Testing

Designed AP ₅₀	5.00	m³/(h.m²) @ 50 Pa
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Property Tested?	Yes
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Test Method	Blower Door
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19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	No
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20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System

22.0 Lighting

No Fixed Lighting	No
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Name	Efficacy	Power	Capacity	Count
LED	80.00	5	400	6

24.0 Main Heating 1

Percentage of Heat	100.00	%
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Database Ref. No.	17955
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Fuel Type	Mains gas
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SAP Code	0
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In Winter	89.00
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In Summer	87.30
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Model Name	LOGIC COMBI
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Manufacturer	Ideal Boilers
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Summary for Input Data

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

29.0 Hot Water Cylinder

	None
Cylinder Stat	No
Cylinder In Heated Space	No

Summary for Input Data



Independent Time Control

No

In Airing Cupboard

No

31.0 Thermal Store

None

34.0 Small-scale Hydro

None

Electricity Generated

0.00

Apportioned

0.00

kWh/Year

Connected to dwelling's electricity meter

Yes

Electricity Generation

Annual

Jan

Feb

Mar

Apr

May

Jun

Jul

Aug

Sep

Oct

Nov

Dec

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None