Block Compliance

Block Reference	Napier Court 31052024	**Issued on Date**	12/07/2024
Block Name	Block 1		
Calculation Type	New Build (As Designed)		
Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

Block Compliance Report - DER

Block Reference: Napier Court 31052024	**Block Name: Block 1**			
Property-Assessment Reference	**Floor area (m^2)**	**DER ($kgCO_2/m^2$)**	**TER ($kgCO_2/m^2$)**	**% DER/TER**
Block A Appt 01 10F - 2B4P	72.36	4.84	15.32	68.41 %
Block A Appt 02 10F - 2B4P	72.36	4.45	13.96	68.12 %
Block A Appt 03 10F - 2B4P	72.36	4.43	13.96	68.27 %
Block A Appt 04 10F - 2B4P	72.18	4.67	15.03	68.93 %
Block A Appt 05 10F - 1B2P	54.30	3.12	13.15	76.27 %
Block A Appt 06 10F - 1B2P	54.30	3.49	13.67	74.47 %
Block A Appt 07 10F - 1B2P	52.15	4.92	15.87	69.00 %
Block A Appt 08 10F - 2B4P	72.23	4.61	13.87	66.76 %
Block A Appt 09 10F - 1B2P	54.30	3.49	13.67	74.47 %
Block A Appt 10 10F - 3B5P	89.00	3.12	10.79	71.08 %
Block A Appt 11 10F - 2B4P	89.00	3.12	10.79	71.08 %
Block A Appt 12 10F - 2B4P	74.00	2.63	12.16	78.37 %
Block A Appt 13 10F - 2B4P	72.23	4.62	13.88	66.71 %
Block A Appt 14 10F - 1B2P	52.15	4.11	14.63	71.91 %
Block A Appt 15 10F - 1B2P	54.30	3.44	13.58	74.67 %
Block A Appt 16 10F - 1B2P	54.30	3.16	13.25	76.15 %
Block A Appt 01 2F - 2B4P	72.36	3.40	12.13	71.97 %
Block A Appt 02 2F - 2B4P	72.36	2.82	11.63	75.75 %
Block A Appt 03 2F - 1B2P	58.60	2.48	11.64	78.69 %
Block A Appt 04 2F - 2B4P	72.36	2.70	11.04	75.54 %
Block A Appt 05 2F - 2B4P	72.18	3.41	12.14	71.91 %
Block A Appt 06 2F - 2B4P	74.00	2.98	11.32	73.67 %

Block A Appt 07 2F - 1B2P	54.30	2.29	10.87	78.93 %
Block A Appt 08 2F - 1B2P	54.30	2.33	11.18	79.16 %
Block A Appt 09 2F - 1B2P	52.15	2.96	12.56	76.43 %
Block A Appt 10 2F - 2B4P	72.23	2.80	10.84	74.17 %
Block A Appt 11 2F - 1B2P	54.30	2.33	11.18	79.16 %
Block A Appt 12 2F - 3B5P	89.00	2.00	8.46	76.36 %
Block A Appt 13 2F - 2B4P	89.00	2.00	8.46	76.36 %
Block A Appt 14 2F - 2B4P	74.00	2.17	9.76	77.77 %
Block A Appt 15 2F - 2B4P	72.23	2.80	10.84	74.17 %
Block A Appt 16 2F - 1B2P	52.15	2.80	12.33	77.29 %
Block A Appt 17 2F - 1B2P	54.30	2.34	11.25	79.20 %
Block A Appt 18 2F - 1B2P	54.30	2.28	10.95	79.18 %
Block A Appt 01 3F - 2B4P	72.36	3.40	12.13	71.97 %
Block A Appt 02 3F - 2B4P	72.36	2.82	11.63	75.75 %
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Block A Appt 06 3F - 2B4P	74.00	2.98	11.32	73.67 %
Block A Appt 07 3F - 1B2P	54.30	2.28	10.87	79.02 %
Block A Appt 08 3F - 1B2P	54.30	2.33	11.18	79.16 %
Block A Appt 09 3F - 1B2P	52.15	2.96	12.56	76.43 %
Block A Appt 10 3F - 2B4P	72.23	2.80	10.84	74.17 %
Block A Appt 11 3F - 1B2P	54.30	2.33	11.18	79.16 %
Block A Appt 12 3F - 3B5P	89.00	2.00	8.46	76.36 %
Block A Appt 13 3F - 2B4P	89.00	2.00	8.46	76.36 %
Block A Appt 14 3F - 2B4P	74.00	2.17	9.76	77.77 %
Block A Appt 15 3F - 2B4P	72.23	2.80	10.84	74.17 %
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Block A Appt 18 6F - 1B2P	54.30	2.28	10.95	79.18 %

Block A Appt 01 7F - 2B4P	72.36	3.40	12.13	71.97 %
Block A Appt 02 7F - 2B4P	72.36	2.82	11.63	75.75 %
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Block A Appt 17 7F - 1B2P	54.30	2.28	10.95	79.18 %
Block A Appt 01 8F - 2B4P	72.36	3.40	12.13	71.97 %
Block A Appt 02 8F - 2B4P	72.36	2.82	11.63	75.75 %
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Block A Appt 11 8F - 3B5P	89.00	2.00	8.46	76.36 %

Block A Appt 12 8F - 2B4P	89.00	2.00	8.46	76.36 %
Block A Appt 13 8F - 2B4P	74.00	2.17	9.76	77.77 %
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Block A Appt 01 9F - 2B4P	72.36	3.40	12.13	71.97 %
Block A Appt 02 9F - 2B4P	72.36	2.82	11.63	75.75 %
Block A Appt 03 9F - 2B4P	72.36	2.70	11.04	75.54 %
Block A Appt 04 9F - 2B4P	72.18	3.41	12.14	71.91 %
Block A Appt 05 9F - 1B2P	54.30	2.28	10.87	79.02 %
Block A Appt 06 9F - 1B2P	54.30	2.33	11.18	79.16 %
Block A Appt 07 9F - 1B2P	52.15	2.96	12.56	76.43 %
Block A Appt 08 9F - 2B4P	72.23	2.80	10.84	74.17 %
Block A Appt 09 9F - 1B2P	54.30	2.33	11.18	79.16 %
Block A Appt 10 9F - 3B5P	89.00	2.00	8.46	76.36 %
Block A Appt 11 9F - 2B4P	89.00	2.00	8.46	76.36 %
Block A Appt 12 9F - 2B4P	74.00	2.17	9.76	77.77 %
Block A Appt 13 9F - 2B4P	72.23	2.80	10.84	74.17 %
Block A Appt 14 9F - 1B2P	52.15	2.80	12.33	77.29 %
Block A Appt 15 9F - 1B2P	54.30	2.34	11.25	79.20 %
Block A Appt 16 9F - 1B2P	54.30	2.28	10.95	79.18 %
Block A Appt 01 1F - 2B4P	72.36	4.09	14.96	72.66 %
Block A Appt 01 GF - 1B2P	58.60	4.89	17.36	71.83 %
Block A Appt 02 1F - 2B4P	72.36	3.37	13.83	75.63 %
Block A Appt 02 GF - 2B4P	72.36	4.71	16.73	71.85 %
Block A Appt 03 1F - 1B2P	58.60	2.45	11.60	78.88 %
Block A Appt 03 GF - 2B4P	72.36	4.80	16.73	71.31 %

Block A Appt 04 1F - 2B4P	72.36	2.70	11.04	75.54 %
Block A Appt 05 1F - 2B4P	72.18	3.41	12.14	71.91 %
Block A Appt 06 1F - 2B4P	74.00	3.63	14.04	74.15 %
Block A Appt 07 1F - 1B2P	54.30	2.50	13.28	81.17 %
Block A Appt 08 1F - 1B2P	54.30	2.69	13.72	80.39 %
Block A Appt 09 1F - 1B2P	52.15	3.59	15.44	76.75 %
Block A Appt 10 1F - 2B4P	72.23	3.72	13.10	71.60 %
Block A Appt 11 1F - 1B2P	54.30	3.33	13.72	75.73 %
Block A Appt 12 1F - 3B5P	89.00	2.70	10.84	75.09 %
Block A Appt 13 1F - 2B4P	89.00	2.70	10.84	75.09 %
Block A Appt 14 1F - 2B4P	74.00	2.91	12.24	76.23 %
Block A Appt 15 1F - 2B4P	72.23	3.72	13.10	71.60 %
Block A Appt 16 1F - 1B2P	52.15	3.36	14.96	77.54 %
Block A Appt 17 1F - 1B2P	54.30	3.36	13.71	75.49 %
Block A Appt 18 1F - 1B2P	54.30	2.52	13.38	81.17 %
Totals:	11731.32	498.64	2050.42	
Average DER = 2.82 kgCO_2/m²	**% DER/TER**	PASS		
Average TER = 11.45 kgCO_2/m²	75.41 %			

Block Compliance Report - DFEE

Block Reference: Napier Court 31052024	**Block Name: Block 1**			
Property-Assessment Reference	**Floor area (m^2)**	**DFEE (kWh/m^2/yr)**	**TFEE (kWh/m^2/yr)**	**% DFEE/TFEE**
Block A Appt 01 10F - 2B4P	72.36	39.79	40.90	2.72 %
Block A Appt 02 10F - 2B4P	72.36	33.61	34.44	2.41 %
Block A Appt 03 10F - 2B4P	72.36	33.72	34.50	2.27 %
Block A Appt 04 10F - 2B4P	72.18	38.99	39.27	0.72 %
Block A Appt 05 10F - 1B2P	54.30	22.04	23.16	4.85 %
Block A Appt 06 10F - 1B2P	54.30	25.12	26.06	3.60 %
Block A Appt 07 10F - 1B2P	52.15	35.16	35.54	1.08 %

Block A Appt 08 10F - 2B4P	72.23	33.97	33.88	-0.24 %
Block A Appt 09 10F - 1B2P	54.30	25.12	26.06	3.60 %
Block A Appt 10 10F - 3B5P	89.00	23.91	23.50	-1.75 %
Block A Appt 11 10F - 2B4P	89.00	23.91	23.50	-1.75 %
Block A Appt 12 10F - 2B4P	74.00	19.57	26.18	25.23 %
Block A Appt 13 10F - 2B4P	72.23	34.03	33.94	-0.28 %
Block A Appt 14 10F - 1B2P	52.15	29.58	29.82	0.81 %
Block A Appt 15 10F - 1B2P	54.30	24.48	25.66	4.58 %
Block A Appt 16 10F - 1B2P	54.30	22.34	23.64	5.52 %
Block A Appt 01 2F - 2B4P	72.36	26.50	26.47	-0.09 %
Block A Appt 02 2F - 2B4P	72.36	22.12	23.82	7.13 %
Block A Appt 03 2F - 1B2P	58.60	17.88	18.36	2.62 %
Block A Appt 04 2F - 2B4P	72.36	21.31	21.21	-0.47 %
Block A Appt 05 2F - 2B4P	72.18	26.88	26.13	-2.86 %
Block A Appt 06 2F - 2B4P	74.00	23.10	22.80	-1.30 %
Block A Appt 07 2F - 1B2P	54.30	11.55	11.71	1.33 %
Block A Appt 08 2F - 1B2P	54.30	13.52	13.99	3.37 %
Block A Appt 09 2F - 1B2P	52.15	20.64	20.12	-2.58 %
Block A Appt 10 2F - 2B4P	72.23	20.82	19.95	-4.35 %
Block A Appt 11 2F - 1B2P	54.30	13.52	13.99	3.37 %
Block A Appt 12 2F - 3B5P	89.00	13.21	12.50	-5.73 %
Block A Appt 13 2F - 2B4P	89.00	13.21	12.50	-5.73 %
Block A Appt 14 2F - 2B4P	74.00	14.51	14.92	2.77 %
Block A Appt 15 2F - 2B4P	72.23	20.82	19.95	-4.35 %
Block A Appt 16 2F - 1B2P	52.15	19.10	18.99	-0.60 %

Block A Appt 17 2F - 1B2P	54.30	13.59	14.36	5.36 %
Block A Appt 18 2F - 1B2P	54.30	11.36	12.12	6.24 %
Block A Appt 01 3F - 2B4P	72.36	26.50	26.47	-0.09 %
Block A Appt 02 3F - 2B4P	72.36	22.12	23.82	7.13 %
Block A Appt 03 3F - 1B2P	58.60	17.88	18.36	2.62 %
Block A Appt 04 3F - 2B4P	72.36	21.31	21.21	-0.47 %
Block A Appt 05 3F - 2B4P	72.18	26.88	26.13	-2.86 %
Block A Appt 06 3F - 2B4P	74.00	23.10	22.80	-1.30 %
Block A Appt 07 3F - 1B2P	54.30	11.10	11.71	5.19 %
Block A Appt 08 3F - 1B2P	54.30	13.52	13.99	3.37 %
Block A Appt 09 3F - 1B2P	52.15	20.64	20.12	-2.58 %
Block A Appt 10 3F - 2B4P	72.23	20.82	19.95	-4.35 %
Block A Appt 11 3F - 1B2P	54.30	13.52	13.99	3.37 %
Block A Appt 12 3F - 3B5P	89.00	13.21	12.50	-5.73 %
Block A Appt 13 3F - 2B4P	89.00	13.21	12.50	-5.73 %
Block A Appt 14 3F - 2B4P	74.00	14.51	14.92	2.77 %
Block A Appt 15 3F - 2B4P	72.23	20.82	19.95	-4.35 %
Block A Appt 16 3F - 1B2P	52.15	19.10	18.99	-0.60 %
Block A Appt 17 3F - 1B2P	54.30	13.59	14.36	5.36 %
Block A Appt 18 3F - 1B2P	54.30	11.36	12.12	6.24 %
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Block A Appt 04 4F - 2B4P	72.36	21.73	21.21	-2.48 %
Block A Appt 05 4F - 2B4P	72.18	26.88	26.13	-2.86 %

Block A Appt 06 4F - 2B4P	74.00	23.10	22.80	-1.30 %
Block A Appt 07 4F - 1B2P	54.30	11.10	11.71	5.19 %
Block A Appt 08 4F - 1B2P	54.30	13.52	13.99	3.37 %
Block A Appt 09 4F - 1B2P	52.15	20.64	20.12	-2.58 %
Block A Appt 10 4F - 2B4P	72.23	20.82	19.95	-4.35 %
Block A Appt 11 4F - 1B2P	54.30	13.52	13.99	3.37 %
Block A Appt 12 4F - 3B5P	89.00	13.21	12.50	-5.73 %
Block A Appt 13 4F - 2B4P	89.00	13.21	12.50	-5.73 %
Block A Appt 14 4F - 2B4P	74.00	14.51	14.92	2.77 %
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Block A Appt 16 4F - 1B2P	52.15	19.10	18.99	-0.60 %
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Block A Appt 04 5F - 2B4P	72.36	21.31	21.21	-0.47 %
Block A Appt 05 5F - 2B4P	72.18	26.88	26.13	-2.86 %
Block A Appt 06 5F - 2B4P	74.00	23.10	22.80	-1.30 %
Block A Appt 07 5F - 1B2P	54.30	11.10	11.71	5.19 %
Block A Appt 08 5F - 1B2P	54.30	13.52	13.99	3.37 %
Block A Appt 09 5F - 1B2P	52.15	20.64	20.12	-2.58 %
Block A Appt 10 5F - 2B4P	72.23	20.82	19.95	-4.35 %
Block A Appt 11 5F - 1B2P	54.30	13.52	13.99	3.37 %
Block A Appt 12 5F - 3B5P	89.00	13.21	12.50	-5.73 %

Block A Appt 13 5F - 2B4P	89.00	13.21	12.50	-5.73 %
Block A Appt 14 5F - 2B4P	74.00	14.51	14.92	2.77 %
Block A Appt 15 5F - 2B4P	72.23	20.82	19.95	-4.35 %
Block A Appt 16 5F - 1B2P	52.15	19.10	18.99	-0.60 %
Block A Appt 17 5F - 1B2P	54.30	13.59	14.36	5.36 %
Block A Appt 18 5F - 1B2P	54.30	11.36	12.12	6.24 %
Block A Appt 01 6F - 2B4P	72.36	26.50	26.47	-0.09 %
Block A Appt 02 6F - 2B4P	72.36	22.12	23.82	7.13 %
Block A Appt 03 6F - 1B2P	58.60	17.88	18.36	2.62 %
Block A Appt 04 6F - 2B4P	72.36	21.31	21.21	-0.47 %
Block A Appt 05 6F - 2B4P	72.18	26.88	26.13	-2.86 %
Block A Appt 06 6F - 2B4P	74.00	35.87	36.60	2.01 %
Block A Appt 07 6F - 1B2P	54.30	11.10	11.71	5.19 %
Block A Appt 08 6F - 1B2P	54.30	13.52	13.99	3.37 %
Block A Appt 09 6F - 1B2P	52.15	20.64	20.12	-2.58 %
Block A Appt 10 6F - 2B4P	72.23	20.82	19.95	-4.35 %
Block A Appt 11 6F - 1B2P	54.30	13.52	13.99	3.37 %
Block A Appt 12 6F - 3B5P	89.00	13.21	12.50	-5.73 %
Block A Appt 13 6F - 2B4P	89.00	13.21	12.50	-5.73 %
Block A Appt 14 6F - 2B4P	74.00	14.51	14.92	2.77 %
Block A Appt 15 6F - 2B4P	72.23	20.82	19.95	-4.35 %
Block A Appt 16 6F - 1B2P	52.15	19.10	18.99	-0.60 %
Block A Appt 17 6F - 1B2P	54.30	13.59	14.36	5.36 %
Block A Appt 18 6F - 1B2P	54.30	11.36	12.12	6.24 %
Block A Appt 01 7F - 2B4P	72.36	26.50	26.47	-0.09 %

Block A Appt 02 7F - 2B4P	72.36	22.12	23.82	7.13 %
Block A Appt 03 7F - 1B2P	58.60	17.88	18.36	2.62 %
Block A Appt 04 7F - 2B4P	72.36	21.31	21.21	-0.47 %
Block A Appt 05 7F - 2B4P	72.18	26.88	26.13	-2.86 %
Block A Appt 06 7F - 1B2P	54.30	11.10	11.71	5.19 %
Block A Appt 07 7F - 1B2P	54.30	13.52	13.99	3.37 %
Block A Appt 08 7F - 1B2P	52.15	20.64	20.12	-2.58 %
Block A Appt 09 7F - 2B4P	72.23	20.82	19.95	-4.35 %
Block A Appt 10 7F - 1B2P	54.30	13.52	13.99	3.37 %
Block A Appt 11 7F - 3B5P	89.00	13.21	12.50	-5.73 %
Block A Appt 12 7F - 2B4P	89.00	13.21	12.50	-5.73 %
Block A Appt 13 7F - 2B4P	74.00	14.51	14.92	2.77 %
Block A Appt 14 7F - 2B4P	72.23	20.82	19.95	-4.35 %
Block A Appt 15 7F - 1B2P	52.15	19.10	18.99	-0.60 %
Block A Appt 16 7F - 1B2P	54.30	13.59	14.36	5.36 %
Block A Appt 17 7F - 1B2P	54.30	11.36	12.12	6.24 %
Block A Appt 01 8F - 2B4P	72.36	26.50	26.47	-0.09 %
Block A Appt 02 8F - 2B4P	72.36	22.12	23.82	7.13 %
Block A Appt 03 8F - 1B2P	58.60	17.88	18.36	2.62 %
Block A Appt 04 8F - 2B4P	72.36	21.31	21.21	-0.47 %
Block A Appt 05 8F - 2B4P	72.18	26.88	26.13	-2.86 %
Block A Appt 06 8F - 1B2P	54.30	11.10	11.71	5.19 %
Block A Appt 07 8F - 1B2P	54.30	13.52	13.99	3.37 %
Block A Appt 08 8F - 1B2P	52.15	20.64	20.12	-2.58 %
Block A Appt 09 8F - 2B4P	72.23	20.82	19.95	-4.35 %

Block A Appt 10 8F - 1B2P	54.30	13.52	13.99	3.37 %
Block A Appt 11 8F - 3B5P	89.00	13.21	12.50	-5.73 %
Block A Appt 12 8F - 2B4P	89.00	13.21	12.50	-5.73 %
Block A Appt 13 8F - 2B4P	74.00	14.51	14.92	2.77 %
Block A Appt 14 8F - 2B4P	72.23	20.82	19.95	-4.35 %
Block A Appt 15 8F - 1B2P	52.15	19.10	18.99	-0.60 %
Block A Appt 16 8F - 1B2P	54.30	13.59	14.36	5.36 %
Block A Appt 17 8F - 1B2P	54.30	11.36	12.12	6.24 %
Block A Appt 01 9F - 2B4P	72.36	26.50	26.47	-0.09 %
Block A Appt 02 9F - 2B4P	72.36	22.12	23.82	7.13 %
Block A Appt 03 9F - 2B4P	72.36	21.31	21.21	-0.47 %
Block A Appt 04 9F - 2B4P	72.18	26.88	26.13	-2.86 %
Block A Appt 05 9F - 1B2P	54.30	11.10	11.71	5.19 %
Block A Appt 06 9F - 1B2P	54.30	13.52	13.99	3.37 %
Block A Appt 07 9F - 1B2P	52.15	20.64	20.12	-2.58 %
Block A Appt 08 9F - 2B4P	72.23	20.82	19.95	-4.35 %
Block A Appt 09 9F - 1B2P	54.30	13.52	13.99	3.37 %
Block A Appt 10 9F - 3B5P	89.00	13.21	12.50	-5.73 %
Block A Appt 11 9F - 2B4P	89.00	13.21	12.50	-5.73 %
Block A Appt 12 9F - 2B4P	74.00	14.51	14.92	2.77 %
Block A Appt 13 9F - 2B4P	72.23	20.82	19.95	-4.35 %
Block A Appt 14 9F - 1B2P	52.15	19.10	18.99	-0.60 %
Block A Appt 15 9F - 1B2P	54.30	13.59	14.36	5.36 %
Block A Appt 16 9F - 1B2P	54.30	11.36	12.12	6.24 %
Block A Appt 01 1F - 2B4P	72.36	31.08	39.22	20.76 %

Block Compliance

Block A Appt 01 GF - 1B2P	58.60	42.45	45.39	6.48 %
Block A Appt 02 1F - 2B4P	72.36	25.96	33.78	23.15 %
Block A Appt 02 GF - 2B4P	72.36	45.45	47.38	4.06 %
Block A Appt 03 1F - 1B2P	58.60	17.82	18.30	2.60 %
Block A Appt 03 GF - 2B4P	72.36	45.45	47.38	4.06 %
Block A Appt 04 1F - 2B4P	72.36	21.31	21.21	-0.47 %
Block A Appt 05 1F - 2B4P	72.18	26.88	26.13	-2.86 %
Block A Appt 06 1F - 2B4P	74.00	27.63	35.14	21.38 %
Block A Appt 07 1F - 1B2P	54.30	15.52	23.75	34.63 %
Block A Appt 08 1F - 1B2P	54.30	18.08	26.24	31.09 %
Block A Appt 09 1F - 1B2P	52.15	25.57	33.53	23.74 %
Block A Appt 10 1F - 2B4P	72.23	27.61	30.32	8.93 %
Block A Appt 11 1F - 1B2P	54.30	23.69	26.24	9.74 %
Block A Appt 12 1F - 3B5P	89.00	20.36	23.72	14.18 %
Block A Appt 13 1F - 2B4P	89.00	20.36	23.72	14.18 %
Block A Appt 14 1F - 2B4P	74.00	21.70	26.52	18.19 %
Block A Appt 15 1F - 2B4P	72.23	27.61	30.32	8.93 %
Block A Appt 16 1F - 1B2P	52.15	23.75	31.30	24.13 %
Block A Appt 17 1F - 1B2P	54.30	23.63	26.23	9.92 %
Block A Appt 18 1F - 1B2P	54.30	15.80	24.22	34.76 %
Totals:	11731.32	3525.10	3638.32	
Average DFEE = 20.13 $kgCO_2/m^2$	**% DFEE/TFEE**	PASS		
Average TFEE = 20.71 $kgCO_2/m^2$	2.78 %			

Block Compliance Report - DPER

Block Reference: Napier Court 31052024	**Block Name: Block 1**			
Property-Assessment Reference	**Floor area (m^2)**	**DPER ($kWh/m^2/yr$)**	**TPER ($kWh/m^2/yr$)**	**% DPER/TPER**

Block A Appt 01 10F - 2B4P	72.36	49.64	82.94	40.15 %
Block A Appt 02 10F - 2B4P	72.36	46.29	75.66	38.82 %
Block A Appt 03 10F - 2B4P	72.36	46.02	75.62	39.14 %
Block A Appt 04 10F - 2B4P	72.18	47.90	81.41	41.16 %
Block A Appt 05 10F - 1B2P	54.30	32.95	71.93	54.19 %
Block A Appt 06 10F - 1B2P	54.30	36.65	74.55	50.84 %
Block A Appt 07 10F - 1B2P	52.15	51.17	86.36	40.75 %
Block A Appt 08 10F - 2B4P	72.23	47.89	75.21	36.32 %
Block A Appt 09 10F - 1B2P	54.30	36.65	74.55	50.84 %
Block A Appt 10 10F - 3B5P	89.00	32.63	58.56	44.28 %
Block A Appt 11 10F - 2B4P	89.00	32.63	58.56	44.28 %
Block A Appt 12 10F - 2B4P	74.00	27.85	66.13	57.89 %
Block A Appt 13 10F - 2B4P	72.23	47.97	75.27	36.27 %
Block A Appt 14 10F - 1B2P	52.15	42.96	79.70	46.10 %
Block A Appt 15 10F - 1B2P	54.30	36.14	74.09	51.22 %
Block A Appt 16 10F - 1B2P	54.30	33.31	72.46	54.03 %
Block A Appt 01 2F - 2B4P	72.36	35.51	65.77	46.01 %
Block A Appt 02 2F - 2B4P	72.36	29.70	63.09	52.92 %
Block A Appt 03 2F - 1B2P	58.60	26.35	63.60	58.57 %
Block A Appt 04 2F - 2B4P	72.36	28.45	59.94	52.54 %
Block A Appt 05 2F - 2B4P	72.18	35.64	65.85	45.88 %
Block A Appt 06 2F - 2B4P	74.00	31.26	61.43	49.11 %
Block A Appt 07 2F - 1B2P	54.30	24.59	59.67	58.79 %
Block A Appt 08 2F - 1B2P	54.30	24.99	61.19	59.16 %
Block A Appt 09 2F - 1B2P	52.15	31.31	68.57	54.34 %
Block A Appt 10 2F - 2B4P	72.23	29.56	58.88	49.80 %
Block A Appt 11 2F - 1B2P	54.30	24.99	61.19	59.16 %
Block A Appt 12 2F - 3B5P	89.00	21.37	46.03	53.57 %

Block A Appt 13 2F - 2B4P	89.00	21.37	46.03	53.57 %
Block A Appt 14 2F - 2B4P	74.00	23.21	53.24	56.40 %
Block A Appt 15 2F - 2B4P	72.23	29.56	58.88	49.80 %
Block A Appt 16 2F - 1B2P	52.15	29.67	67.32	55.93 %
Block A Appt 17 2F - 1B2P	54.30	25.14	61.55	59.16 %
Block A Appt 18 2F - 1B2P	54.30	24.54	60.06	59.14 %
Block A Appt 01 3F - 2B4P	72.36	35.51	65.77	46.01 %
Block A Appt 02 3F - 2B4P	72.36	29.70	63.09	52.92 %
Block A Appt 03 3F - 1B2P	58.60	26.35	63.60	58.57 %
Block A Appt 04 3F - 2B4P	72.36	28.45	59.94	52.54 %
Block A Appt 05 3F - 2B4P	72.18	35.64	65.85	45.88 %
Block A Appt 06 3F - 2B4P	74.00	31.26	61.43	49.11 %
Block A Appt 07 3F - 1B2P	54.30	24.49	59.67	58.96 %
Block A Appt 08 3F - 1B2P	54.30	24.99	61.19	59.16 %
Block A Appt 09 3F - 1B2P	52.15	31.31	68.57	54.34 %
Block A Appt 10 3F - 2B4P	72.23	29.56	58.88	49.80 %
Block A Appt 11 3F - 1B2P	54.30	24.99	61.19	59.16 %
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Block A Appt 13 3F - 2B4P	89.00	21.37	46.03	53.57 %
Block A Appt 14 3F - 2B4P	74.00	23.21	53.24	56.40 %
Block A Appt 15 3F - 2B4P	72.23	29.56	58.88	49.80 %
Block A Appt 16 3F - 1B2P	52.15	29.67	67.32	55.93 %
Block A Appt 17 3F - 1B2P	54.30	25.14	61.55	59.16 %
Block A Appt 18 3F - 1B2P	54.30	24.54	60.06	59.14 %
Block A Appt 01 4F - 2B4P	72.36	35.51	65.77	46.01 %
Block A Appt 02 4F - 2B4P	72.36	29.70	63.09	52.92 %
Block A Appt 03 4F - 1B2P	58.60	26.35	63.60	58.57 %
Block A Appt 04 4F - 2B4P	72.36	28.95	59.94	51.70 %

Block A Appt 05 4F - 2B4P	72.18	35.64	65.85	45.88 %
Block A Appt 06 4F - 2B4P	74.00	31.26	61.43	49.11 %
Block A Appt 07 4F - 1B2P	54.30	24.49	59.67	58.96 %
Block A Appt 08 4F - 1B2P	54.30	24.99	61.19	59.16 %
Block A Appt 09 4F - 1B2P	52.15	31.31	68.57	54.34 %
Block A Appt 10 4F - 2B4P	72.23	29.56	58.88	49.80 %
Block A Appt 11 4F - 1B2P	54.30	24.99	61.19	59.16 %
Block A Appt 12 4F - 3B5P	89.00	21.37	46.03	53.57 %
Block A Appt 13 4F - 2B4P	89.00	21.37	46.03	53.57 %
Block A Appt 14 4F - 2B4P	74.00	23.21	53.24	56.40 %
Block A Appt 15 4F - 2B4P	72.23	29.56	58.88	49.80 %
Block A Appt 16 4F - 1B2P	52.15	29.67	67.32	55.93 %
Block A Appt 17 4F - 1B2P	54.30	25.14	61.55	59.16 %
Block A Appt 18 4F - 1B2P	54.30	24.54	60.06	59.14 %
Block A Appt 01 5F - 2B4P	72.36	35.51	65.77	46.01 %
Block A Appt 02 5F - 2B4P	72.36	29.70	63.09	52.92 %
Block A Appt 03 5F - 1B2P	58.60	26.35	63.60	58.57 %
Block A Appt 04 5F - 2B4P	72.36	28.45	59.94	52.54 %
Block A Appt 05 5F - 2B4P	72.18	35.64	65.85	45.88 %
Block A Appt 06 5F - 2B4P	74.00	31.26	61.43	49.11 %
Block A Appt 07 5F - 1B2P	54.30	24.49	59.67	58.96 %
Block A Appt 08 5F - 1B2P	54.30	24.99	61.19	59.16 %
Block A Appt 09 5F - 1B2P	52.15	31.31	68.57	54.34 %
Block A Appt 10 5F - 2B4P	72.23	29.56	58.88	49.80 %
Block A Appt 11 5F - 1B2P	54.30	24.99	61.19	59.16 %
Block A Appt 12 5F - 3B5P	89.00	21.37	46.03	53.57 %
Block A Appt 13 5F - 2B4P	89.00	21.37	46.03	53.57 %
Block A Appt 14 5F - 2B4P	74.00	23.21	53.24	56.40 %

Block A Appt 15 5F - 2B4P	72.23	29.56	58.88	49.80 %
Block A Appt 16 5F - 1B2P	52.15	29.67	67.32	55.93 %
Block A Appt 17 5F - 1B2P	54.30	25.14	61.55	59.16 %
Block A Appt 18 5F - 1B2P	54.30	24.54	60.06	59.14 %
Block A Appt 01 6F - 2B4P	72.36	35.51	65.77	46.01 %
Block A Appt 02 6F - 2B4P	72.36	29.70	63.09	52.92 %
Block A Appt 03 6F - 1B2P	58.60	26.35	63.60	58.57 %
Block A Appt 04 6F - 2B4P	72.36	28.45	59.94	52.54 %
Block A Appt 05 6F - 2B4P	72.18	35.64	65.85	45.88 %
Block A Appt 06 6F - 2B4P	74.00	47.22	77.75	39.27 %
Block A Appt 07 6F - 1B2P	54.30	24.49	59.67	58.96 %
Block A Appt 08 6F - 1B2P	54.30	24.99	61.19	59.16 %
Block A Appt 09 6F - 1B2P	52.15	31.31	68.57	54.34 %
Block A Appt 10 6F - 2B4P	72.23	29.56	58.88	49.80 %
Block A Appt 11 6F - 1B2P	54.30	24.99	61.19	59.16 %
Block A Appt 12 6F - 3B5P	89.00	21.37	46.03	53.57 %
Block A Appt 13 6F - 2B4P	89.00	21.37	46.03	53.57 %
Block A Appt 14 6F - 2B4P	74.00	23.21	53.24	56.40 %
Block A Appt 15 6F - 2B4P	72.23	29.56	58.88	49.80 %
Block A Appt 16 6F - 1B2P	52.15	29.67	67.32	55.93 %
Block A Appt 17 6F - 1B2P	54.30	25.14	61.55	59.16 %
Block A Appt 18 6F - 1B2P	54.30	24.54	60.06	59.14 %
Block A Appt 01 7F - 2B4P	72.36	35.51	65.77	46.01 %
Block A Appt 02 7F - 2B4P	72.36	29.70	63.09	52.92 %
Block A Appt 03 7F - 1B2P	58.60	26.35	63.60	58.57 %
Block A Appt 04 7F - 2B4P	72.36	28.45	59.94	52.54 %
Block A Appt 05 7F - 2B4P	72.18	35.64	65.85	45.88 %
Block A Appt 06 7F - 1B2P	54.30	24.49	59.67	58.96 %

Block A Appt 07 7F - 1B2P	54.30	24.99	61.19	59.16 %
Block A Appt 08 7F - 1B2P	52.15	31.31	68.57	54.34 %
Block A Appt 09 7F - 2B4P	72.23	29.56	58.88	49.80 %
Block A Appt 10 7F - 1B2P	54.30	24.99	61.19	59.16 %
Block A Appt 11 7F - 3B5P	89.00	21.37	46.03	53.57 %
Block A Appt 12 7F - 2B4P	89.00	21.37	46.03	53.57 %
Block A Appt 13 7F - 2B4P	74.00	23.21	53.24	56.40 %
Block A Appt 14 7F - 2B4P	72.23	29.56	58.88	49.80 %
Block A Appt 15 7F - 1B2P	52.15	29.67	67.32	55.93 %
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Block A Appt 17 7F - 1B2P	54.30	24.54	60.06	59.14 %
Block A Appt 01 8F - 2B4P	72.36	35.51	65.77	46.01 %
Block A Appt 02 8F - 2B4P	72.36	29.70	63.09	52.92 %
Block A Appt 03 8F - 1B2P	58.60	26.35	63.60	58.57 %
Block A Appt 04 8F - 2B4P	72.36	28.45	59.94	52.54 %
Block A Appt 05 8F - 2B4P	72.18	35.64	65.85	45.88 %
Block A Appt 06 8F - 1B2P	54.30	24.49	59.67	58.96 %
Block A Appt 07 8F - 1B2P	54.30	24.99	61.19	59.16 %
Block A Appt 08 8F - 1B2P	52.15	31.31	68.57	54.34 %
Block A Appt 09 8F - 2B4P	72.23	29.56	58.88	49.80 %
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Block A Appt 12 8F - 2B4P	89.00	21.37	46.03	53.57 %
Block A Appt 13 8F - 2B4P	74.00	23.21	53.24	56.40 %
Block A Appt 14 8F - 2B4P	72.23	29.56	58.88	49.80 %
Block A Appt 15 8F - 1B2P	52.15	29.67	67.32	55.93 %
Block A Appt 16 8F - 1B2P	54.30	25.14	61.55	59.16 %
Block A Appt 17 8F - 1B2P	54.30	24.54	60.06	59.14 %

Block A Appt 01 9F - 2B4P	72.36	35.51	65.77	46.01 %
Block A Appt 02 9F - 2B4P	72.36	29.70	63.09	52.92 %
Block A Appt 03 9F - 2B4P	72.36	28.45	59.94	52.54 %
Block A Appt 04 9F - 2B4P	72.18	35.64	65.85	45.88 %
Block A Appt 05 9F - 1B2P	54.30	24.49	59.67	58.96 %
Block A Appt 06 9F - 1B2P	54.30	24.99	61.19	59.16 %
Block A Appt 07 9F - 1B2P	52.15	31.31	68.57	54.34 %
Block A Appt 08 9F - 2B4P	72.23	29.56	58.88	49.80 %
Block A Appt 09 9F - 1B2P	54.30	24.99	61.19	59.16 %
Block A Appt 10 9F - 3B5P	89.00	21.37	46.03	53.57 %
Block A Appt 11 9F - 2B4P	89.00	21.37	46.03	53.57 %
Block A Appt 12 9F - 2B4P	74.00	23.21	53.24	56.40 %
Block A Appt 13 9F - 2B4P	72.23	29.56	58.88	49.80 %
Block A Appt 14 9F - 1B2P	52.15	29.67	67.32	55.93 %
Block A Appt 15 9F - 1B2P	54.30	25.14	61.55	59.16 %
Block A Appt 16 9F - 1B2P	54.30	24.54	60.06	59.14 %
Block A Appt 01 1F - 2B4P	72.36	42.61	80.98	47.38 %
Block A Appt 01 GF - 1B2P	58.60	50.81	94.30	46.12 %
Block A Appt 02 1F - 2B4P	72.36	35.30	74.94	52.90 %
Block A Appt 02 GF - 2B4P	72.36	48.34	90.53	46.60 %
Block A Appt 03 1F - 1B2P	58.60	26.11	63.39	58.81 %
Block A Appt 03 GF - 2B4P	72.36	49.34	90.53	45.50 %
Block A Appt 04 1F - 2B4P	72.36	28.45	59.94	52.54 %
Block A Appt 05 1F - 2B4P	72.18	35.64	65.85	45.88 %
Block A Appt 06 1F - 2B4P	74.00	37.90	76.06	50.17 %
Block A Appt 07 1F - 1B2P	54.30	26.72	72.65	63.22 %
Block A Appt 08 1F - 1B2P	54.30	28.65	74.83	61.71 %
Block A Appt 09 1F - 1B2P	52.15	37.70	84.07	55.16 %

Block Compliance

Block A Appt 10 1F - 2B4P	72.23	38.82	71.06	45.37 %
Block A Appt 11 1F - 1B2P	54.30	35.07	74.83	53.13 %
Block A Appt 12 1F - 3B5P	89.00	28.41	58.85	51.72 %
Block A Appt 13 1F - 2B4P	89.00	28.41	58.85	51.72 %
Block A Appt 14 1F - 2B4P	74.00	30.62	66.57	54.00 %
Block A Appt 15 1F - 2B4P	72.23	38.82	71.06	45.37 %
Block A Appt 16 1F - 1B2P	52.15	35.34	81.47	56.62 %
Block A Appt 17 1F - 1B2P	54.30	35.32	74.80	52.78 %
Block A Appt 18 1F - 1B2P	54.30	26.93	73.18	63.20 %
Totals:	11731.32	5267.27	11168.49	
Average DPER = 29.73 $kgCO_2/m^2$	**% DPER/TPER**	PASS		
Average TPER = 62.35 $kgCO_2/m^2$	52.32 %			



Net Sales Area - Third Floor Plan

1 : 500





Net Sales Area - Second Floor Plan

1 : 500

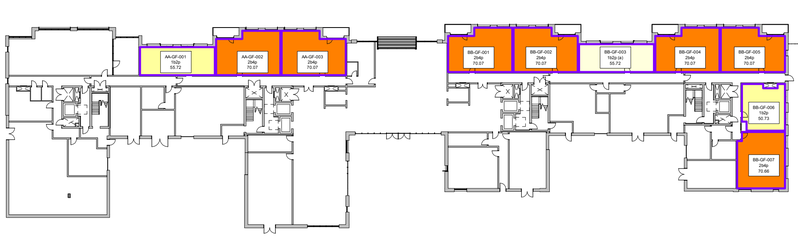




Net Sales Area - First Floor Plan

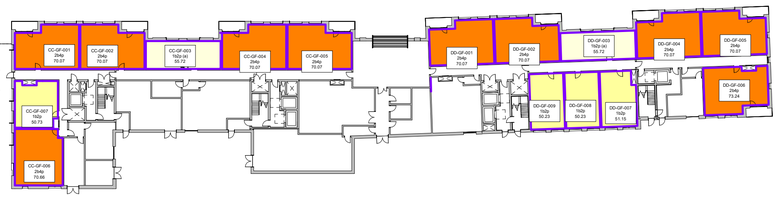
1 : 500





Net Sales Area - Ground Floor Plan

1 : 500



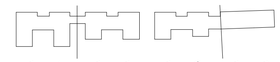
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CONSTRUCTION- It is considered that the proposed works are within the scope of a competent Contractor and as such no unusual hazards have been identified, refer to relevant Key/ Symbol/ Scheduler Designers Risk Assessment.

0 10 20 30.0m
1:500



All Internal Layouts Shown Indicatively. All Amenity Roof Layouts Shown Indicatively.

To be Read and Printed in Colour.

To be Read in Conjunction with Drawing Series:

010000: Existing Site
010100: Demolition
010200: Proposed Masterplan
022200: Proposed Plans
042200: Proposed Elevations
043200: Proposed Elevation Details
052200: Proposed Sections

To be Read in Conjunction with Landscape Drawing Pack. All Landscape Proposals shown outside of Red Line Boundary are Indicative

Existing Site Information is taken from 3D Survey Data provided by Greenhatch Group from a survey dated June 2023: Drawing Number: 41656_01-08_PE

All Mechanical and Electrical Equipment shown Indicatively

To be read alongside overall accommodation schedule:

05934_00.03_Accommodation_Schedule

To be read alongside detailed apartment schedule:

05934_240426_ApartmentSchedule

To Note: The 1b2p (a) - One bedroom Accessible are shown as having the ability to be accessible to reach the amount specified by the Reading Borough Council Local Design Guide. The exact number and position of the one bed accessible units to be determined at Stage 3.

Apartment Occupation

- 1b2p
- 1b2p (a)
- 2b4p
- 2b4p (a)
- 3b5p

P09	13/05/24	Updated Apartment Numbers
P08	10/05/24	Updates for Planning
P07	03/05/24	Updates for Stage 2 Development
P06	26/04/24	Updates for Stage 2 Coordination
P05	07/12/23	General Updates
P04	30/11/23	Model Issue - For Coordination - General Updates
P03	20/09/23	Updated building footprint and positions
P02	11/09/23	Updated apartment types on Block 3 and renamed ground floor apartments of Block 1
P01	04/09/23	First Issue

PEVERIL SECURITIES

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Fourth Floor, The Hive, 47 Lever Street, Manchester. M1 1FN

London. 0207 253 7644
The Leather Market, Weston Street, London. SE1 3ER

5plusarchitects.com

PROJECT:
Napier Road Reading

TITLE:
Apartment Locator Plans - Sheet 1 of 3

SCALE:	ORIGIN DATE:	DRAWN:	CHECKED:
As indicated @ A1	04/09/23	AC	JB

STATUS:
S2 - For Information

DRAWING NO:
READ-5PA-ZZ-ZZ-DR-A-242210

REV:
P09

CLASSIFICATION:



Net Sales Area - Eighth Floor Plan
1 : 500



Net Sales Area - Seventh Floor Plan
1 : 500



Net Sales Area - Sixth Floor Plan
1 : 500



Net Sales Area - Fifth Floor Plan
1 : 500



Net Sales Area - Fouth Floor Plan
1 : 500

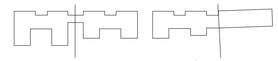
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0 10 20 30.0m
1:500



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All Mechanical and Electrical Equipment shown Indicatively

Apartment Occupation

- 1b2p
- 1b2p (a)
- 2b4p
- 2b4p (a)
- 3b5p

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05934_00.03_Accommodation_Schedule

To be read alongside detailed apartment schedule:

05934_240426_ApartmentSchedule

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PROJECT:
Napier Road Reading

TITLE:
Apartment Locator Plans - Sheet 2 of 3

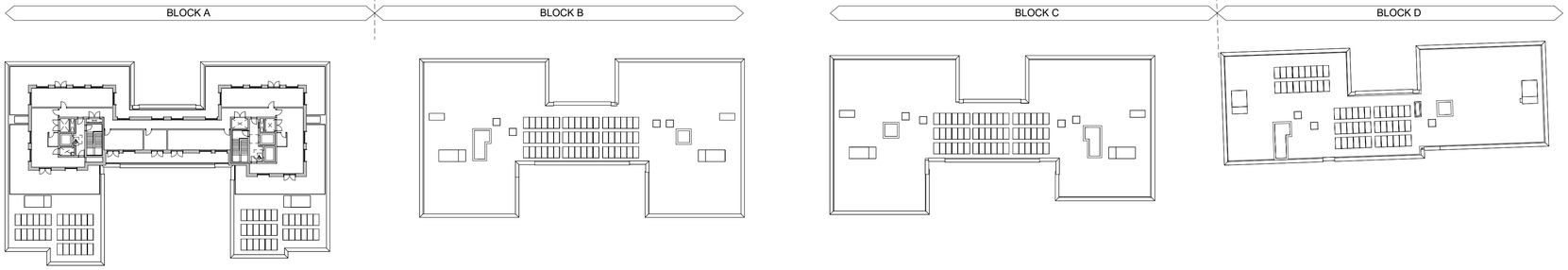
SCALE:	ORIGIN DATE:	DRAWN:	CHECKED:
As indicated @ A1	04/09/23	AC	JB

STATUS:
S2 - For Information

DRAWING NO: READ-5PA-ZZ-ZZ-DR-A-242211

REV: P09

CLASSIFICATION:



Net Sales Area - Eleventh Floor Plan

1 : 500



Net Sales Area - Tenth Floor Plan

1 : 500



Net Sales Area - Ninth Floor Plan

1 : 500

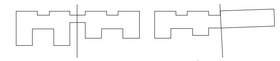
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0 10 20 30.0m
1:500



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All Mechanical and Electrical Equipment shown Indicatively

Apartment Occupation

- 1b2p
- 2b4p
- 2b4p (a)
- 3b5p

To be read alongside overall accommodation schedule:

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PROJECT:
Napier Road Reading

TITLE:
Apartment Locator Plans - Sheet 3 of 3

SCALE:	ORIGIN DATE:	DRAWN:	CHECKED:
As indicated @ A1	04/09/23	AC	JB

STATUS:
S2 - For Information

DRAWING NO: READ-5PA-ZZ-ZZ-DR-A-242212

REV: P09

CLASSIFICATION:

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 01 1F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	85 B	**DER**	4.09	**TER**	14.96
Environmental	97 A	**% DER < TER**			72.66
CO_2 Emissions (t/year)	0.24	**DFEE**	31.08	**TFEE**	39.22
Compliance Check	See BREL	**% DFEE < TFEE**			20.76
% DPER < TPER	47.38	**DPER**	42.61	**TPER**	80.98

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Ground-floor flat	
Which Floor	1	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	18.00 m	72.36 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.20	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	55.23	40.33	0.00	None	14.90	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	43.20	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

11.0 Heat Loss Floors

Summary for Input Data

elmhurst energy

Description	Type	Storey Index	Construction	U-Value (W/m²K)	Shelter Code	Shelter Factor	Kappa (kJ/m²K)	Area (m²)
Heatloss Floor 1	Exposed Floor - Solid	Lowest occupied	Other	0.05	None	0.00	0.00	72.36

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	6.74	0
DB 1	NORTH	External Wall 1	North	3.34	0
DB 2	NORTH	External Wall 1	North	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	West	1.48	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging — Calculate Bridges

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E20 Exposed floor (normal)	Independently assessed	18.00	0.16	0.16	No
E23 Balcony within or between dwellings, balcony support penetrates wall insulation	Independently assessed	4.23	0.12	0.12	No
P7 Party Wall - Exposed floor (normal)	Independently assessed	18.00	0.05	0.05	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	7.78	0.05	0.05	Yes
E3 Sill	Independently assessed	7.78	0.05	0.05	Yes
E4 Jamb	Independently assessed	14.65	0.05	0.05	Yes

Y-value	0.06	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System — No

22.0 Lighting

No Fixed Lighting — No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	141.00	13395.00	1

Summary for Input Data

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.84	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

Summary for Input Data

elmhurst energy

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

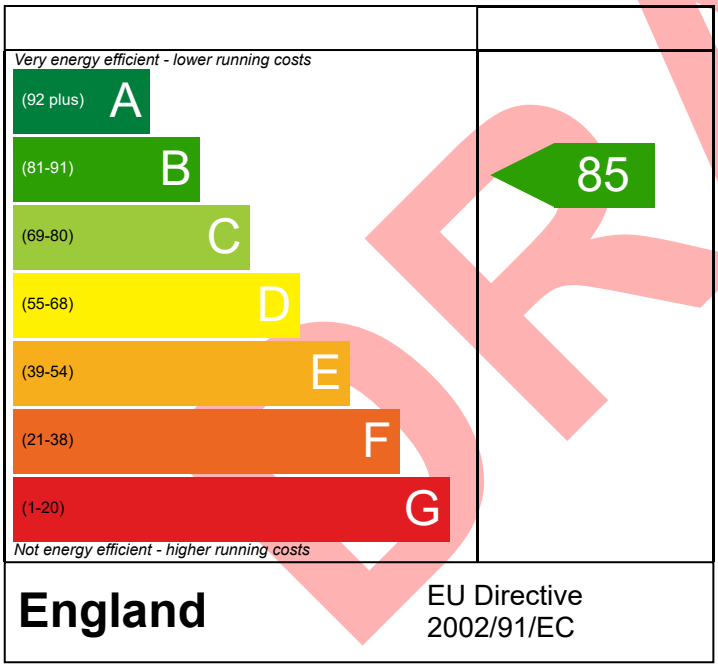
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.36 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

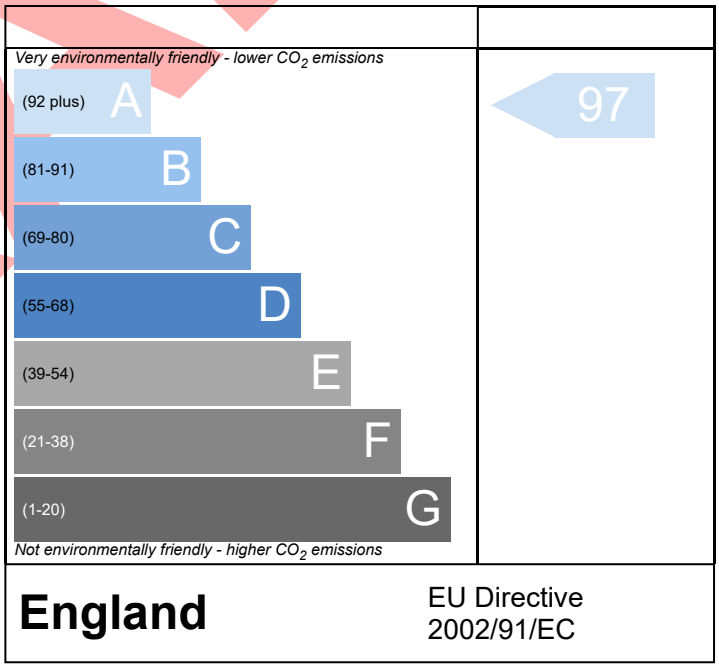
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

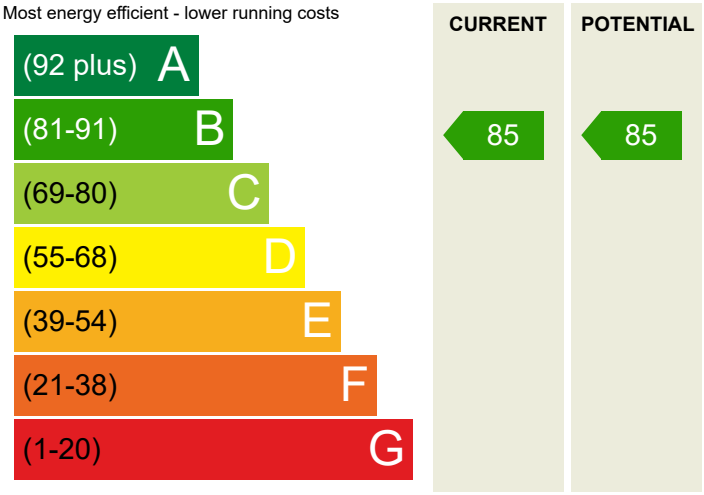
Energy Report

Dwelling Address	
Reference	Block A Appt 01 1F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

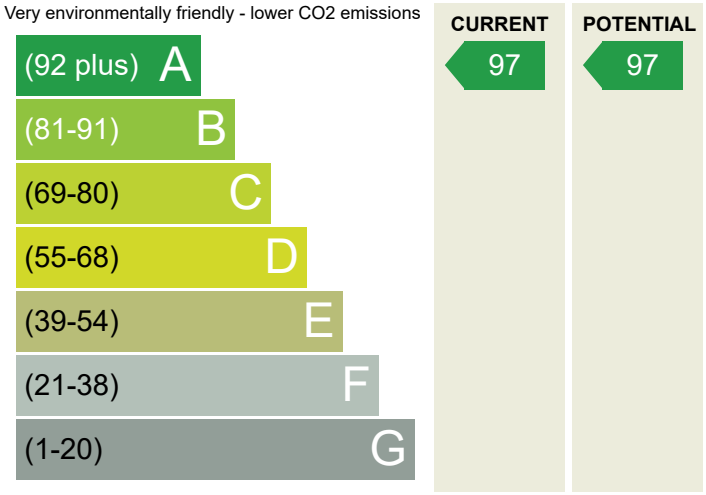
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

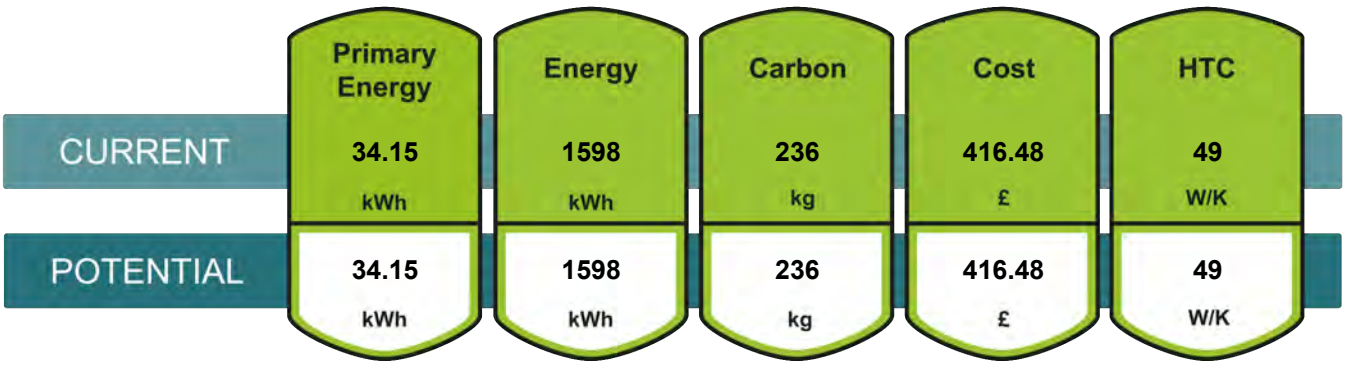
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Floor	Average thermal transmittance 0.05 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£416

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

597

kWh per year



Water Heating

679

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 01 2F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	88 B	**DER**	3.40	**TER**	12.13
Environmental	97 A	**% DER < TER**			71.97
CO_2 Emissions (t/year)	0.19	**DFEE**	26.50	**TFEE**	26.47
Compliance Check	See BREL	**% DFEE < TFEE**			-0.09
% DPER < TPER	46.01	**DPER**	35.51	**TPER**	65.77

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Ground-floor flat	
Which Floor	1	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	18.00 m	72.36 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.20	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	55.23	40.33	0.00	None	14.90	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	43.20	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	6.74	0
DB 1	NORTH	External Wall 1	North	3.34	0
DB 2	NORTH	External Wall 1	North	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	West	1.48	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E23 Balcony within or between dwellings, balcony support penetrates wall insulation	Independently assessed	4.23	0.12	0.12	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	7.78	0.05	0.05	Yes
E3 Sill	Independently assessed	7.78	0.05	0.05	Yes
E4 Jamb	Independently assessed	14.65	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No

Y-value	0.11	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	141.00	13395.00	1

Summary for Input Data

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.84	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

Summary for Input Data

elmhurst energy

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

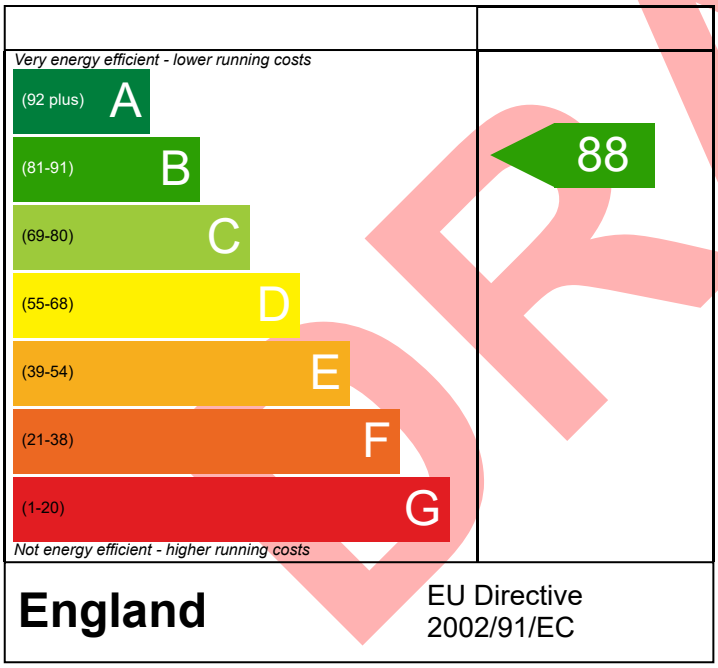
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.36 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

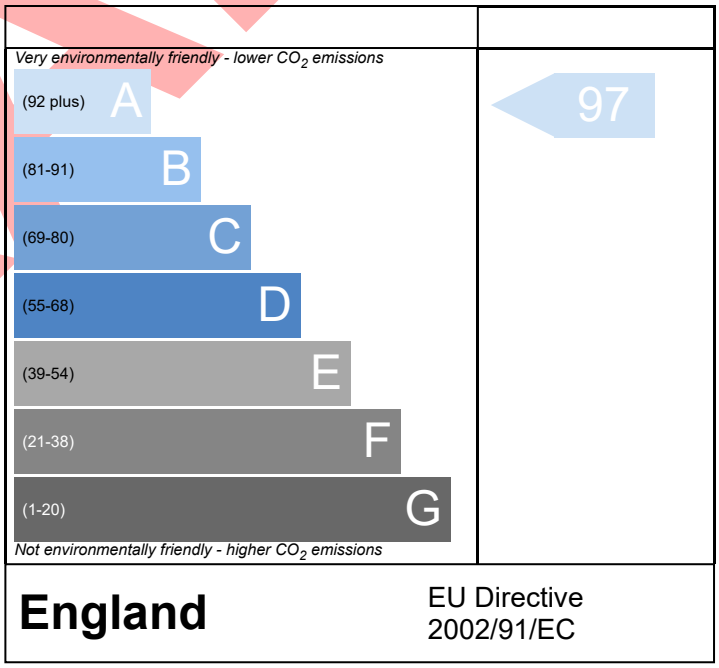
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

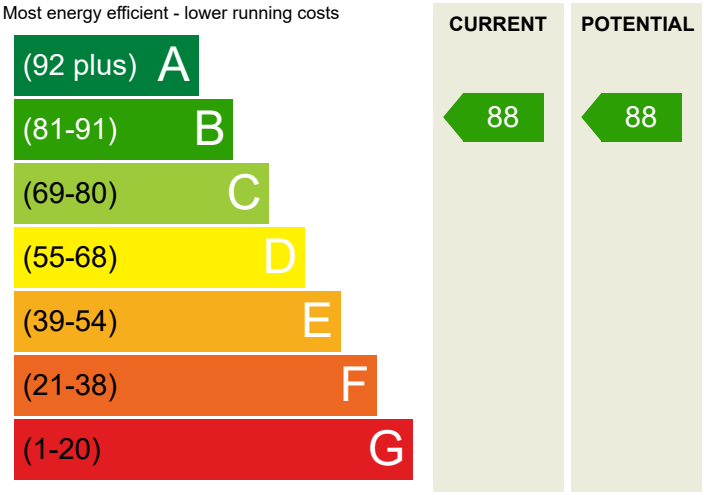
Energy Report

Dwelling Address	
Reference	Block A Appt 01 2F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

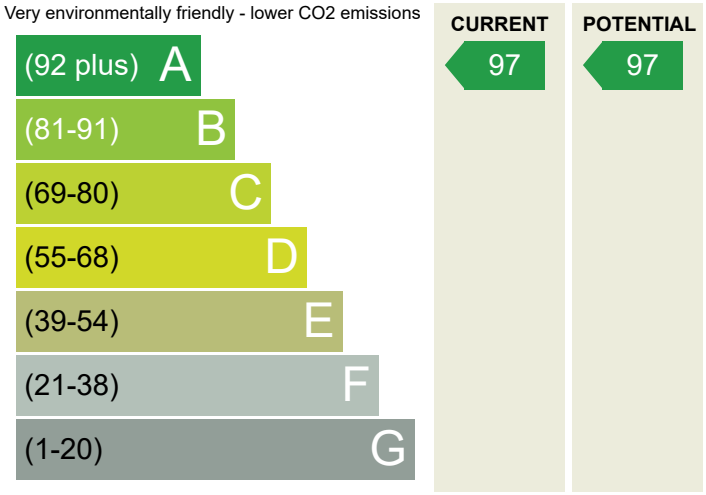
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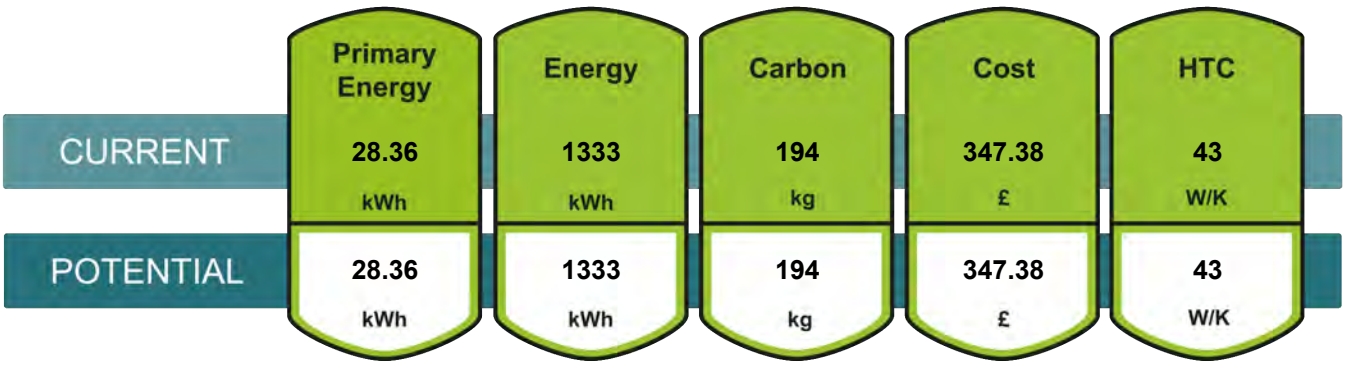
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£347

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

332

kWh per year



Water Heating

679

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 01 3F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	88 B	**DER**	3.40	**TER**	12.13
Environmental	97 A	**% DER < TER**			71.97
CO_2 Emissions (t/year)	0.19	**DFEE**	26.50	**TFEE**	26.47
Compliance Check	See BREL	**% DFEE < TFEE**			-0.09
% DPER < TPER	46.01	**DPER**	35.51	**TPER**	65.77

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Ground-floor flat	
Which Floor	1	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	18.00 m	72.36 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.20	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	55.23	40.33	0.00	None	14.90	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	43.20	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	6.74	0
DB 1	NORTH	External Wall 1	North	3.34	0
DB 2	NORTH	External Wall 1	North	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	West	1.48	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E23 Balcony within or between dwellings, balcony support penetrates wall insulation	Independently assessed	4.23	0.12	0.12	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	7.78	0.05	0.05	Yes
E3 Sill	Independently assessed	7.78	0.05	0.05	Yes
E4 Jamb	Independently assessed	14.65	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No

Y-value	0.11	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	141.00	13395.00	1

Summary for Input Data

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.84	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

Summary for Input Data

elmhurst energy

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

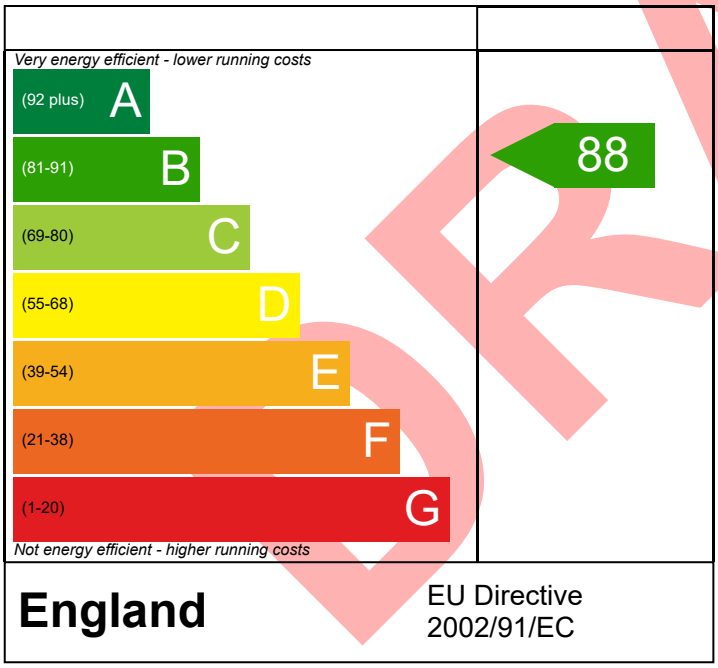
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.36 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

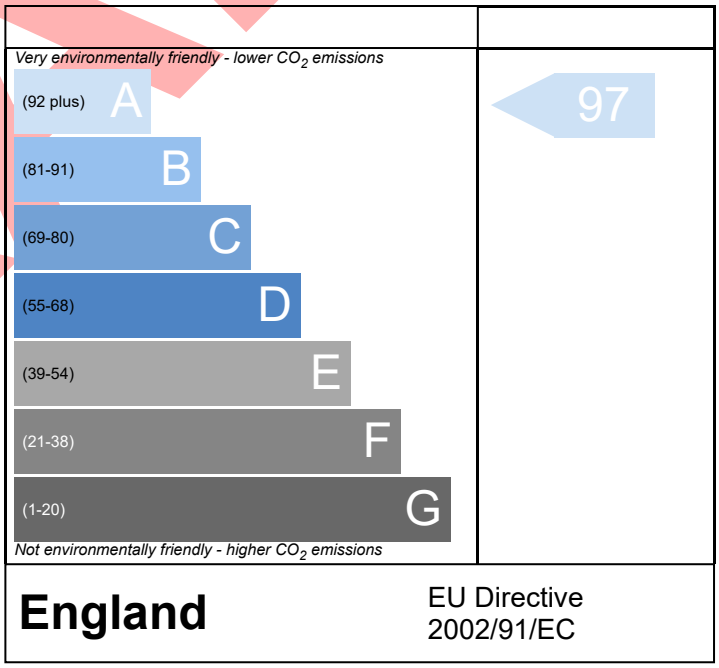
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

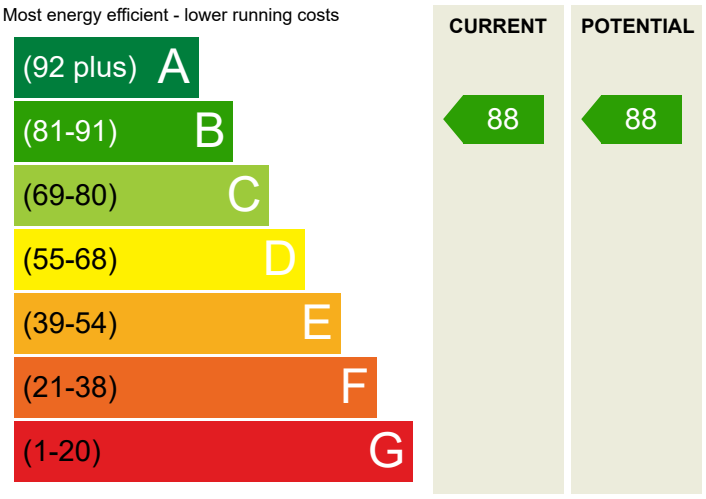
Energy Report

Dwelling Address	
Reference	Block A Appt 01 3F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

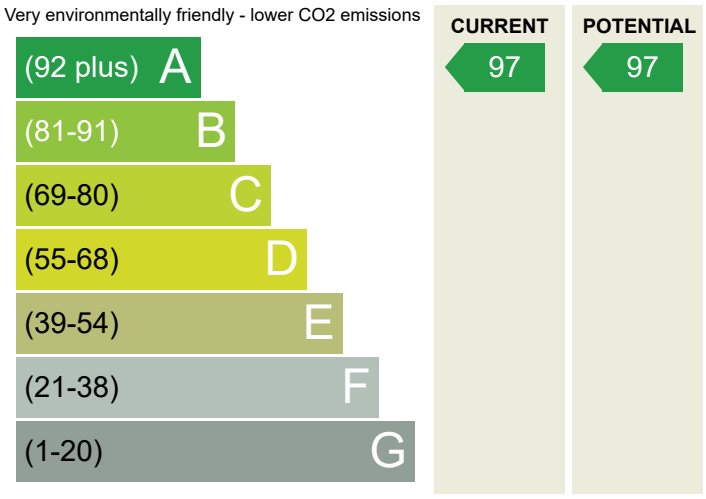
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This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

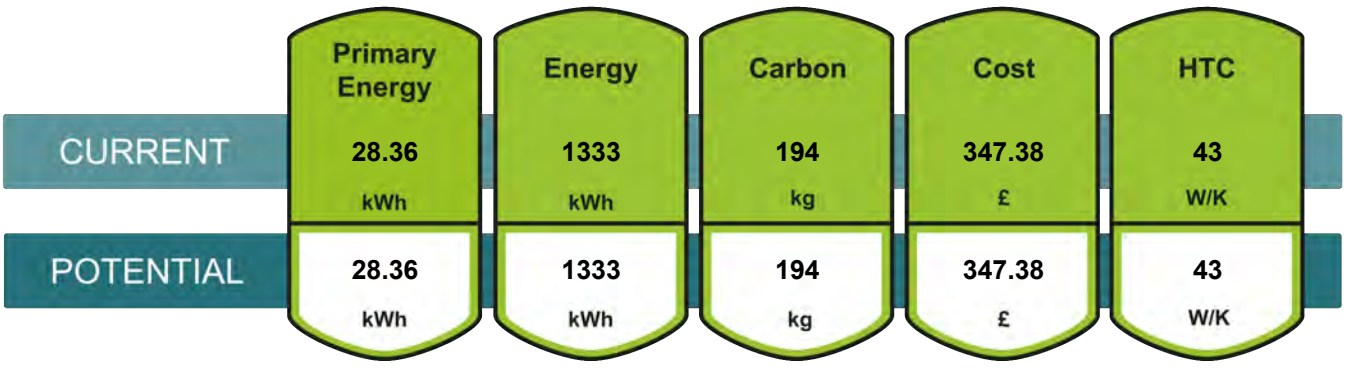
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£347

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

332

kWh per year



Water Heating

679

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 01 4F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	88 B	**DER**	3.40	**TER**	12.13
Environmental	97 A	**% DER < TER**			71.97
CO_2 Emissions (t/year)	0.19	**DFEE**	26.50	**TFEE**	26.47
Compliance Check	See BREL	**% DFEE < TFEE**			-0.09
% DPER < TPER	46.01	**DPER**	35.51	**TPER**	65.77

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Ground-floor flat	
Which Floor	1	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	18.00 m	72.36 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.20	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	55.23	40.33	0.00	None	14.90	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	43.20	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	6.74	0
DB 1	NORTH	External Wall 1	North	3.34	0
DB 2	NORTH	External Wall 1	North	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	West	1.48	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E23 Balcony within or between dwellings, balcony support penetrates wall insulation	Independently assessed	4.23	0.12	0.12	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	7.78	0.05	0.05	Yes
E3 Sill	Independently assessed	7.78	0.05	0.05	Yes
E4 Jamb	Independently assessed	14.65	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No

Y-value	0.11	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	141.00	13395.00	1

Summary for Input Data

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.84	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

Summary for Input Data

elmhurst energy

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

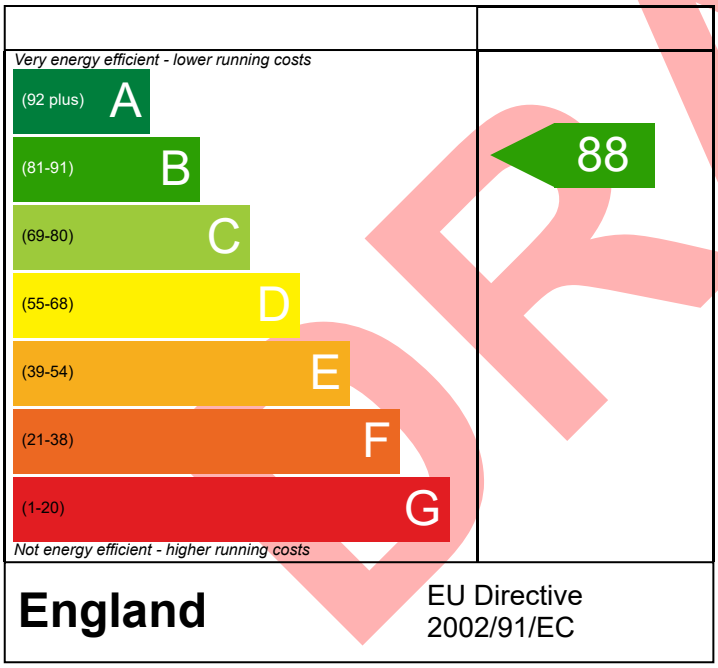
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.36 m²
DRRN:	

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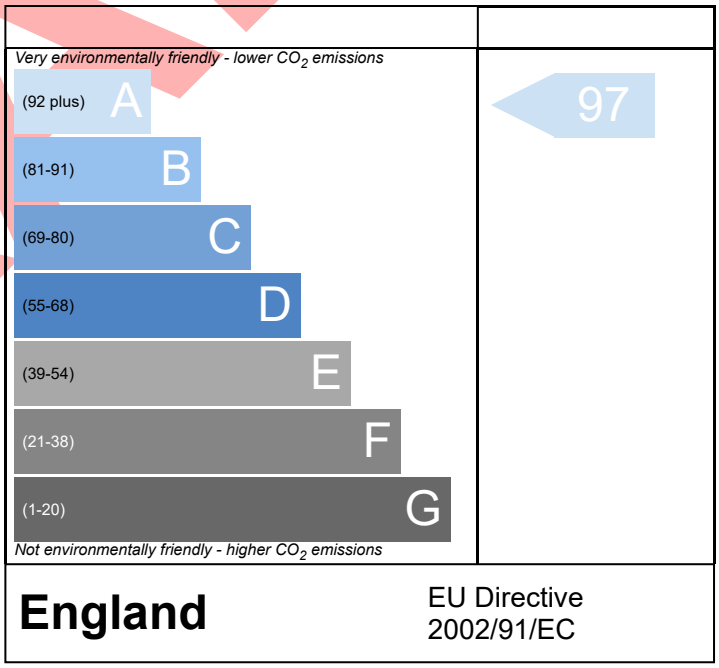
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Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

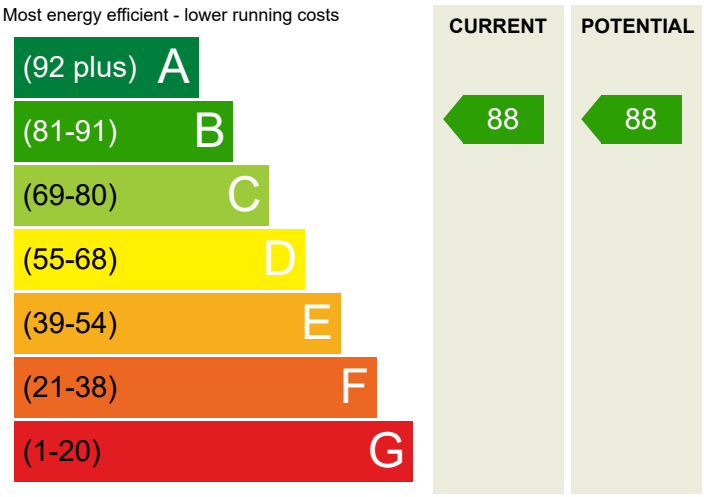
Energy Report

Dwelling Address	
Reference	Block A Appt 01 4F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

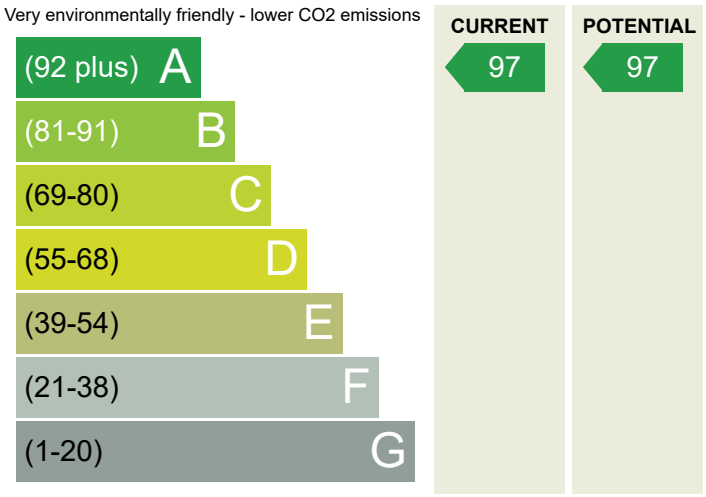
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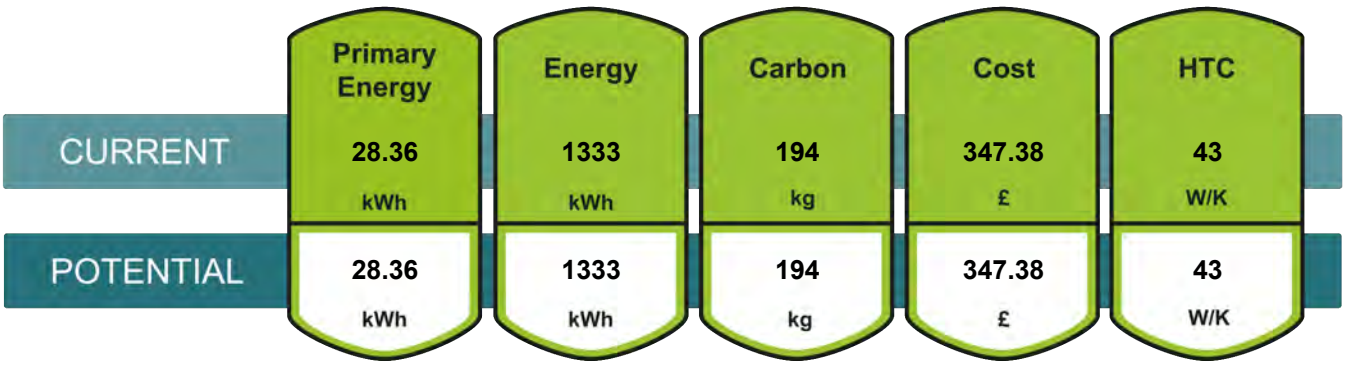
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£347

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

332

kWh per year



Water Heating

679

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

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The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 01 5F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	88 B	**DER**	3.40	**TER**	12.13
Environmental	97 A	**% DER < TER**			71.97
CO_2 Emissions (t/year)	0.19	**DFEE**	26.50	**TFEE**	26.47
Compliance Check	See BREL	**% DFEE < TFEE**			-0.09
% DPER < TPER	46.01	**DPER**	35.51	**TPER**	65.77

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Ground-floor flat	
Which Floor	1	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	18.00 m	72.36 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.20	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	55.23	40.33	0.00	None	14.90	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	43.20	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	6.74	0
DB 1	NORTH	External Wall 1	North	3.34	0
DB 2	NORTH	External Wall 1	North	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	West	1.48	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E23 Balcony within or between dwellings, balcony support penetrates wall insulation	Independently assessed	4.23	0.12	0.12	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	7.78	0.05	0.05	Yes
E3 Sill	Independently assessed	7.78	0.05	0.05	Yes
E4 Jamb	Independently assessed	14.65	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No

Y-value	0.11	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	141.00	13395.00	1

Summary for Input Data

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.84	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

Summary for Input Data

elmhurst energy

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

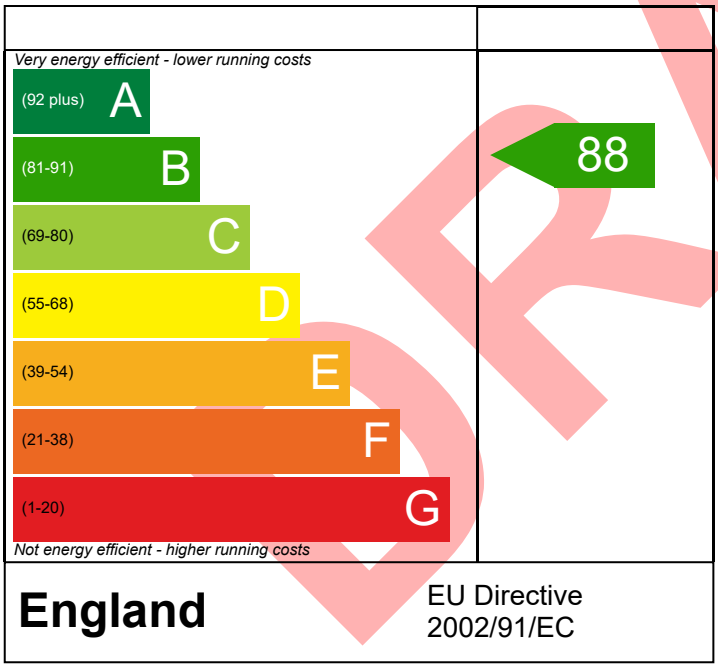
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.36 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

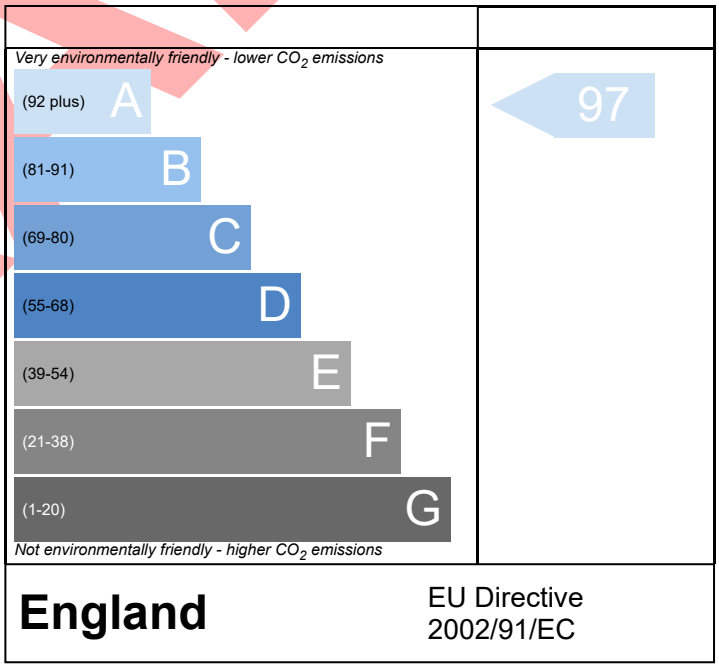
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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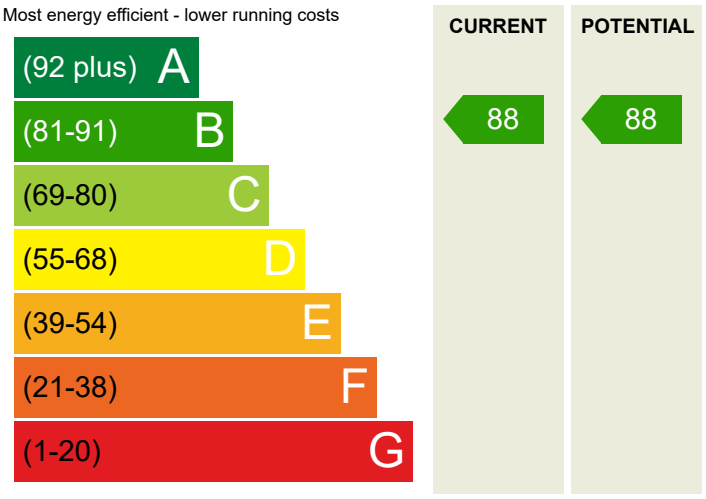
Energy Report

Dwelling Address	
Reference	Block A Appt 01 5F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

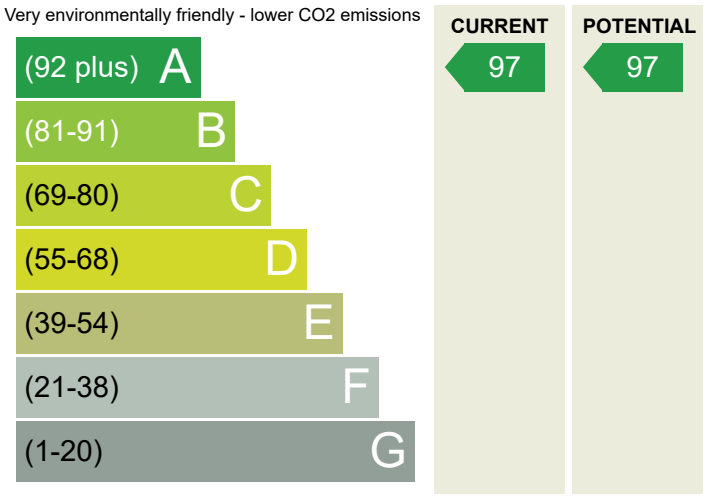
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

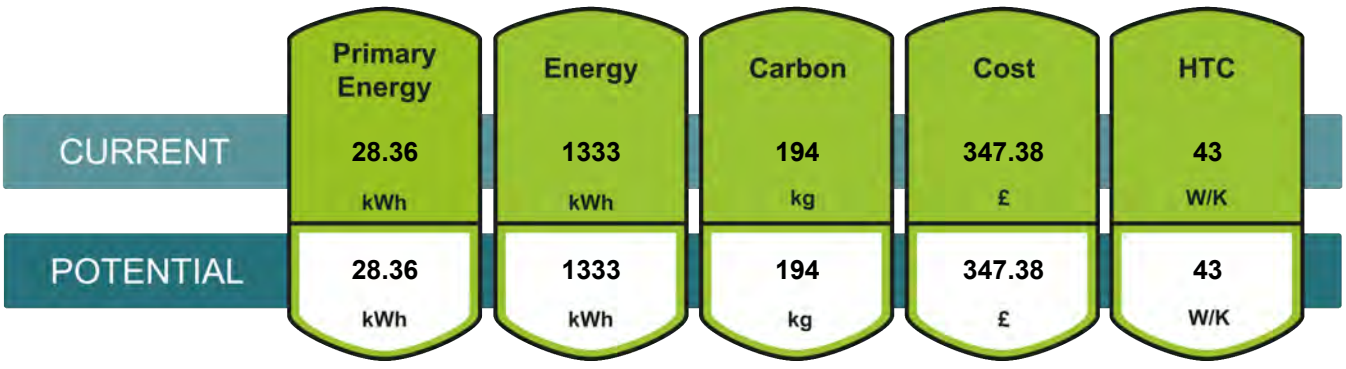
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£347

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

332

kWh per year



Water Heating

679

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 01 6F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	88 B	**DER**	3.40	**TER**	12.13
Environmental	97 A	**% DER < TER**			71.97
CO_2 Emissions (t/year)	0.19	**DFEE**	26.50	**TFEE**	26.47
Compliance Check	See BREL	**% DFEE < TFEE**			-0.09
% DPER < TPER	46.01	**DPER**	35.51	**TPER**	65.77

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	6	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	18.00 m	72.36 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.20	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	55.23	40.33	0.00	None	14.90	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	43.20	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	6.74	0
DB 1	NORTH	External Wall 1	North	3.34	0
DB 2	NORTH	External Wall 1	North	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	West	1.48	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E23 Balcony within or between dwellings, balcony support penetrates wall insulation	Independently assessed	4.23	0.12	0.12	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	7.78	0.05	0.05	Yes
E3 Sill	Independently assessed	7.78	0.05	0.05	Yes
E4 Jamb	Independently assessed	14.65	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No

Y-value	0.11	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	141.00	13395.00	1

Summary for Input Data

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.84	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

Summary for Input Data

elmhurst energy

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

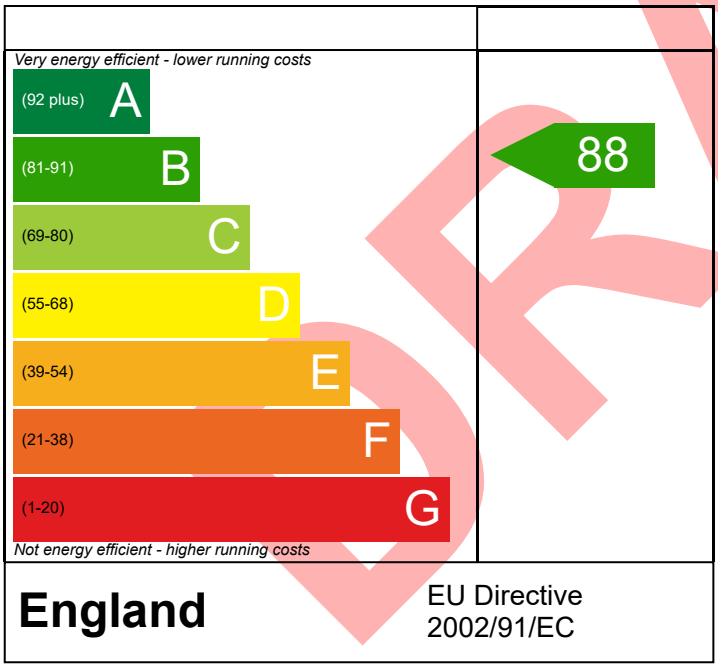
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.36 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

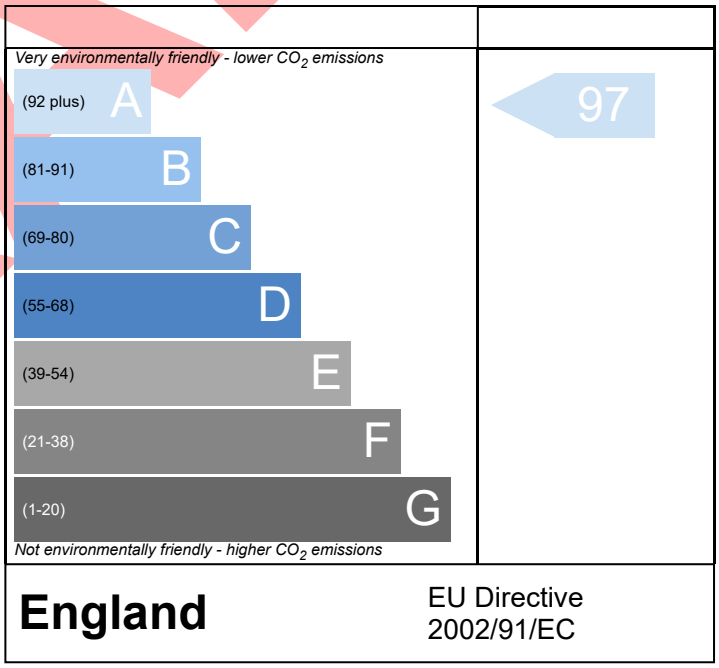
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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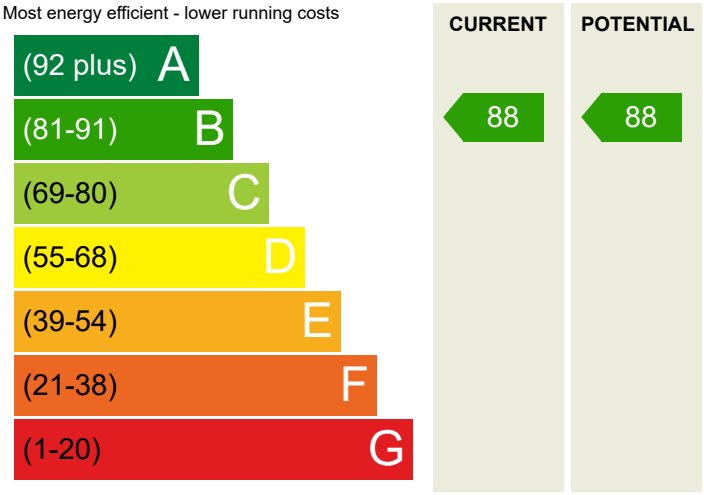
Energy Report

Dwelling Address	
Reference	Block A Appt 01 6F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

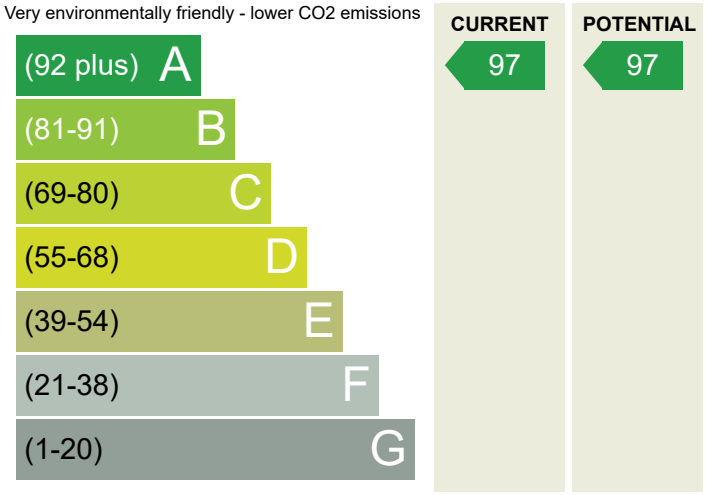
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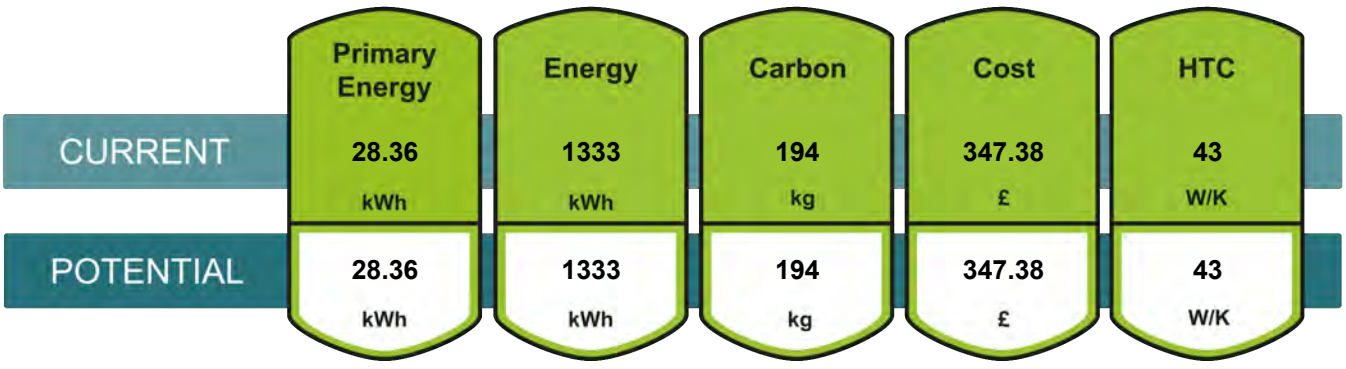
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£347

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

332

kWh per year



Water Heating

679

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 01 7F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	88 B	**DER**	3.40	**TER**	12.13
Environmental	97 A	**% DER < TER**			71.97
CO_2 Emissions (t/year)	0.19	**DFEE**	26.50	**TFEE**	26.47
Compliance Check	See BREL	**% DFEE < TFEE**			-0.09
% DPER < TPER	46.01	**DPER**	35.51	**TPER**	65.77

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	7	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	18.00 m	72.36 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.20	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	55.23	40.33	0.00	None	14.90	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	43.20	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	6.74	0
DB 1	NORTH	External Wall 1	North	3.34	0
DB 2	NORTH	External Wall 1	North	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	West	1.48	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E23 Balcony within or between dwellings, balcony support penetrates wall insulation	Independently assessed	4.23	0.12	0.12	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	7.78	0.05	0.05	Yes
E3 Sill	Independently assessed	7.78	0.05	0.05	Yes
E4 Jamb	Independently assessed	14.65	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No

Y-value	0.11	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	141.00	13395.00	1

Summary for Input Data

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.84	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

Summary for Input Data

elmhurst energy

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

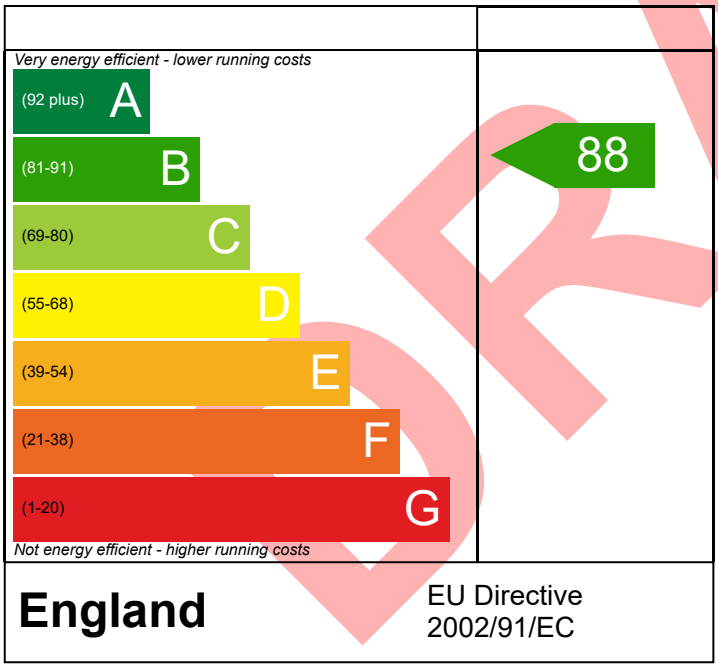
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.36 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

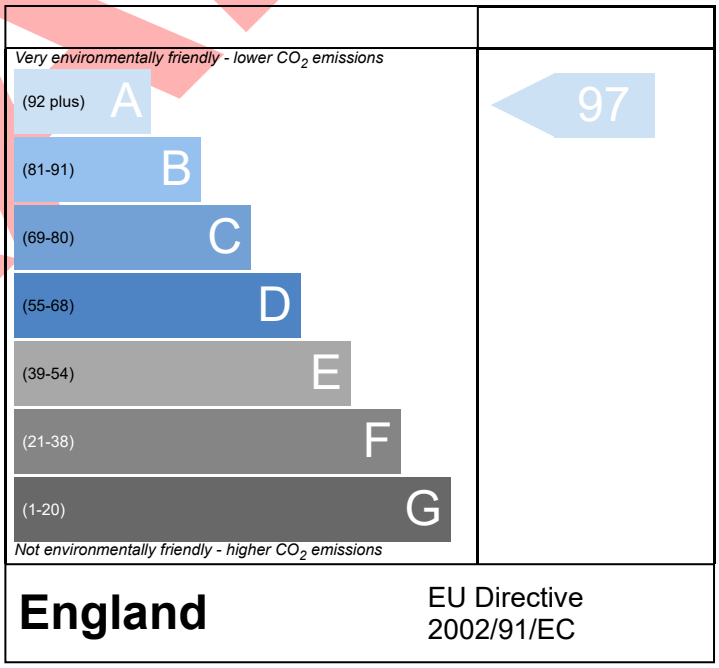
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

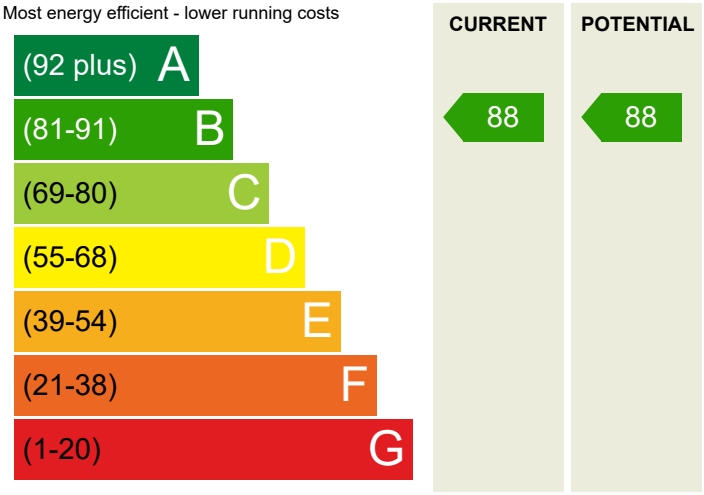
Energy Report

Dwelling Address	
Reference	Block A Appt 01 7F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

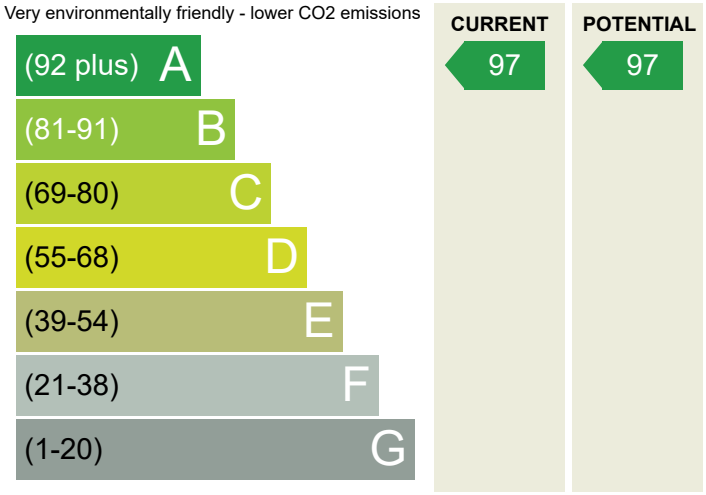
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

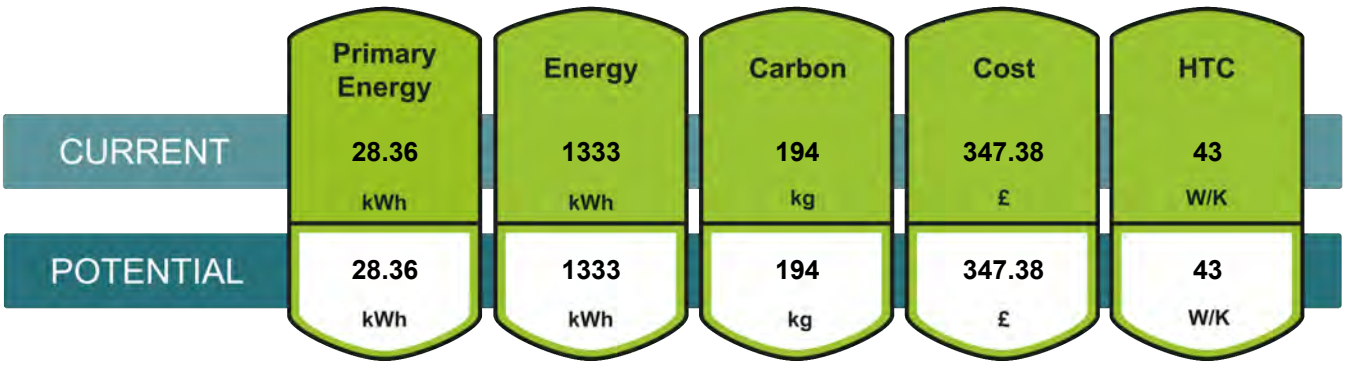
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£347

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

332

kWh per year



Water Heating

679

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
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This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 01 8F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	88 B	**DER**	3.40	**TER**	12.13
Environmental	97 A	**% DER < TER**			71.97
CO_2 Emissions (t/year)	0.19	**DFEE**	26.50	**TFEE**	26.47
Compliance Check	See BREL	**% DFEE < TFEE**			-0.09
% DPER < TPER	46.01	**DPER**	35.51	**TPER**	65.77

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	8	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	18.00 m	72.36 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.20	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	55.23	40.33	0.00	None	14.90	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	43.20	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	6.74	0
DB 1	NORTH	External Wall 1	North	3.34	0
DB 2	NORTH	External Wall 1	North	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	West	1.48	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E23 Balcony within or between dwellings, balcony support penetrates wall insulation	Independently assessed	4.23	0.12	0.12	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	7.78	0.05	0.05	Yes
E3 Sill	Independently assessed	7.78	0.05	0.05	Yes
E4 Jamb	Independently assessed	14.65	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No

Y-value	0.00	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	141.00	13395.00	1

Summary for Input Data

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	0.00	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

Summary for Input Data

elmhurst energy

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

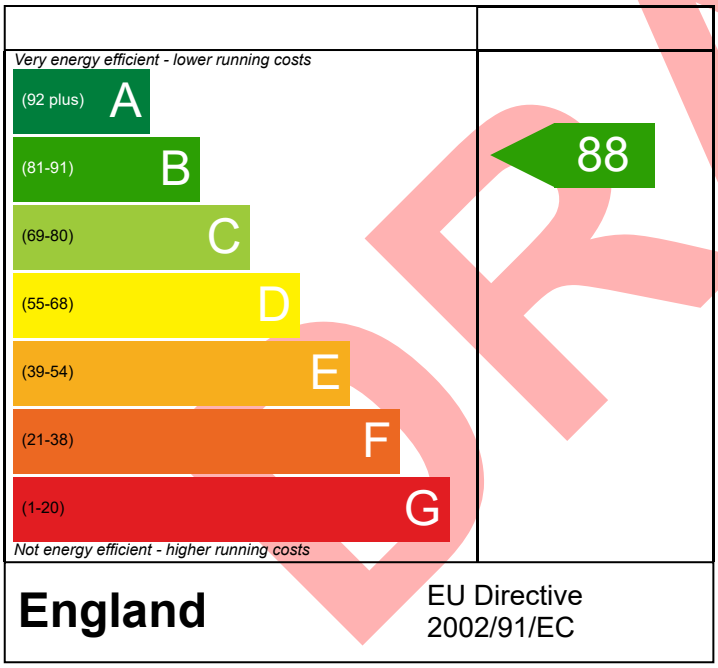
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.36 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

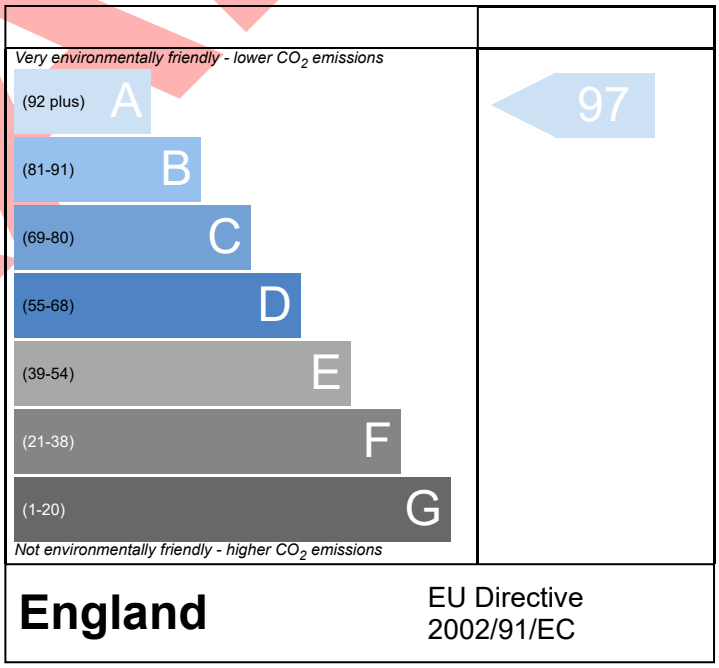
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

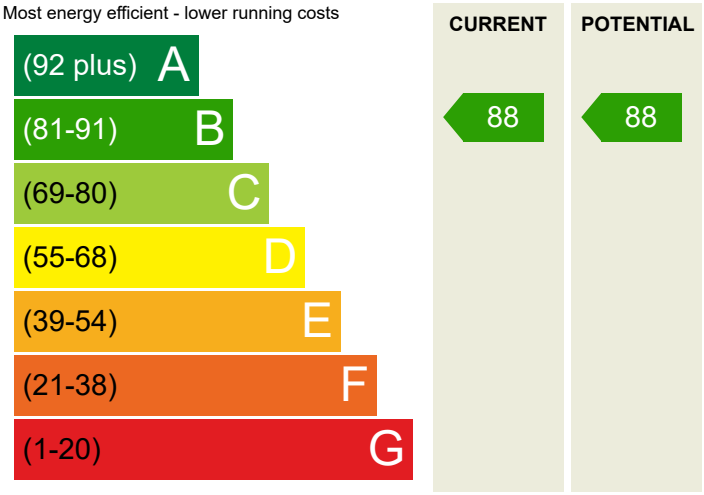
Energy Report

Dwelling Address	
Reference	Block A Appt 01 8F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

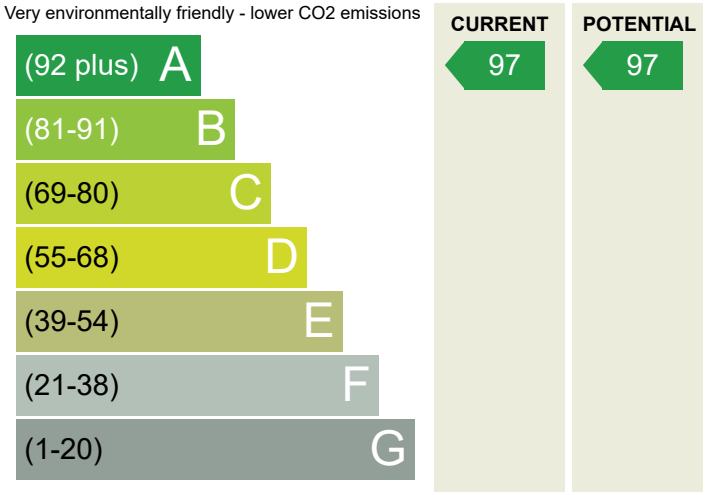
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This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

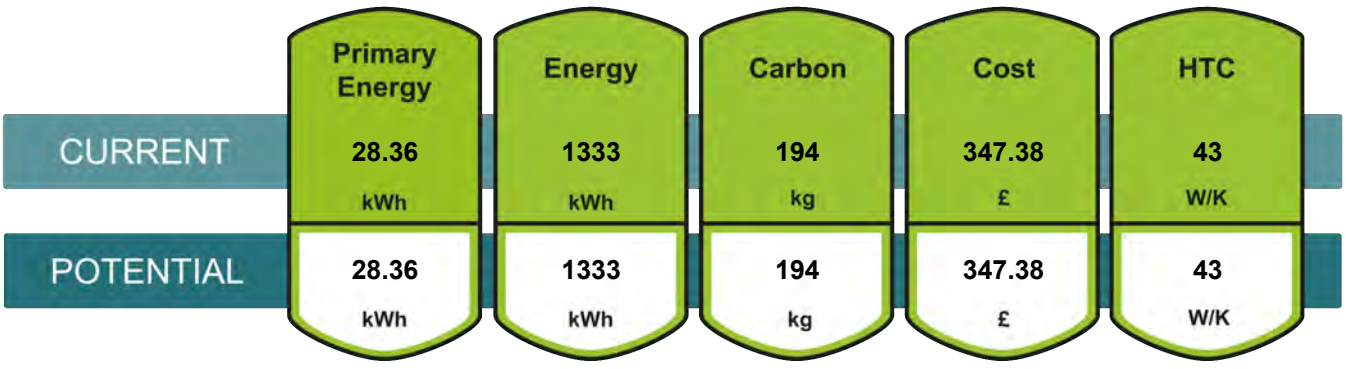
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£347

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

332

kWh per year



Water Heating

679

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 01 9F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	88 B	**DER**	3.40	**TER**	12.13
Environmental	97 A	**% DER < TER**			71.97
CO_2 Emissions (t/year)	0.19	**DFEE**	26.50	**TFEE**	26.47
Compliance Check	See BREL	**% DFEE < TFEE**			-0.09
% DPER < TPER	46.01	**DPER**	35.51	**TPER**	65.77

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	9	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	18.00 m	72.36 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.20	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	55.23	40.33	0.00	None	14.90	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	43.20	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	6.74	0
DB 1	NORTH	External Wall 1	North	3.34	0
DB 2	NORTH	External Wall 1	North	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	West	1.48	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E23 Balcony within or between dwellings, balcony support penetrates wall insulation	Independently assessed	4.23	0.12	0.12	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	7.78	0.05	0.05	Yes
E3 Sill	Independently assessed	7.78	0.05	0.05	Yes
E4 Jamb	Independently assessed	14.65	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No

Y-value	0.11	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	141.00	13395.00	1

Summary for Input Data

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.84	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

Summary for Input Data

elmhurst energy

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

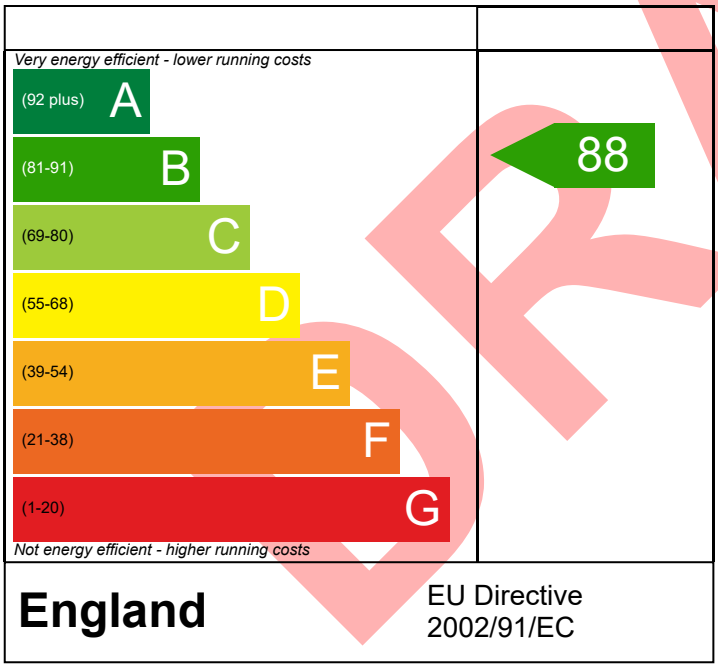
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.36 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

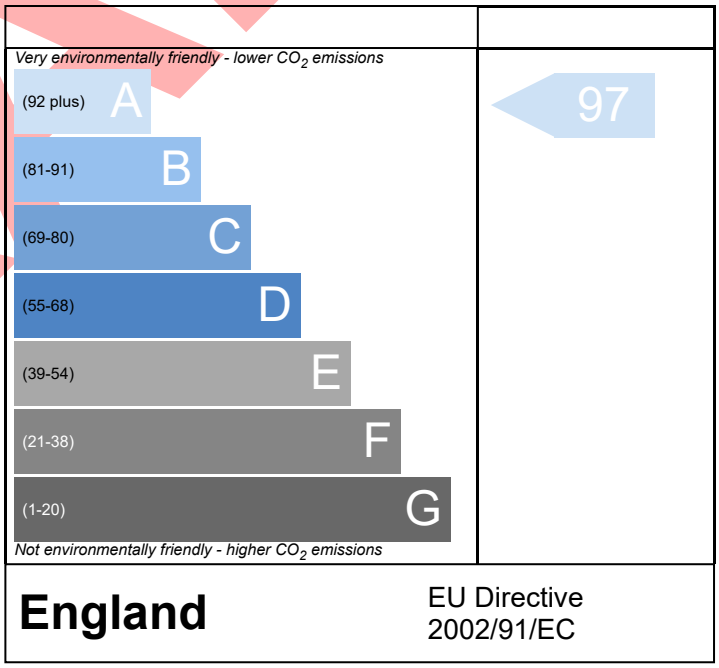
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Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

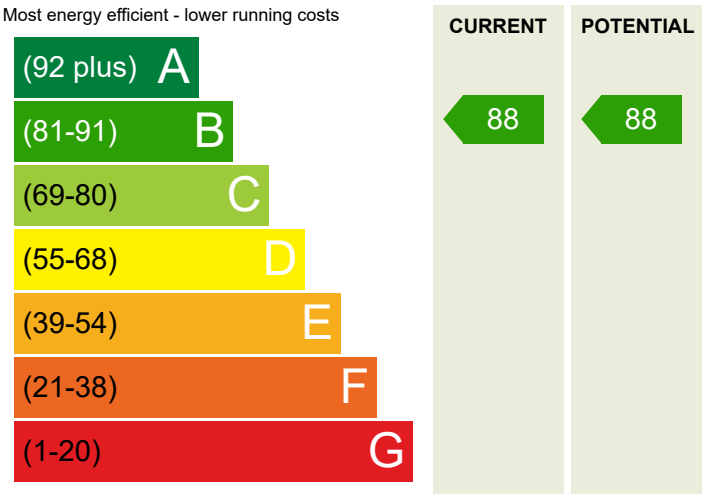
Energy Report

Dwelling Address	
Reference	Block A Appt 01 9F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

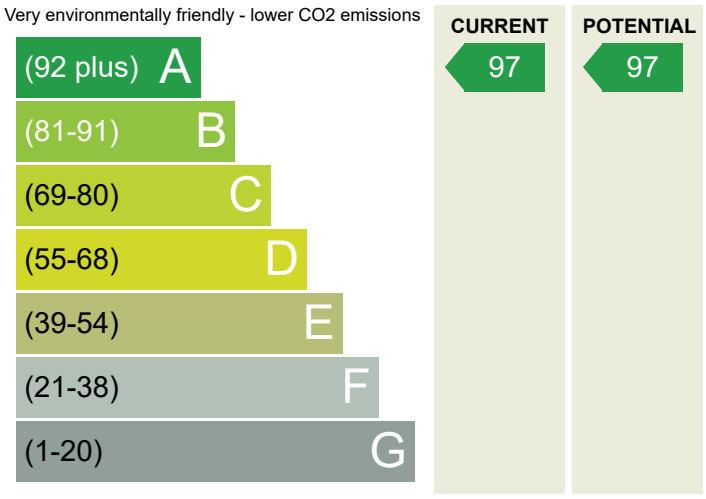
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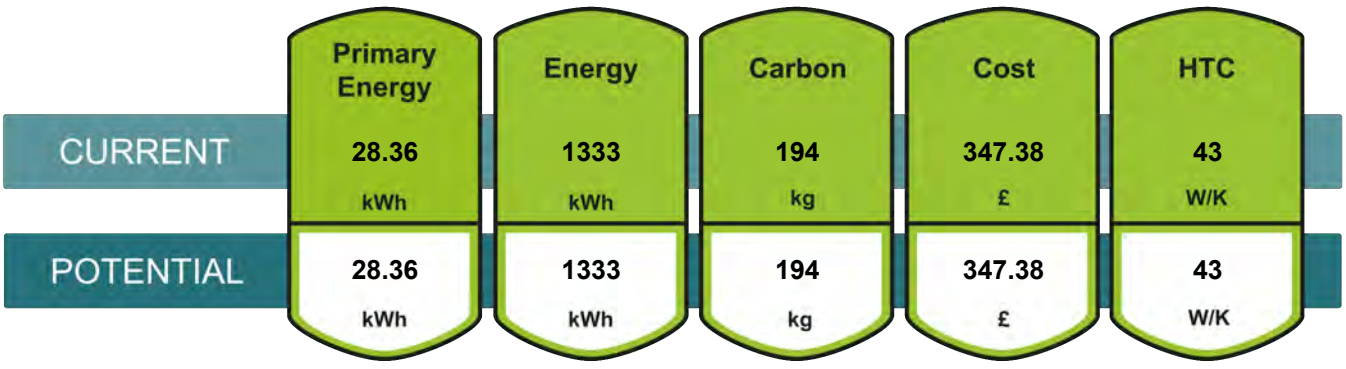
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£347

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

332

kWh per year



Water Heating

679

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

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The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 01 10F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	83 B	**DER**	4.84	**TER**	15.32
Environmental	96 A	**% DER < TER**			68.41
CO_2 Emissions (t/year)	0.27	**DFEE**	39.79	**TFEE**	40.90
Compliance Check	See BREL	**% DFEE < TFEE**			2.72
% DPER < TPER	40.15	**DPER**	49.64	**TPER**	82.94

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Top-floor flat	
Which Floor	10	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	18.00 m	72.36 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.20	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	55.23	40.33	0.00	None	14.90	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	43.20	0.00	None

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
External Roof 1	External Flat Roof	Plasterboard, insulated flat roof	0.10	9.00	72.36	72.36	None	0.00	Enter Gross Area	0.00

Summary for Input Data

elmhurst energy

11.1 Party Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	6.74	0
DB 1	NORTH	External Wall 1	North	3.34	0
DB 2	NORTH	External Wall 1	North	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	West	1.48	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging — Calculate Bridges

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E23 Balcony within or between dwellings, balcony support penetrates wall insulation	Independently assessed	4.23	0.12	0.12	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	7.78	0.05	0.05	Yes
E3 Sill	Independently assessed	7.78	0.05	0.05	Yes
E4 Jamb	Independently assessed	14.65	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No
E15 Flat roof with parapet	Independently assessed	18.00	0.50	0.50	No
P4 Party wall - Roof (insulation at ceiling level)	Independently assessed	18.00	0.12	0.12	No

Y-value	0.12	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System — No

22.0 Lighting

No Fixed Lighting — No

Summary for Input Data

	Name	Efficacy	Power	Capacity	Count
	Lighting 1	95.00	141.00	13395.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	
25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.84	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	
26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

Summary for Input Data

elmhurst energy

Heat source 4	None	Space
Heat source 5	None	Space

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
In Airing Cupboard	No	
31.0 Thermal Store	None	
32.0 Photovoltaic Unit	One Dwelling	
Export Capable Meter?	No	
Connected To Dwelling	Yes	
Diverter	No	
Battery Capacity [kWh]	0.00	

PV Cells kWp	Orientation	Elevation	Overshading	FGHRS	MCS Certificate	Overshading Factor	MCS Certificate Reference	Panel Manufacturer
0.50	South	45°	None Or Little	No	No	1.00		

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

	Typical Cost	Typical savings per year	Ratings after improvement SAP rating	Environmental Impact

Solar water heating	0	0
	0	0
	0	0

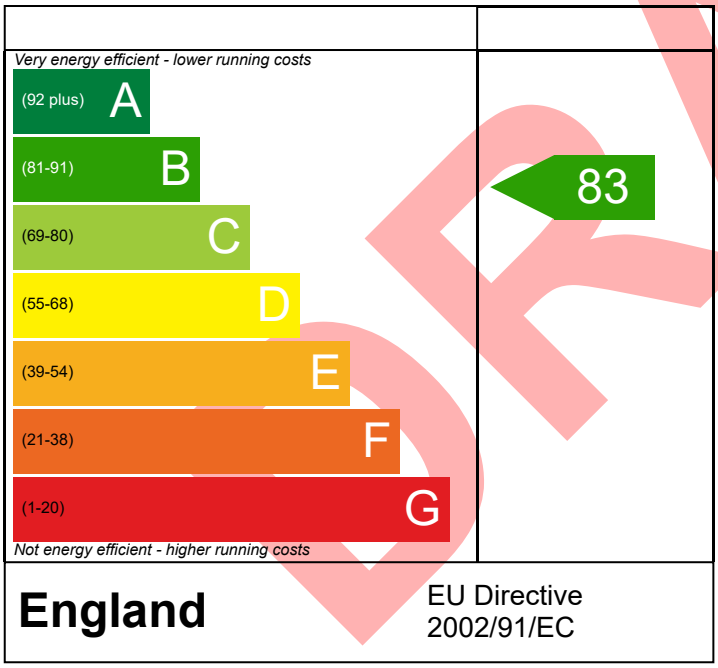
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.36 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

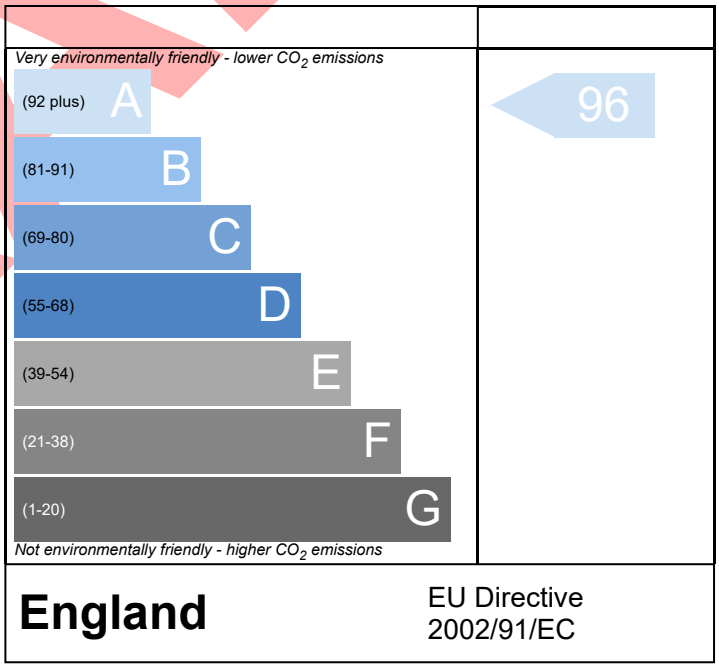
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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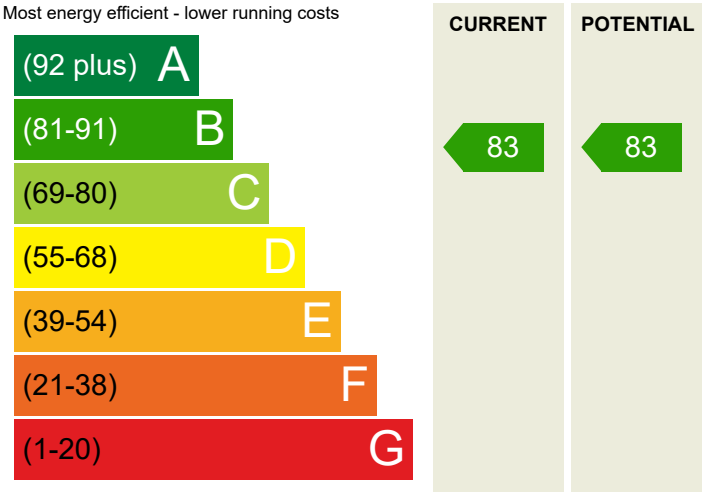
Energy Report

Dwelling Address	
Reference	Block A Appt 01 10F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

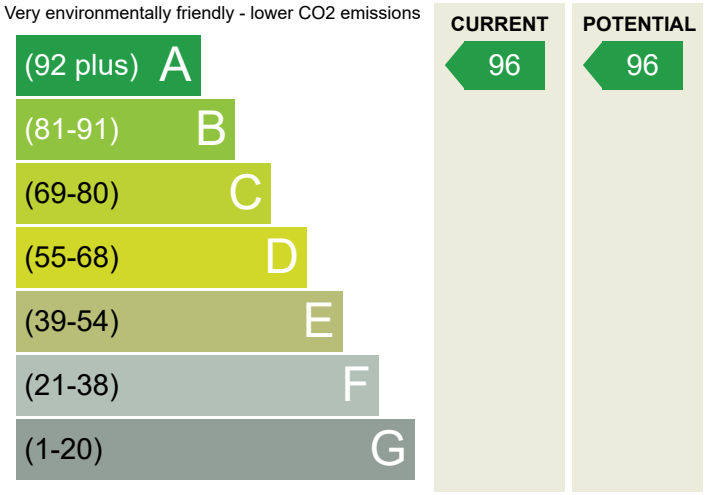
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

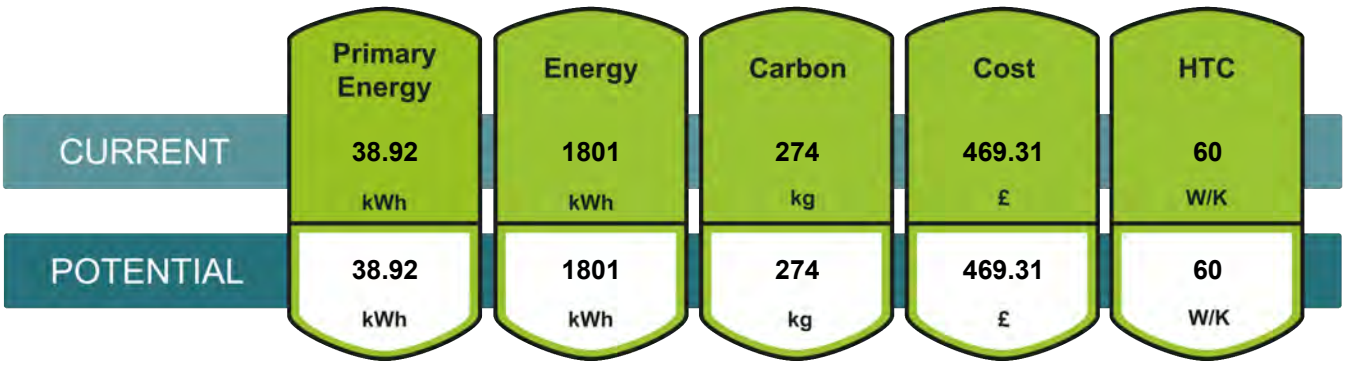
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Roof	Average thermal transmittance 0.1 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£469

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

1109

kWh per year



Water Heating

679

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 01 GF	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	84 B	**DER**	4.89	**TER**	17.36
Environmental	97 A	**% DER < TER**			71.83
CO_2 Emissions (t/year)	0.22	**DFEE**	42.45	**TFEE**	45.39
Compliance Check	See BREL	**% DFEE < TFEE**			6.48
% DPER < TPER	46.11	**DPER**	50.81	**TPER**	94.30

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
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	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	12.55 m	58.60 m²	3.60 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	53.65	45.92	0.00	None	7.73	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	79.20	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	58.60

11.0 Heat Loss Floors

Summary for Input Data

elmhurst energy

Description	Type	Storey Index	Construction	U-Value (W/m²K)	Shelter Code	Shelter Factor	Kappa (kJ/m²K)	Area (m²)
Heatloss Floor 1	Ground Floor - Solid	Lowest occupied	Other	0.10	None	0.00	0.00	58.60

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	3.86	0
DB 1	NORTH	External Wall 1	North	3.86	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	12.55	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	8.55	0.12	0.12	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.07	0.05	0.05	Yes
E3 Sill	Independently assessed	4.07	0.05	0.05	Yes
E4 Jamb	Independently assessed	7.60	0.05	0.05	Yes
E5 Ground floor (normal)	Independently assessed	12.55	0.16	0.16	No
P1 Party wall - Ground floor	Independently assessed	22.00	0.05	0.05	No

Y-value	0.05	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Rigid
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No				
	Name	**Efficacy**	**Power**	**Capacity**	**Count**
	Lighting 1	95.00	114.00	10830.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	

Summary for Input Data

SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	346.52	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	
SAP Code	914	
Flue Gas Heat Recovery System	No	

Summary for Input Data

Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

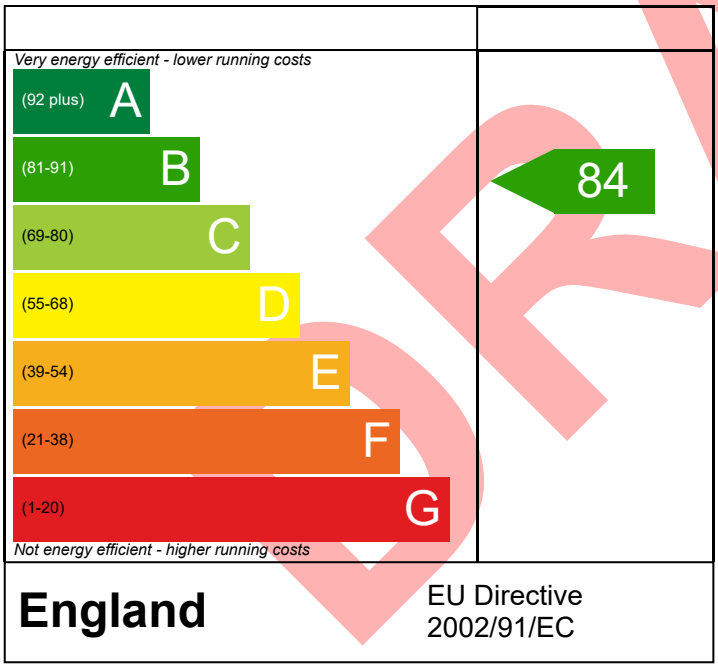
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	58.6 m²
DRRN:	

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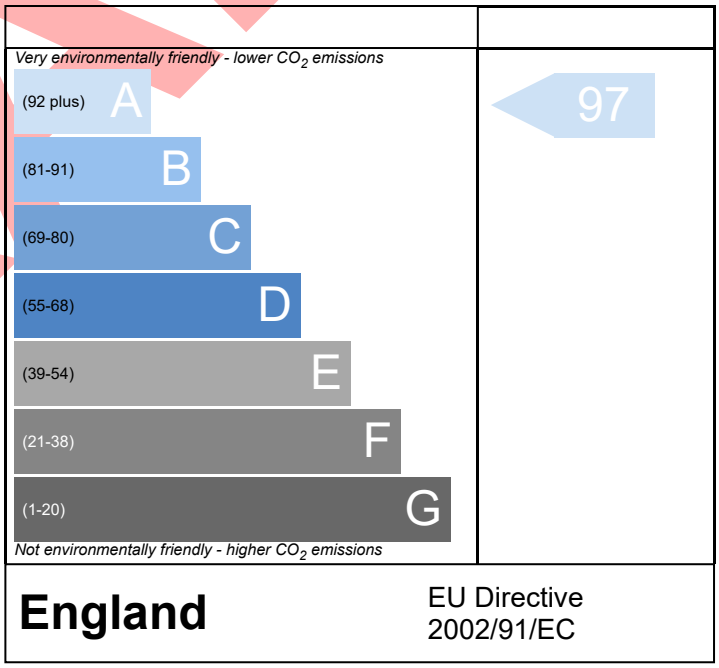
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

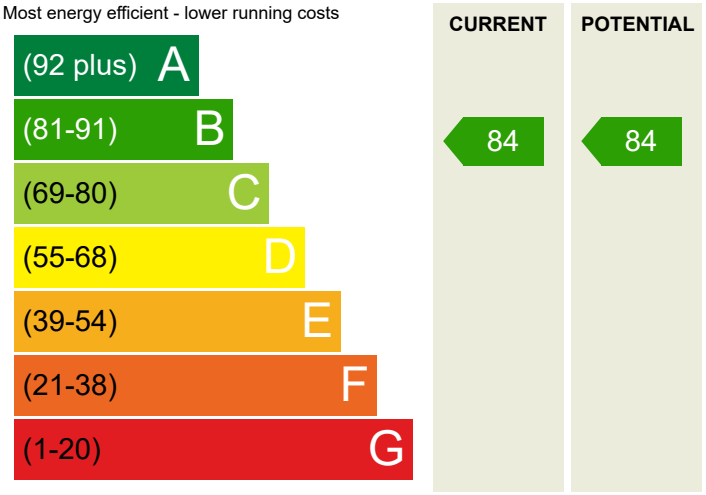
Energy Report

Dwelling Address	
Reference	Block A Appt 01 GF-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	59

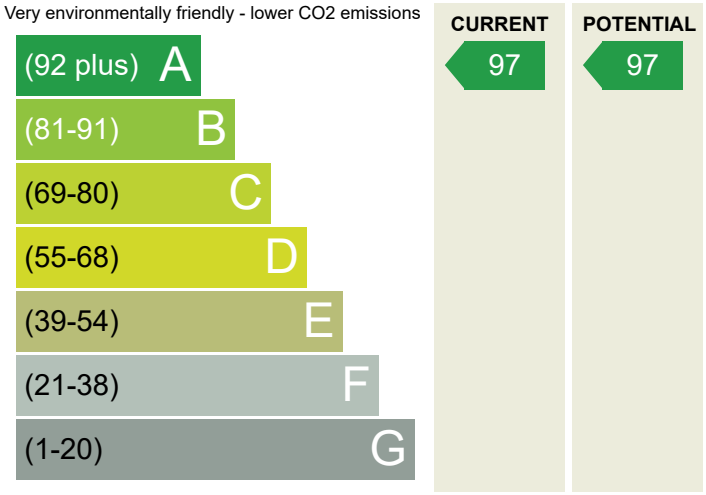
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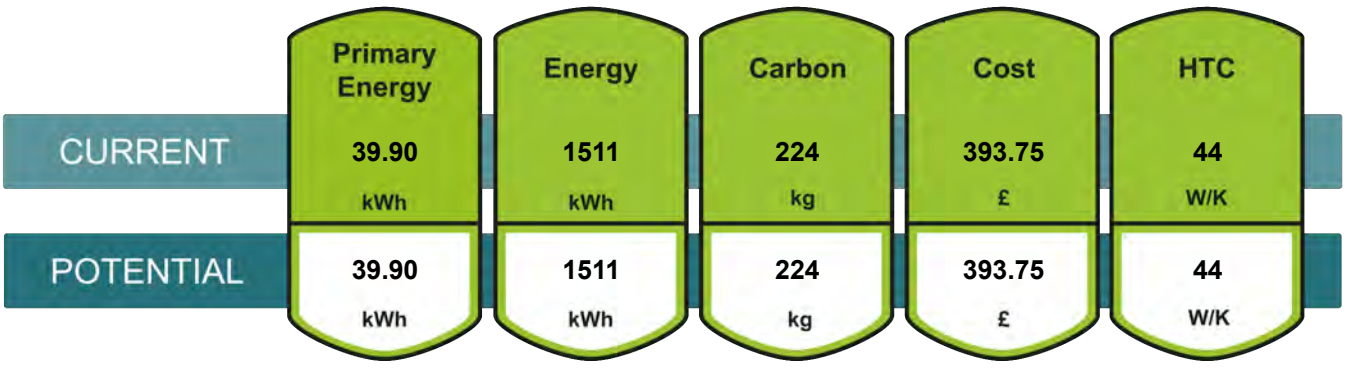
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor | Poor | Average | Good | Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Floor	Average thermal transmittance 0.1 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£394

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

597

kWh per year



Water Heating

616

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 02 1F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	88 B	**DER**	3.37	**TER**	13.83
Environmental	97 A	**% DER < TER**			75.63
CO_2 Emissions (t/year)	0.2	**DFEE**	25.96	**TFEE**	33.78
Compliance Check	See BREL	**% DFEE < TFEE**			23.15
% DPER < TPER	52.90	**DPER**	35.30	**TPER**	74.94

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	72.36 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.20	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	31.83	18.41	0.00	None	13.42	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	54.25	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

11.0 Heat Loss Floors

Summary for Input Data

elmhurst energy

Description	Type	Storey Index	Construction	U-Value (W/m²K)	Shelter Code	Shelter Factor	Kappa (kJ/m²K)	Area (m²)
Heatloss Floor 1	Exposed Floor - Solid	Lowest occupied	Other	0.05	None	0.00	0.00	72.36

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	6.74	0
DB 1	NORTH	External Wall 1	North	3.34	0
DB 2	NORTH	External Wall 1	North	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.36	0.09	0.09	No
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E20 Exposed floor (normal)	Independently assessed	13.36	0.16	0.16	No
E23 Balcony within or between dwellings, balcony support penetrates wall insulation	Independently assessed	4.23	0.12	0.12	No
P7 Party Wall - Exposed floor (normal)	Independently assessed	22.70	0.05	0.05	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	6.88	0.05	0.05	Yes
E3 Sill	Independently assessed	6.88	0.05	0.05	Yes
E4 Jamb	Independently assessed	11.37	0.05	0.05	Yes

Y-value	0.07	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	141.00	13395.00	1

Summary for Input Data

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.84	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

Summary for Input Data

elmhurst energy

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

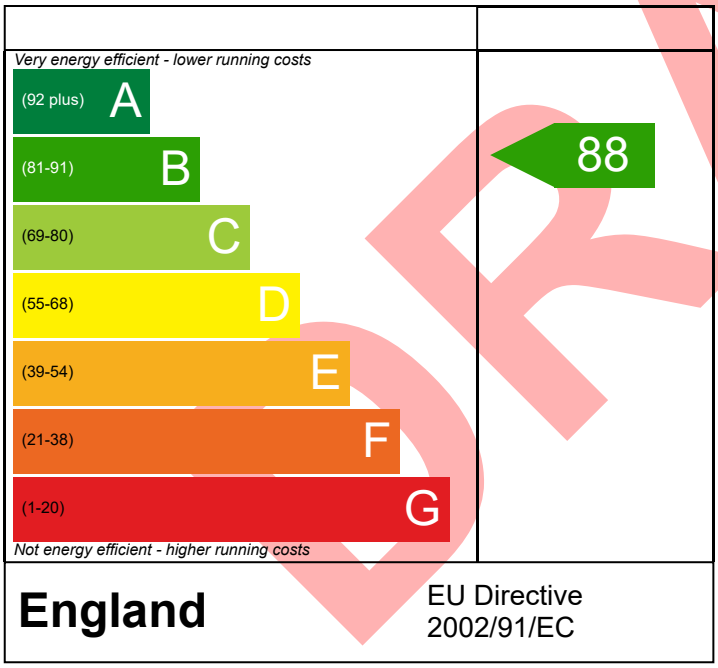
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.36 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

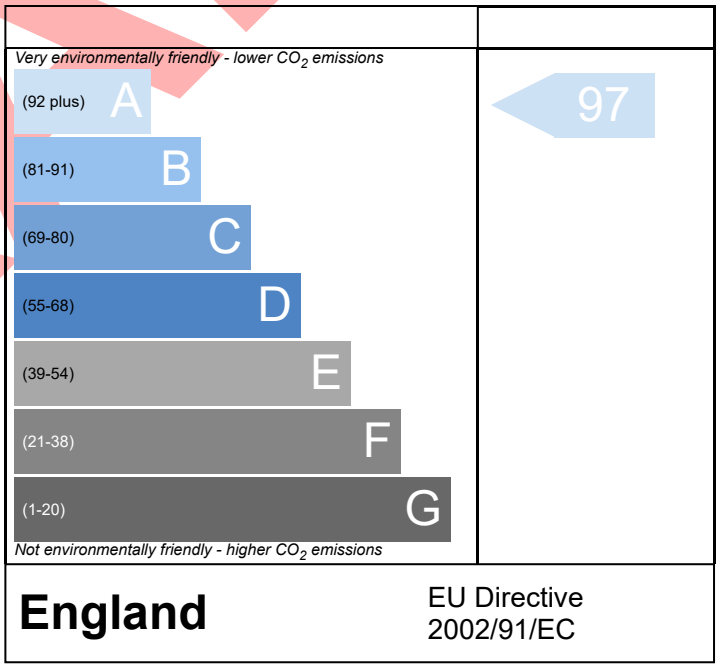
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

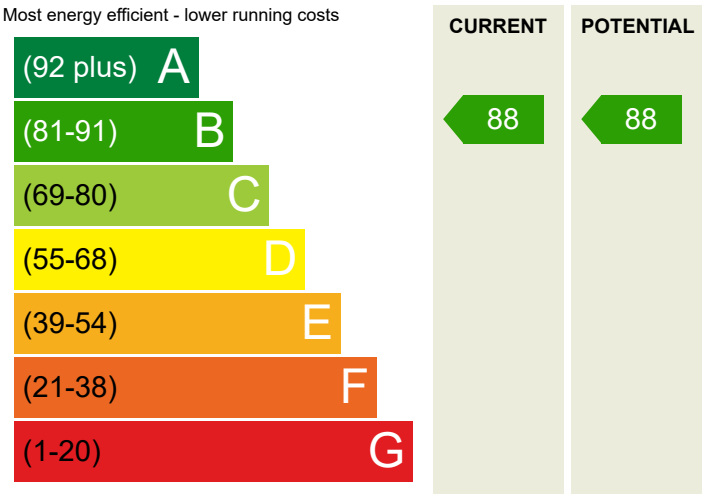
Energy Report

Dwelling Address	
Reference	Block A Appt 02 1F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

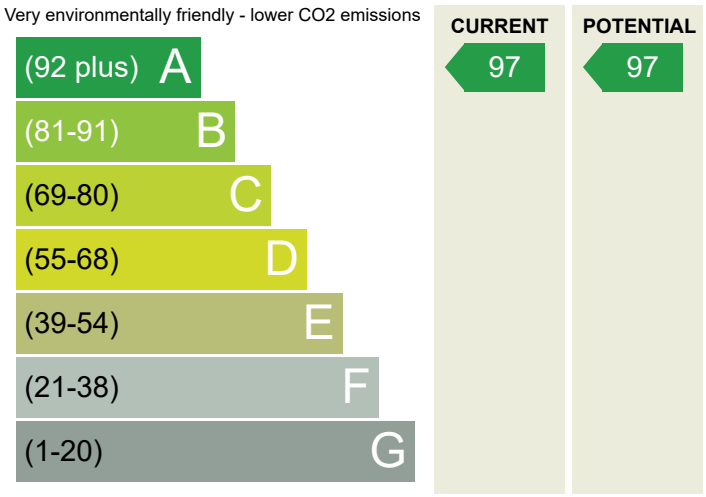
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

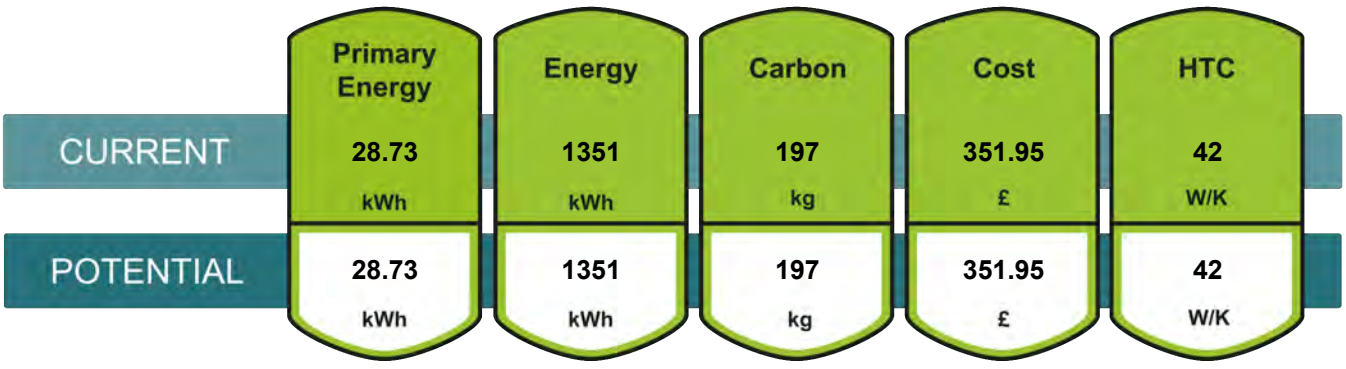
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Floor	Average thermal transmittance 0.05 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£352

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

348

kWh per year



Water Heating

679

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 02 2F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	90 B	**DER**	2.82	**TER**	11.63
Environmental	98 A	**% DER < TER**			75.75
CO_2 Emissions (t/year)	0.17	**DFEE**	22.12	**TFEE**	23.82
Compliance Check	See BREL	**% DFEE < TFEE**			7.13
% DPER < TPER	52.92	**DPER**	29.70	**TPER**	63.09

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	72.36 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.20	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	31.83	18.41	0.00	None	13.42	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	54.25	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	6.74	0
DB 1	NORTH	External Wall 1	North	3.34	0
DB 2	NORTH	External Wall 1	North	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.36	0.09	0.09	No
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E20 Exposed floor (normal)	Independently assessed	13.36	0.16	0.16	No
E23 Balcony within or between dwellings, balcony support penetrates wall insulation	Independently assessed	4.23	0.12	0.12	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	6.88	0.05	0.05	Yes
E3 Sill	Independently assessed	6.88	0.05	0.05	Yes
E4 Jamb	Independently assessed	11.37	0.05	0.05	Yes

Y-value	0.18	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	
19.0 Mechanical Ventilation		
Mechanical Ventilation		
Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Flexible	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	
20.0 Fans, Open Fireplaces, Flues		
21.0 Fixed Cooling System	No	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	141.00	13395.00	1

Summary for Input Data

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.84	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

Summary for Input Data

elmhurst energy

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

Predicted Energy Assessment

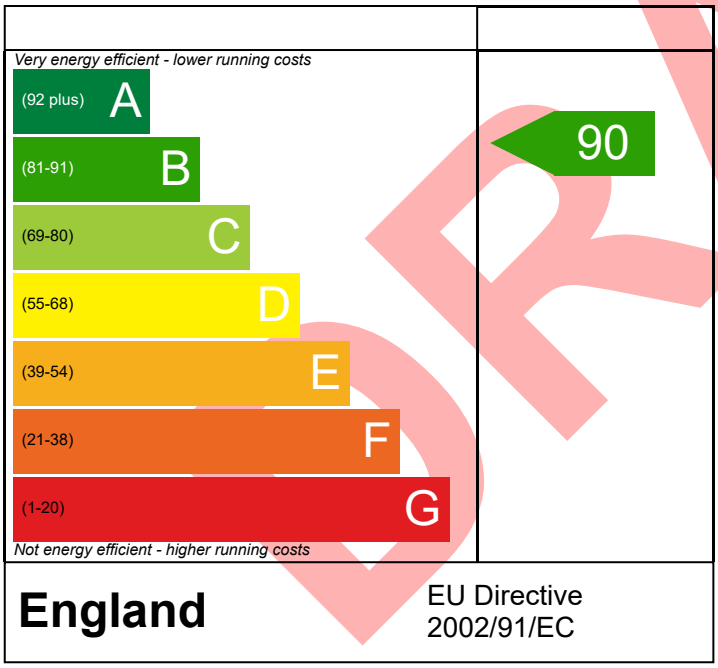
elmhurst energy

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.36 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

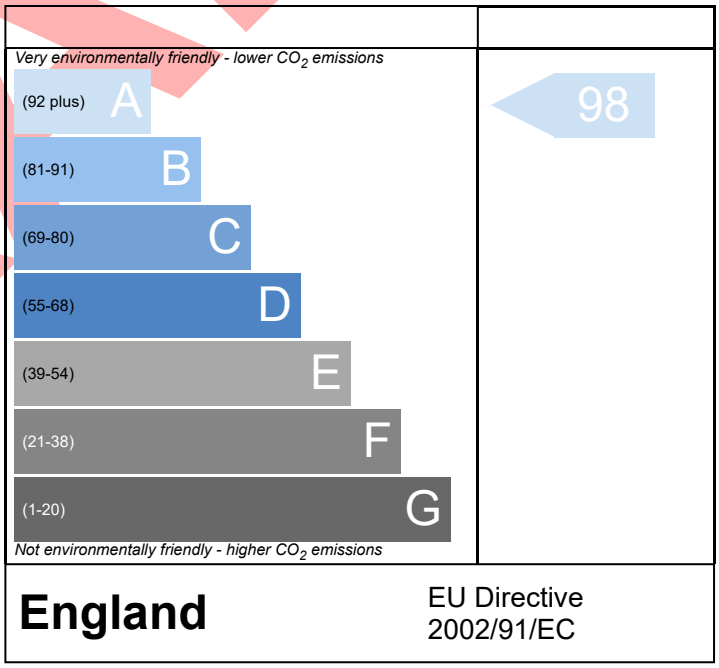
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

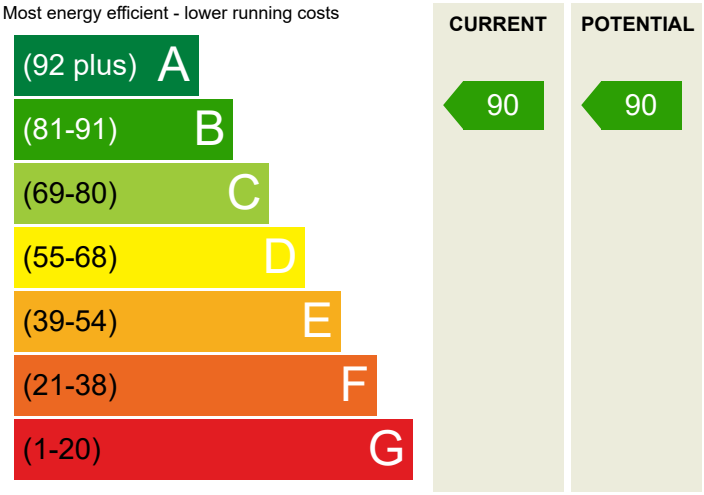
Energy Report

Dwelling Address	
Reference	Block A Appt 02 2F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

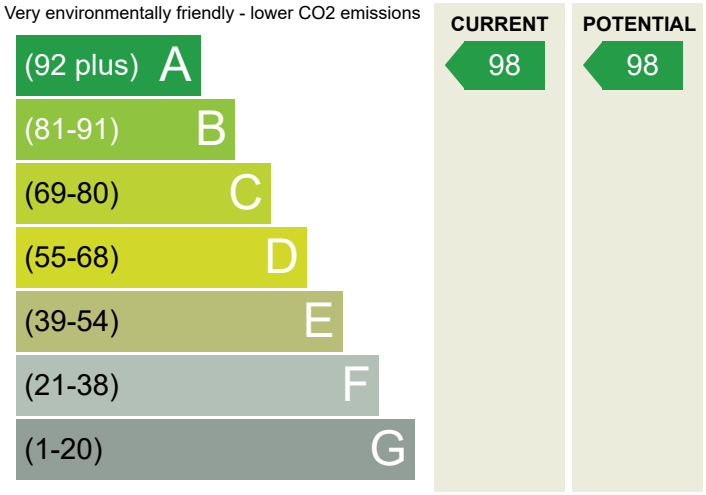
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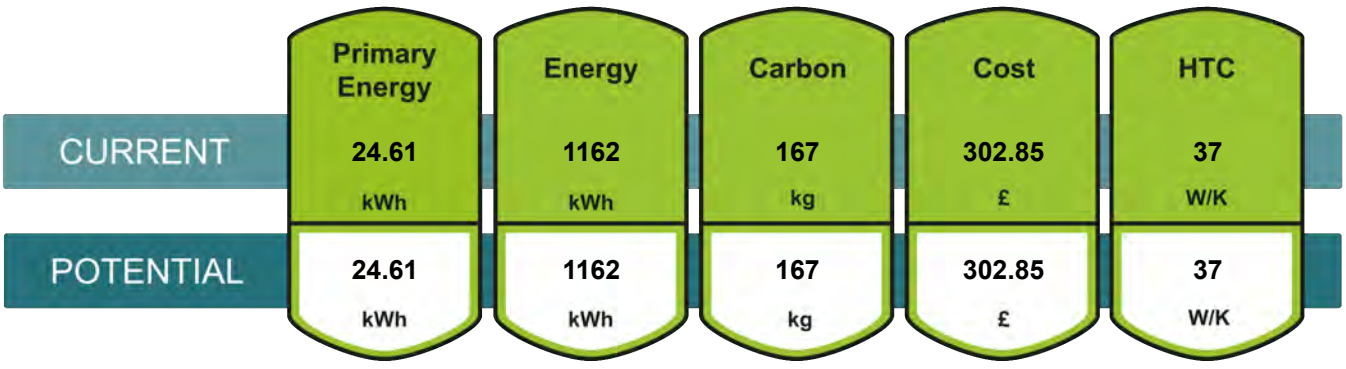
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£303

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

159

kWh per year



Water Heating

679

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 02 3F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	90 B	**DER**	2.82	**TER**	11.63
Environmental	98 A	**% DER < TER**			75.75
CO_2 Emissions (t/year)	0.17	**DFEE**	22.12	**TFEE**	23.82
Compliance Check	See BREL	**% DFEE < TFEE**			7.13
% DPER < TPER	52.92	**DPER**	29.70	**TPER**	63.09

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	72.36 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.20	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	31.83	18.41	0.00	None	13.42	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	54.25	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	6.74	0
DB 1	NORTH	External Wall 1	North	3.34	0
DB 2	NORTH	External Wall 1	North	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.36	0.09	0.09	No
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E20 Exposed floor (normal)	Independently assessed	13.36	0.16	0.16	No
E23 Balcony within or between dwellings, balcony support penetrates wall insulation	Independently assessed	4.23	0.12	0.12	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	6.88	0.05	0.05	Yes
E3 Sill	Independently assessed	6.88	0.05	0.05	Yes
E4 Jamb	Independently assessed	11.37	0.05	0.05	Yes

Y-value	0.18	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	
19.0 Mechanical Ventilation		
Mechanical Ventilation		
Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Flexible	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	
20.0 Fans, Open Fireplaces, Flues		
21.0 Fixed Cooling System	No	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	141.00	13395.00	1

Summary for Input Data

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.84	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

Summary for Input Data

elmhurst energy

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

Predicted Energy Assessment

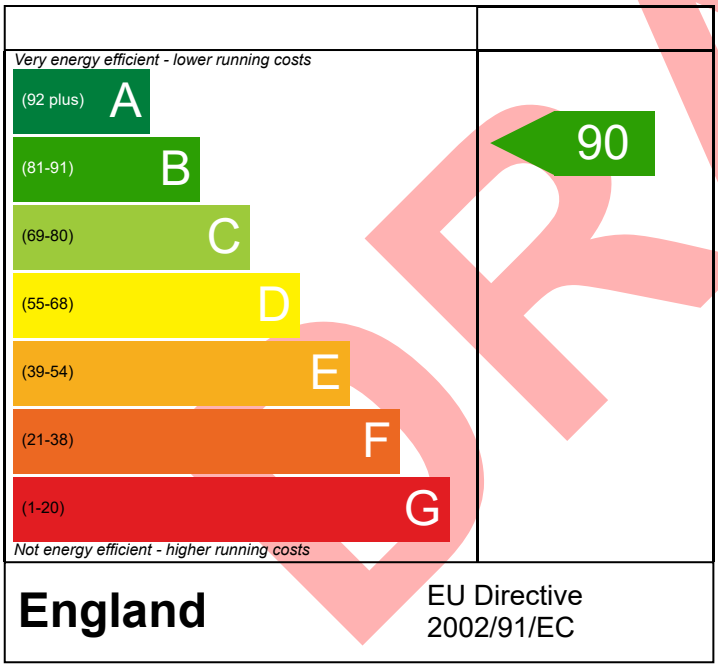
elmhurst energy

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.36 m²
DRRN:	

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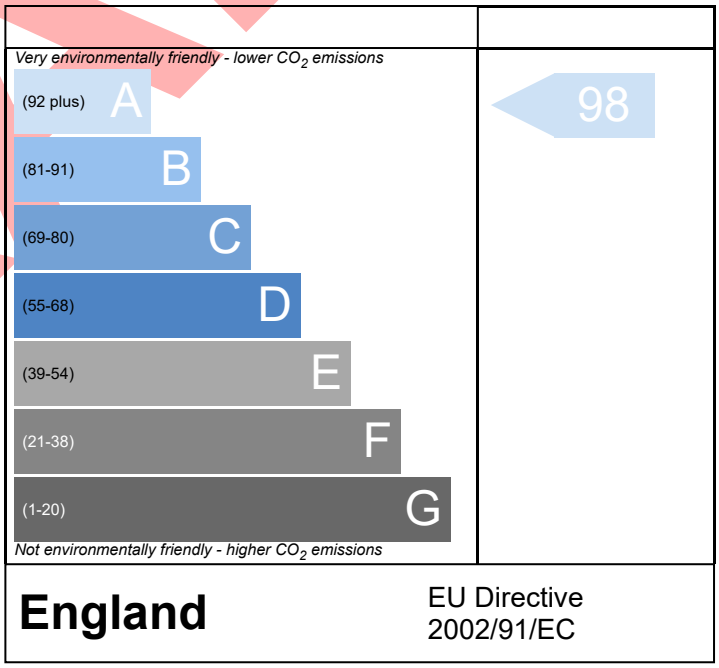
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Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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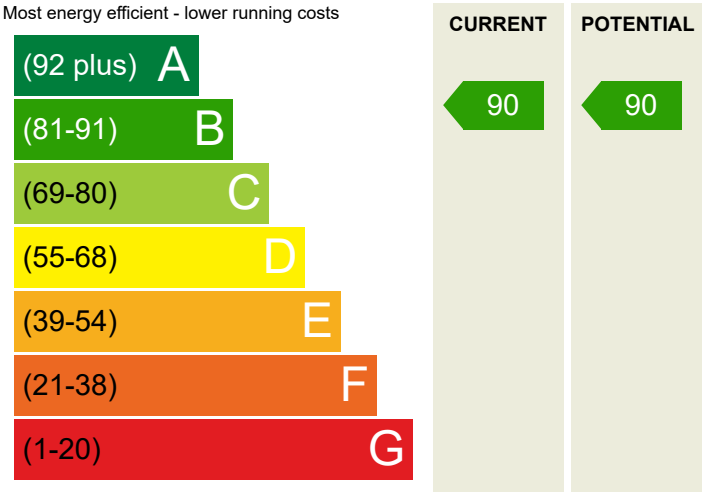
Energy Report

Dwelling Address	
Reference	Block A Appt 02 3F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

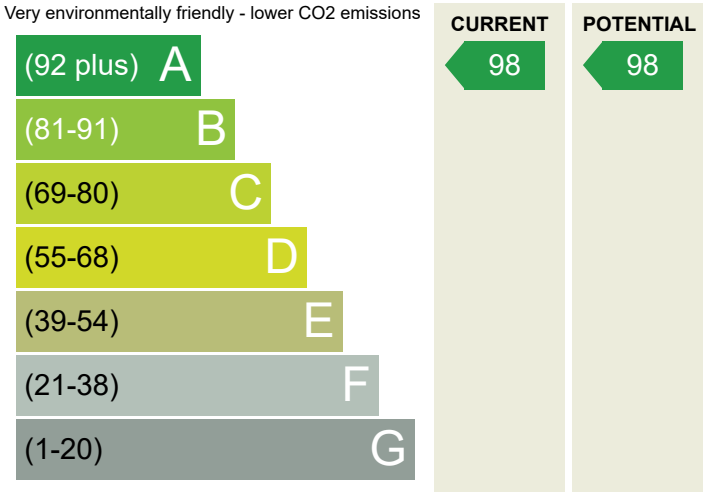
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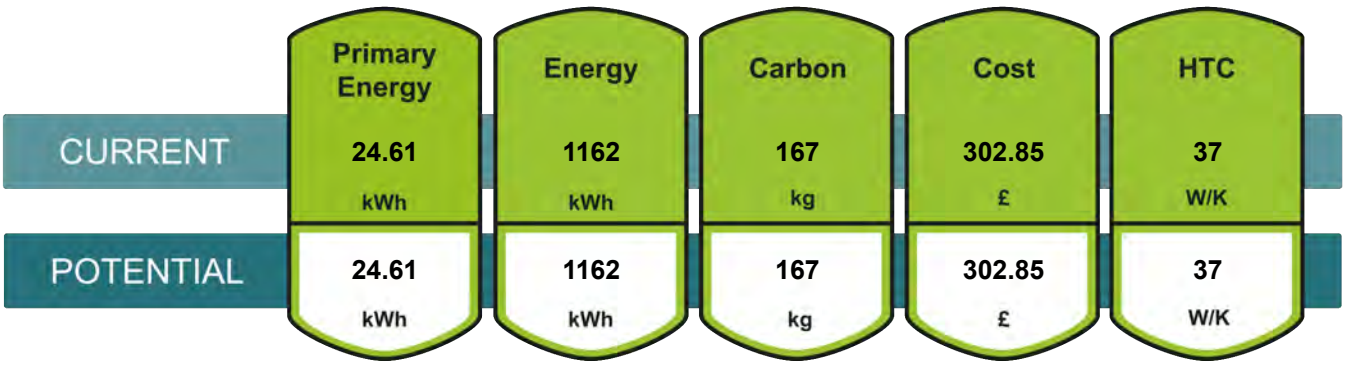
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£303

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

159

kWh per year



Water Heating

679

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 02 4F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	90 B	**DER**	2.82	**TER**	11.63
Environmental	98 A	**% DER < TER**			75.75
CO_2 Emissions (t/year)	0.17	**DFEE**	22.12	**TFEE**	23.82
Compliance Check	See BREL	**% DFEE < TFEE**			7.13
% DPER < TPER	52.92	**DPER**	29.70	**TPER**	63.09

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	72.36 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.20	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	31.83	18.41	0.00	None	13.42	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	54.25	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	6.74	0
DB 1	NORTH	External Wall 1	North	3.34	0
DB 2	NORTH	External Wall 1	North	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.36	0.09	0.09	No
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E20 Exposed floor (normal)	Independently assessed	13.36	0.16	0.16	No
E23 Balcony within or between dwellings, balcony support penetrates wall insulation	Independently assessed	4.23	0.12	0.12	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	6.88	0.05	0.05	Yes
E3 Sill	Independently assessed	6.88	0.05	0.05	Yes
E4 Jamb	Independently assessed	11.37	0.05	0.05	Yes

Y-value	0.18	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	
19.0 Mechanical Ventilation		
Mechanical Ventilation		
Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Flexible	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	
20.0 Fans, Open Fireplaces, Flues		
21.0 Fixed Cooling System	No	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	141.00	13395.00	1

Summary for Input Data

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.84	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

Summary for Input Data

elmhurst energy

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

Predicted Energy Assessment

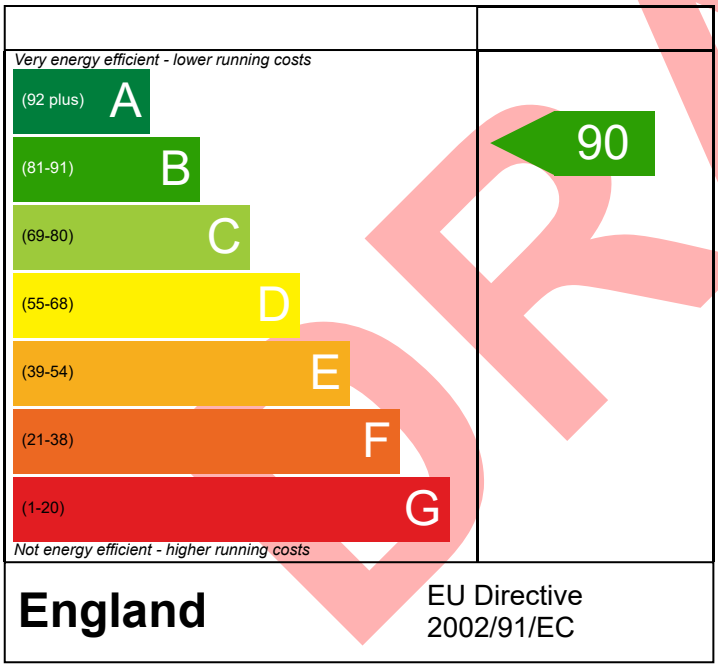
elmhurst energy

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.36 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

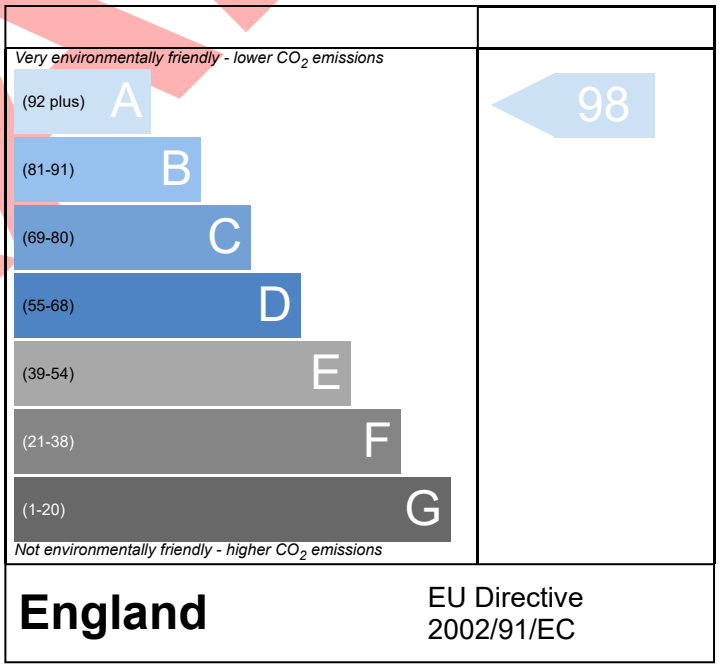
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

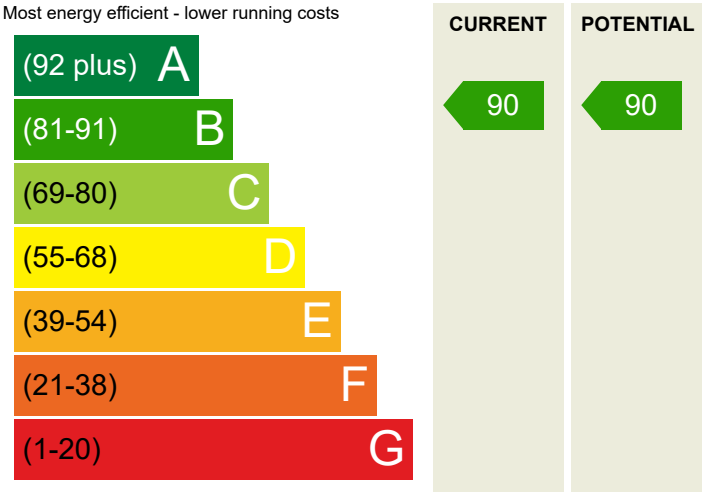
Energy Report

Dwelling Address	
Reference	Block A Appt 02 4F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

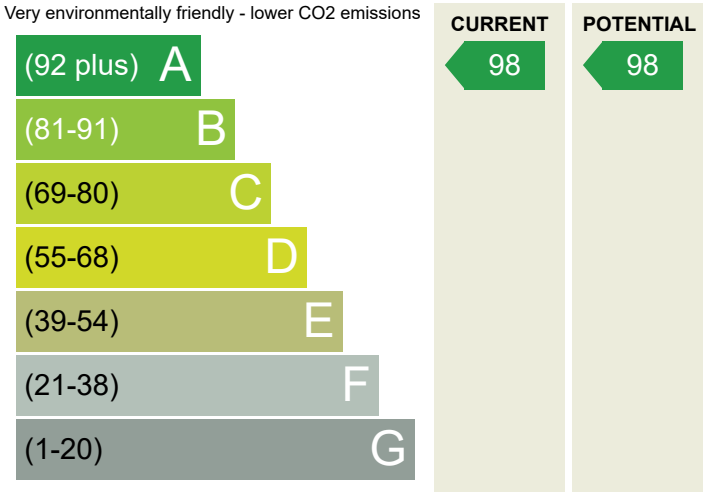
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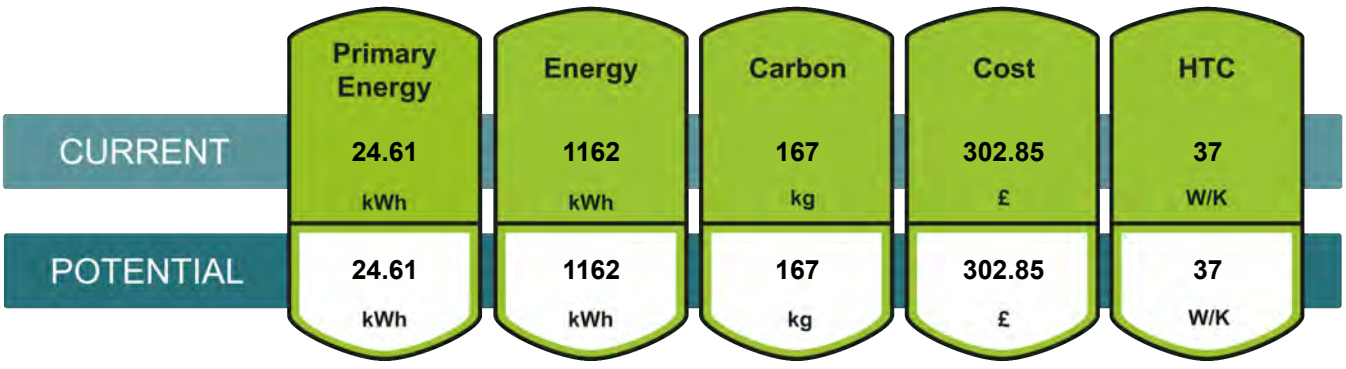
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£303

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

159

kWh per year



Water Heating

679

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 02 5F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	90 B	**DER**	2.82	**TER**	11.63
Environmental	98 A	**% DER < TER**			75.75
CO_2 Emissions (t/year)	0.17	**DFEE**	22.12	**TFEE**	23.82
Compliance Check	See BREL	**% DFEE < TFEE**			7.13
% DPER < TPER	52.92	**DPER**	29.70	**TPER**	63.09

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	72.36 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.20	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	31.83	18.41	0.00	None	13.42	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	54.25	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	6.74	0
DB 1	NORTH	External Wall 1	North	3.34	0
DB 2	NORTH	External Wall 1	North	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.36	0.09	0.09	No
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E20 Exposed floor (normal)	Independently assessed	13.36	0.16	0.16	No
E23 Balcony within or between dwellings, balcony support penetrates wall insulation	Independently assessed	4.23	0.12	0.12	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	6.88	0.05	0.05	Yes
E3 Sill	Independently assessed	6.88	0.05	0.05	Yes
E4 Jamb	Independently assessed	11.37	0.05	0.05	Yes

Y-value	0.18	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	
19.0 Mechanical Ventilation		
Mechanical Ventilation		
Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Flexible	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	
20.0 Fans, Open Fireplaces, Flues		
21.0 Fixed Cooling System	No	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	141.00	13395.00	1

Summary for Input Data

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.84	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

Summary for Input Data

elmhurst energy

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

Predicted Energy Assessment

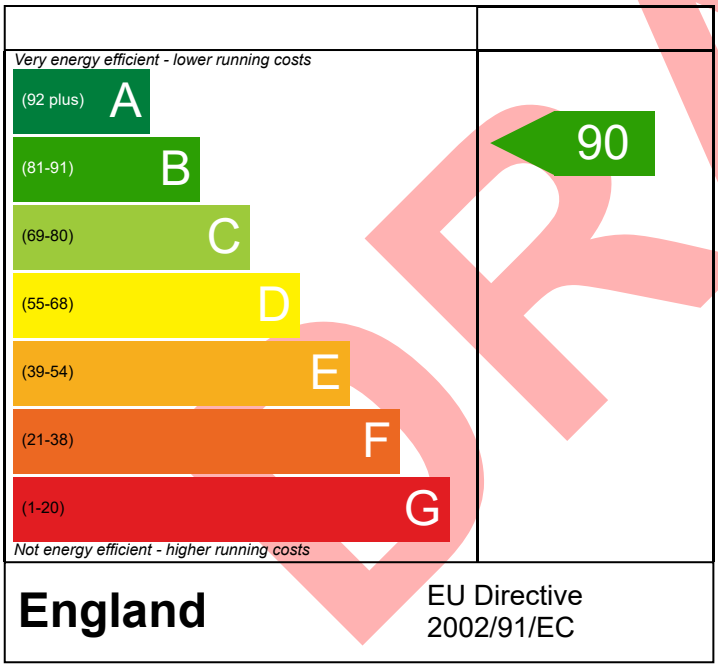
elmhurst energy

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.36 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

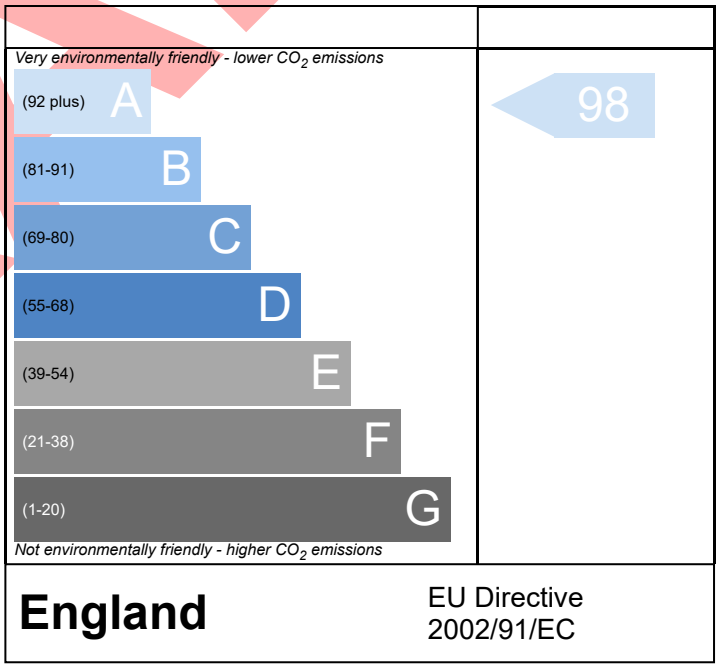
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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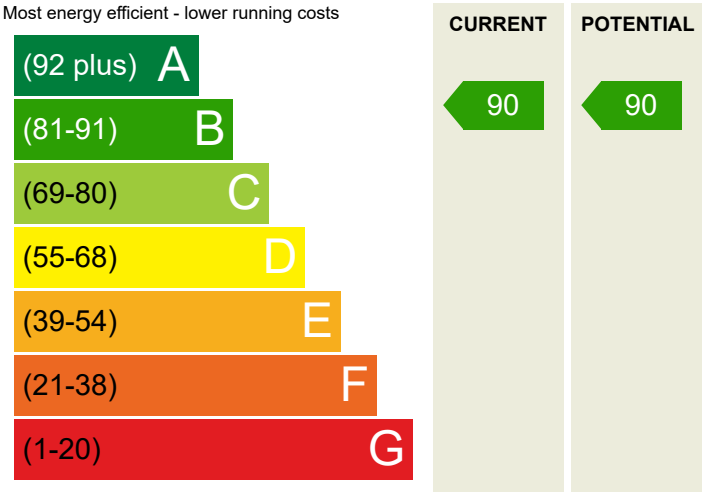
Energy Report

Dwelling Address	
Reference	Block A Appt 02 5F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

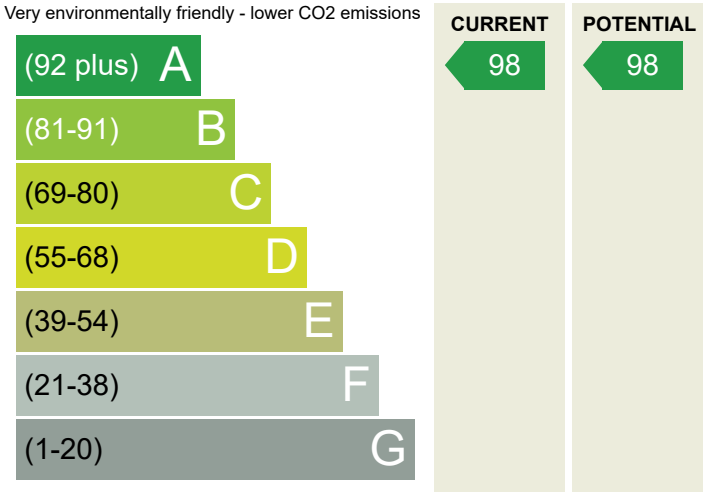
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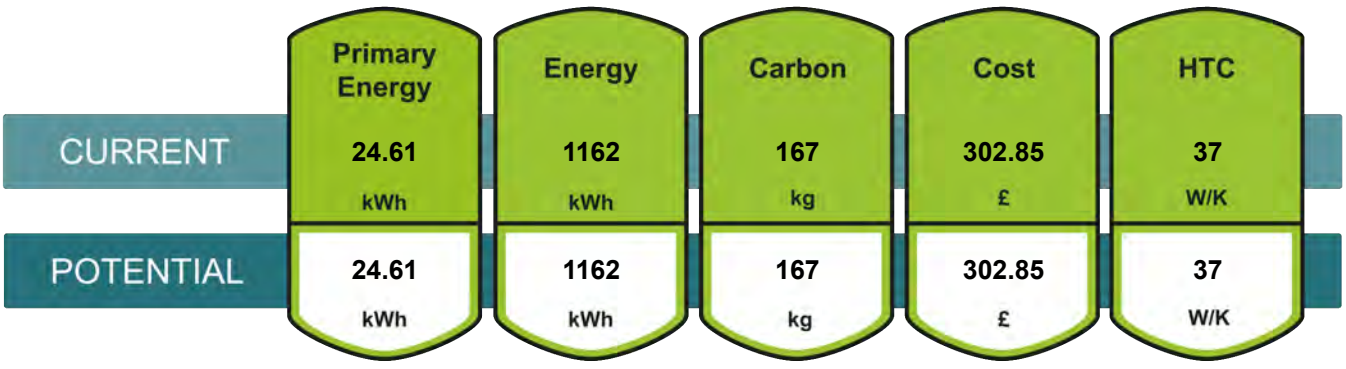
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£303

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

159

kWh per year



Water Heating

679

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

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This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 02 6F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	90 B	**DER**	2.82	**TER**	11.63
Environmental	98 A	**% DER < TER**			75.75
CO_2 Emissions (t/year)	0.17	**DFEE**	22.12	**TFEE**	23.82
Compliance Check	See BREL	**% DFEE < TFEE**			7.13
% DPER < TPER	52.92	**DPER**	29.70	**TPER**	63.09

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	6	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	72.36 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.20	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	31.83	18.41	0.00	None	13.42	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	54.25	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	6.74	0
DB 1	NORTH	External Wall 1	North	3.34	0
DB 2	NORTH	External Wall 1	North	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.36	0.09	0.09	No
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E20 Exposed floor (normal)	Independently assessed	13.36	0.16	0.16	No
E23 Balcony within or between dwellings, balcony support penetrates wall insulation	Independently assessed	4.23	0.12	0.12	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	6.88	0.05	0.05	Yes
E3 Sill	Independently assessed	6.88	0.05	0.05	Yes
E4 Jamb	Independently assessed	11.37	0.05	0.05	Yes

Y-value	0.18	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	
19.0 Mechanical Ventilation		
Mechanical Ventilation		
Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Flexible	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	
20.0 Fans, Open Fireplaces, Flues		
21.0 Fixed Cooling System	No	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	141.00	13395.00	1

Summary for Input Data

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.84	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

Summary for Input Data

elmhurst energy

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

Predicted Energy Assessment

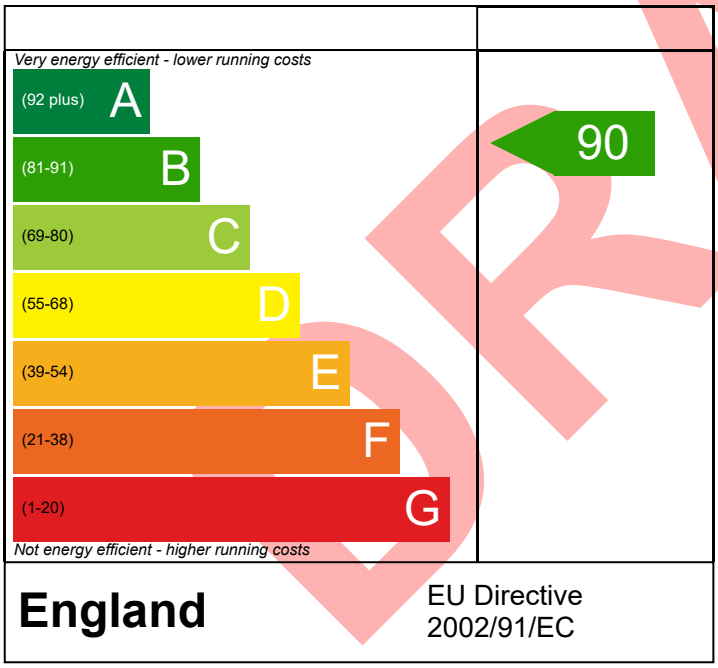
elmhurst energy

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.36 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

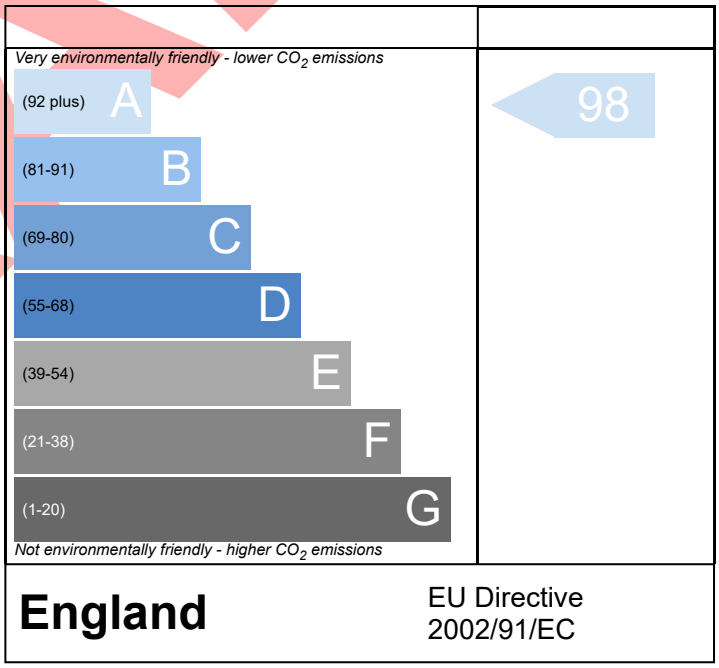
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

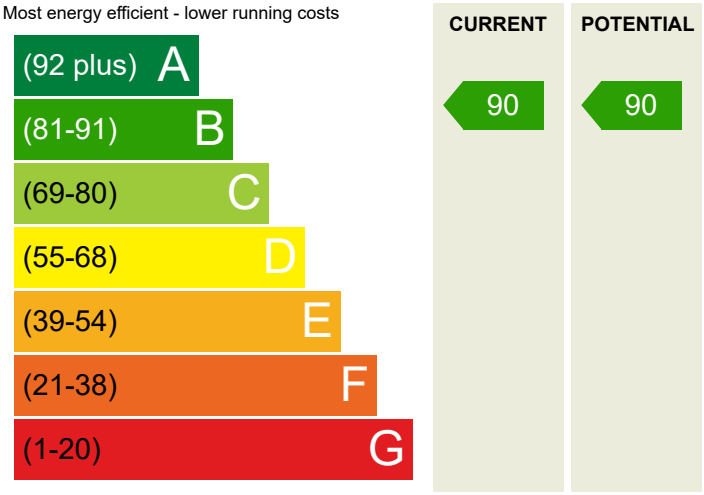
Energy Report

Dwelling Address	
Reference	Block A Appt 02 6F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

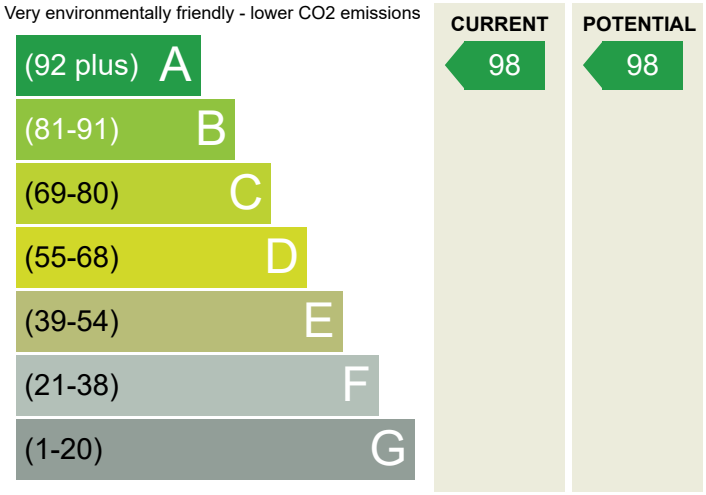
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

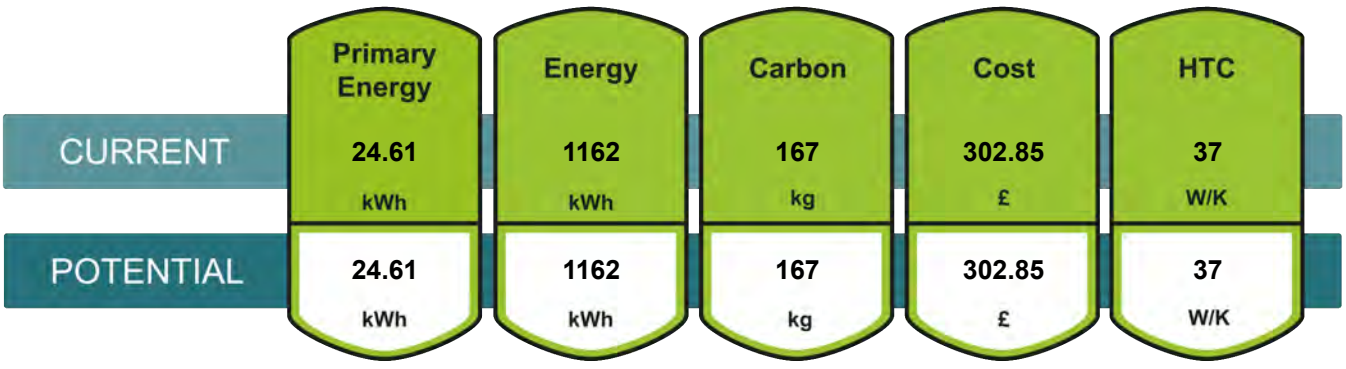
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£303

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

159

kWh per year



Water Heating

679

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 02 7F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	90 B	**DER**	2.82	**TER**	11.63
Environmental	98 A	**% DER < TER**			75.75
CO_2 Emissions (t/year)	0.17	**DFEE**	22.12	**TFEE**	23.82
Compliance Check	See BREL	**% DFEE < TFEE**			7.13
% DPER < TPER	52.92	**DPER**	29.70	**TPER**	63.09

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	7	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	72.36 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.20	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	31.83	18.41	0.00	None	13.42	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	54.25	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	6.74	0
DB 1	NORTH	External Wall 1	North	3.34	0
DB 2	NORTH	External Wall 1	North	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.36	0.09	0.09	No
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E20 Exposed floor (normal)	Independently assessed	13.36	0.16	0.16	No
E23 Balcony within or between dwellings, balcony support penetrates wall insulation	Independently assessed	4.23	0.12	0.12	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	6.88	0.05	0.05	Yes
E3 Sill	Independently assessed	6.88	0.05	0.05	Yes
E4 Jamb	Independently assessed	11.37	0.05	0.05	Yes

Y-value	0.18	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	
19.0 Mechanical Ventilation		
Mechanical Ventilation		
Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Flexible	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	
20.0 Fans, Open Fireplaces, Flues		
21.0 Fixed Cooling System	No	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	141.00	13395.00	1

Summary for Input Data

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.84	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

Summary for Input Data

elmhurst energy

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

Predicted Energy Assessment

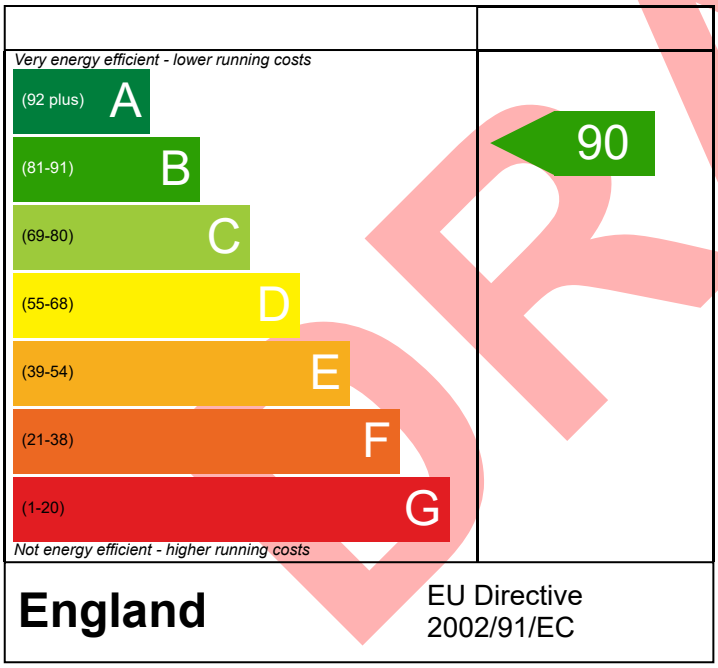
elmhurst energy

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.36 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

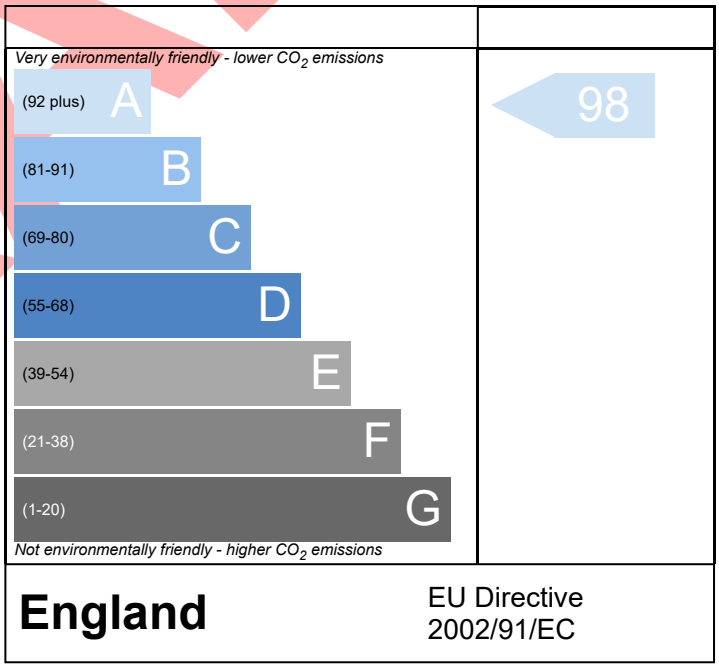
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

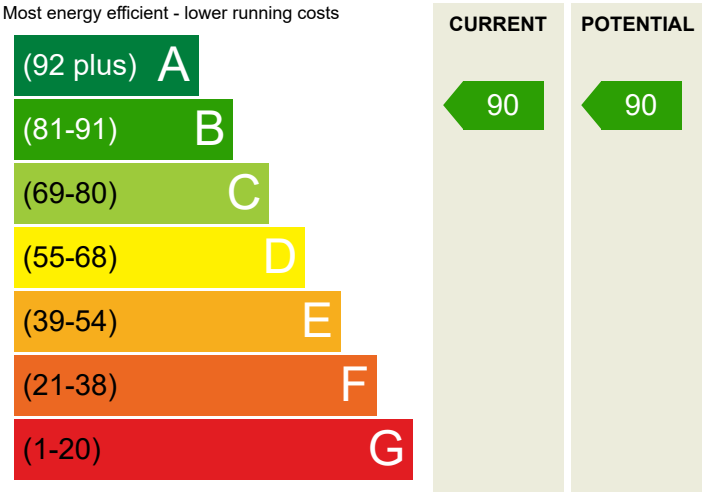
Energy Report

Dwelling Address	
Reference	Block A Appt 02 7F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

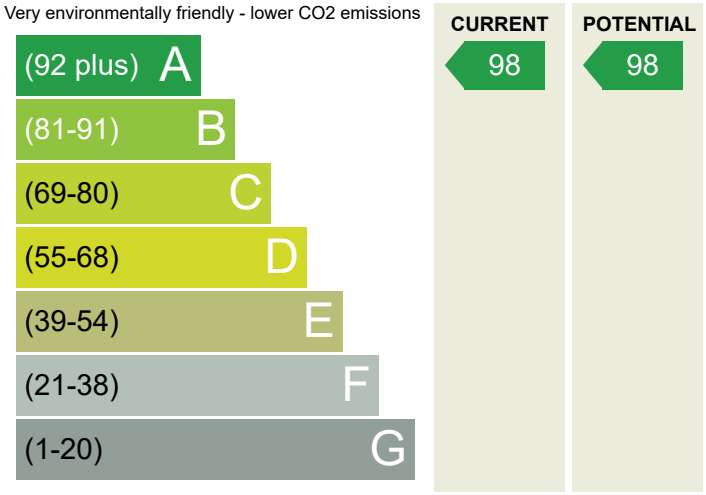
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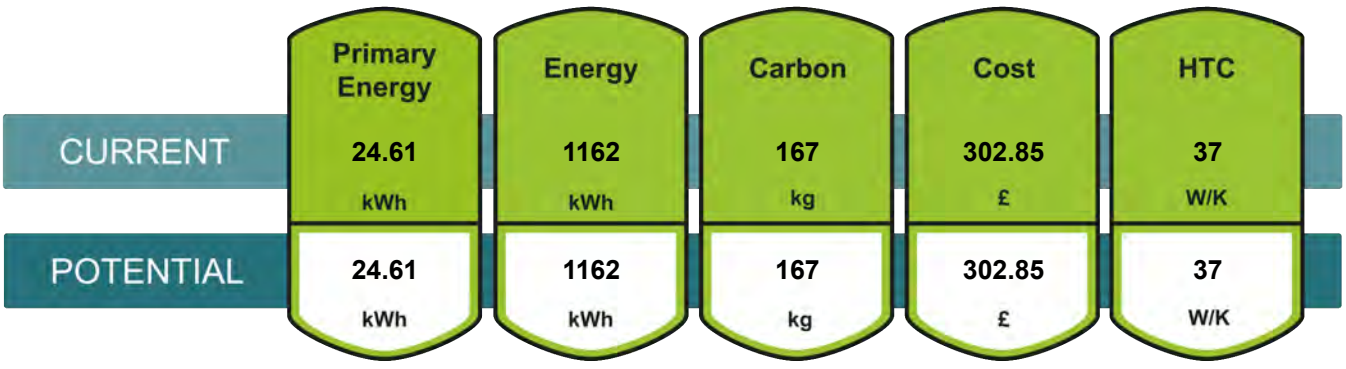
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£303

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

159

kWh per year



Water Heating

679

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 02 8F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	90 B	**DER**	2.82	**TER**	11.63
Environmental	98 A	**% DER < TER**			75.75
CO_2 Emissions (t/year)	0.17	**DFEE**	22.12	**TFEE**	23.82
Compliance Check	See BREL	**% DFEE < TFEE**			7.13
% DPER < TPER	52.92	**DPER**	29.70	**TPER**	63.09

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	8	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	72.36 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.20	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	31.83	18.41	0.00	None	13.42	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	54.25	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	6.74	0
DB 1	NORTH	External Wall 1	North	3.34	0
DB 2	NORTH	External Wall 1	North	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.36	0.09	0.09	No
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E20 Exposed floor (normal)	Independently assessed	13.36	0.16	0.16	No
E23 Balcony within or between dwellings, balcony support penetrates wall insulation	Independently assessed	4.23	0.12	0.12	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	6.88	0.05	0.05	Yes
E3 Sill	Independently assessed	6.88	0.05	0.05	Yes
E4 Jamb	Independently assessed	11.37	0.05	0.05	Yes

Y-value	0.18	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	
19.0 Mechanical Ventilation		
Mechanical Ventilation		
Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Flexible	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	
20.0 Fans, Open Fireplaces, Flues		
21.0 Fixed Cooling System	No	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	141.00	13395.00	1

Summary for Input Data

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.84	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

Summary for Input Data

elmhurst energy

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

Predicted Energy Assessment

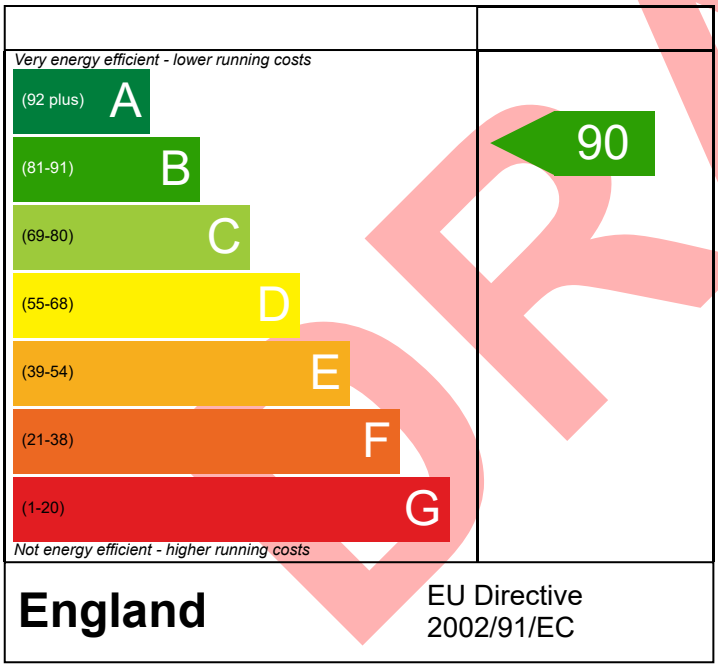
elmhurst energy

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.36 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

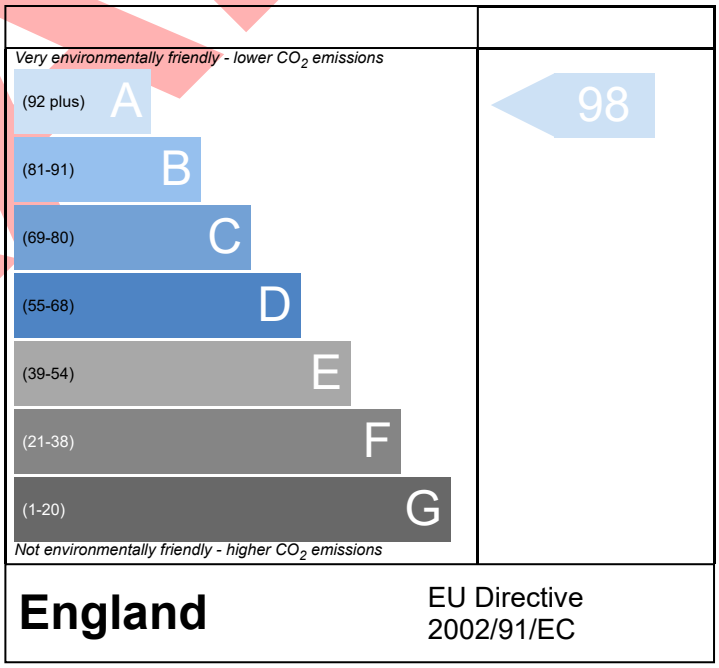
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Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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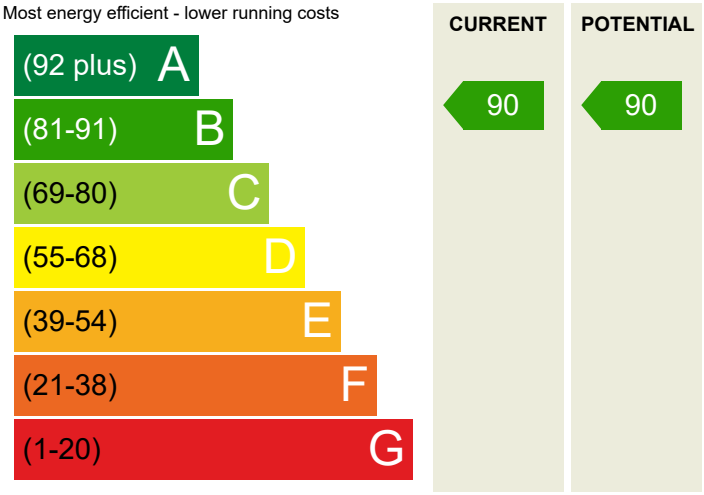
Energy Report

Dwelling Address	
Reference	Block A Appt 02 8F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

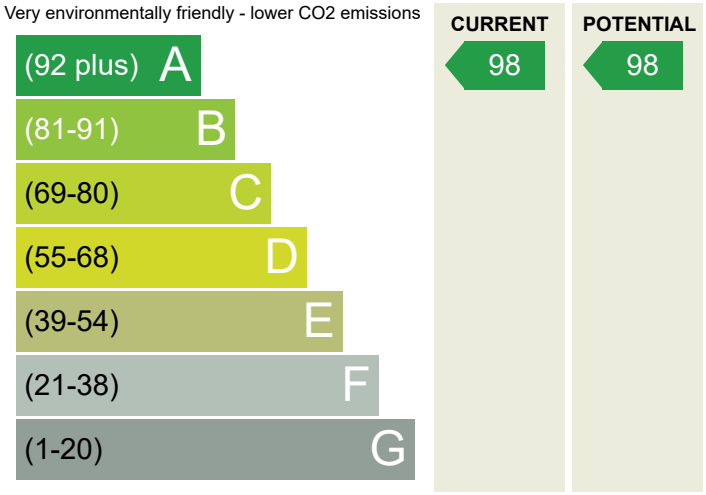
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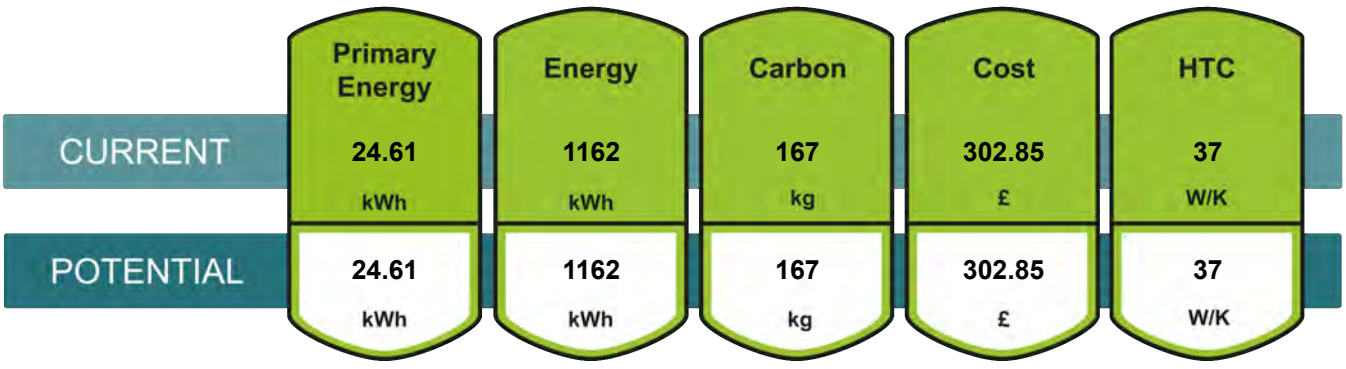
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£303

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

159

kWh per year



Water Heating

679

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 02 9F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	90 B	**DER**	2.82	**TER**	11.63
Environmental	98 A	**% DER < TER**			75.75
CO_2 Emissions (t/year)	0.17	**DFEE**	22.12	**TFEE**	23.82
Compliance Check	See BREL	**% DFEE < TFEE**			7.13
% DPER < TPER	52.92	**DPER**	29.70	**TPER**	63.09

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	9	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	72.36 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.20	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	31.83	18.41	0.00	None	13.42	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	54.25	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	6.74	0
DB 1	NORTH	External Wall 1	North	3.34	0
DB 2	NORTH	External Wall 1	North	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.36	0.09	0.09	No
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E20 Exposed floor (normal)	Independently assessed	13.36	0.16	0.16	No
E23 Balcony within or between dwellings, balcony support penetrates wall insulation	Independently assessed	4.23	0.12	0.12	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	6.88	0.05	0.05	Yes
E3 Sill	Independently assessed	6.88	0.05	0.05	Yes
E4 Jamb	Independently assessed	11.37	0.05	0.05	Yes

Y-value	0.18	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	
19.0 Mechanical Ventilation		
Mechanical Ventilation		
Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Flexible	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	
20.0 Fans, Open Fireplaces, Flues		
21.0 Fixed Cooling System	No	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	141.00	13395.00	1

Summary for Input Data

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.84	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

Summary for Input Data

elmhurst energy

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

Predicted Energy Assessment

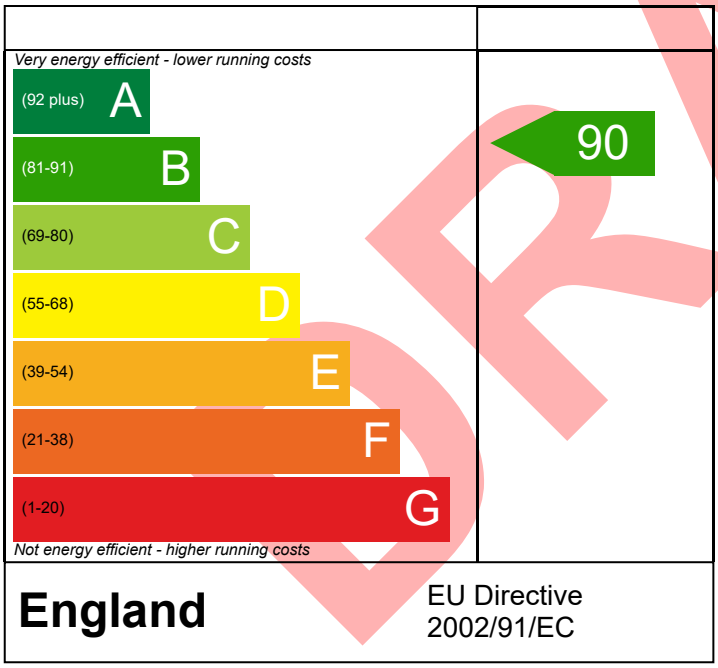
elmhurst energy

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.36 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

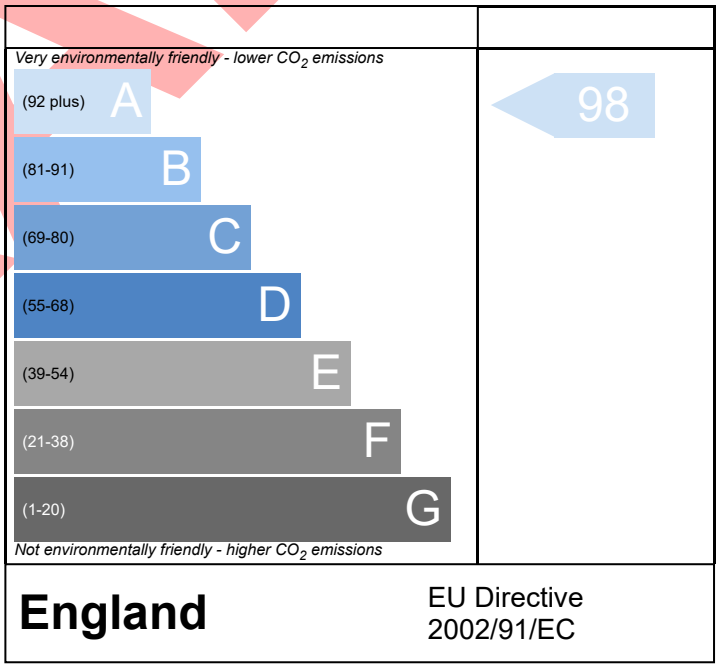
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

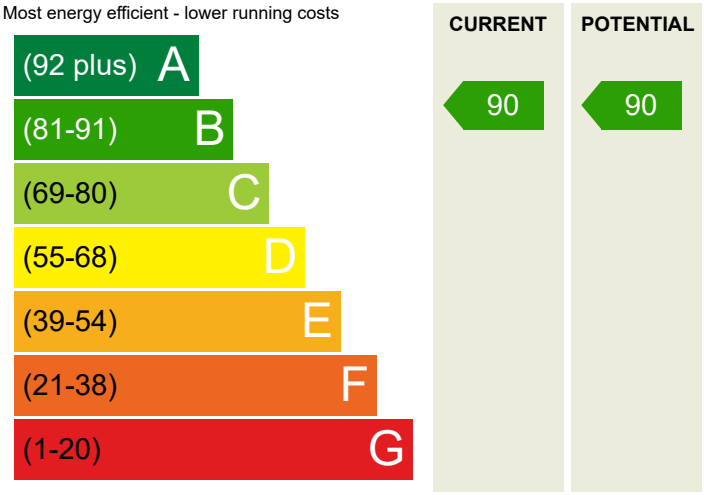
Energy Report

Dwelling Address	
Reference	Block A Appt 02 9F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

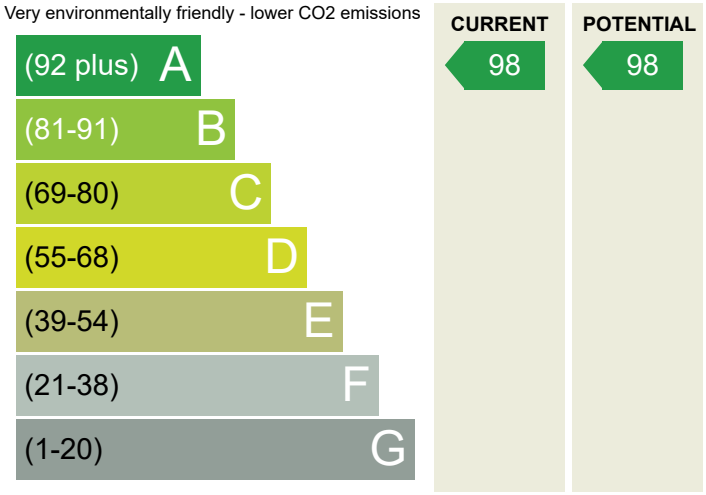
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

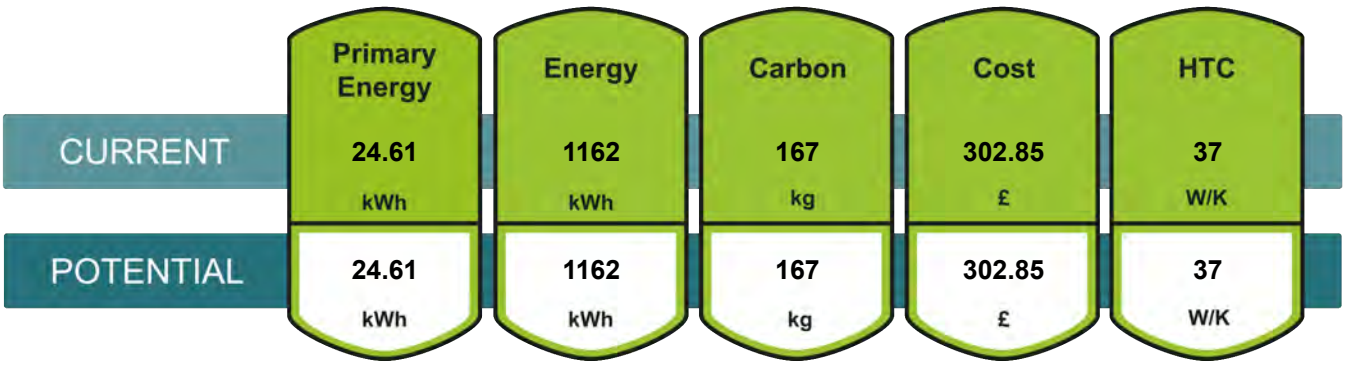
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£303

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

159

kWh per year



Water Heating

679

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 02 10F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	84 B	**DER**	4.45	**TER**	13.96
Environmental	97 A	**% DER < TER**			68.12
CO_2 Emissions (t/year)	0.26	**DFEE**	33.61	**TFEE**	34.44
Compliance Check	See BREL	**% DFEE < TFEE**			2.41
% DPER < TPER	38.82	**DPER**	46.29	**TPER**	75.66

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Top-floor flat	
Which Floor	10	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	72.36 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.20	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	31.83	18.41	0.00	None	13.42	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	54.25	0.00	None

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
External Roof 1	External Flat Roof	Plasterboard, insulated flat roof	0.10	9.00	72.36	72.36	None	0.00	Enter Gross Area	0.00

Summary for Input Data

elmhurst energy

11.1 Party Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	6.74	0
DB 1	NORTH	External Wall 1	North	3.34	0
DB 2	NORTH	External Wall 1	North	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.36	0.09	0.09	No
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E23 Balcony within or between dwellings, balcony support penetrates wall insulation	Independently assessed	4.23	0.12	0.12	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	6.88	0.05	0.05	Yes
E3 Sill	Independently assessed	6.88	0.05	0.05	Yes
E4 Jamb	Independently assessed	11.37	0.05	0.05	Yes
E15 Flat roof with parapet	Independently assessed	13.36	0.50	0.50	No
P4 Party wall - Roof (insulation at ceiling level)	Independently assessed	22.60	0.12	0.12	No

Y-value	0.12	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No				
	Name	**Efficacy**	**Power**	**Capacity**	**Count**

Summary for Input Data

	Lighting 1	95.00	141.00	13395.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.84	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

Heat source 5	None	Space

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

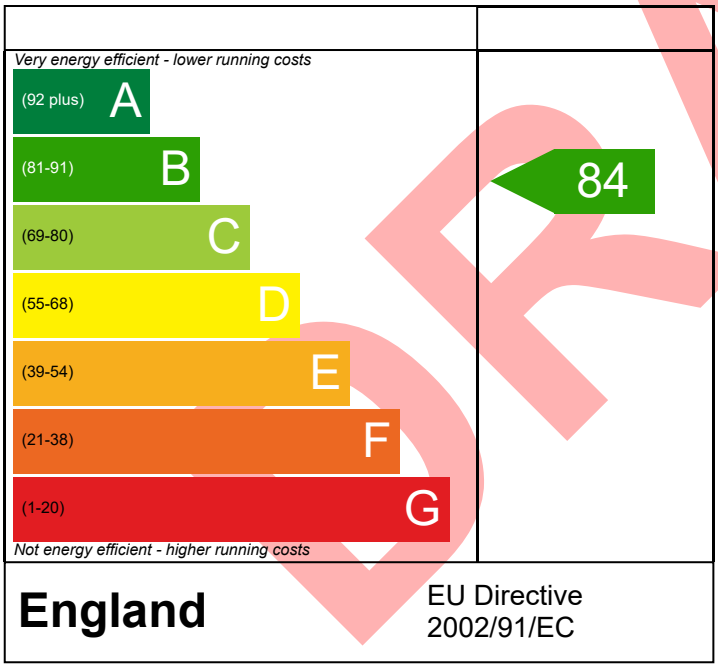
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.36 m²
DRRN:	

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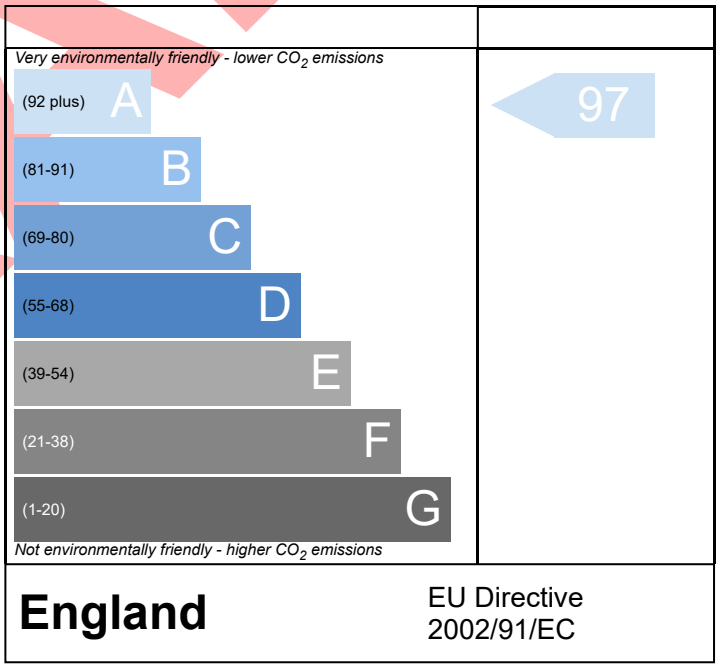
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

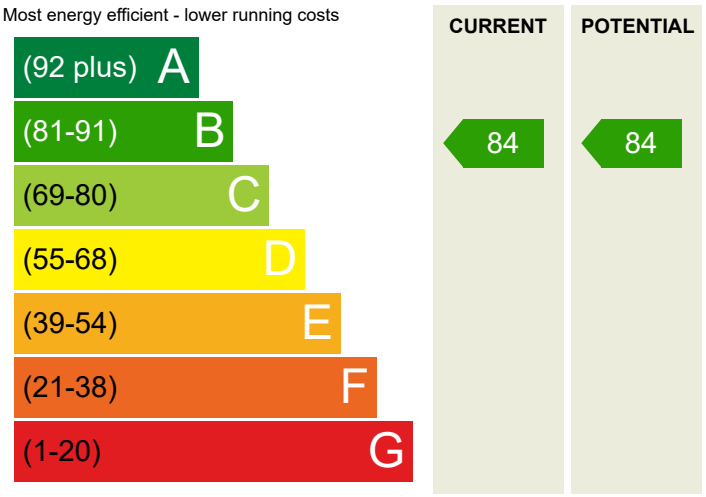
Energy Report

Dwelling Address	
Reference	Block A Appt 02 10F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

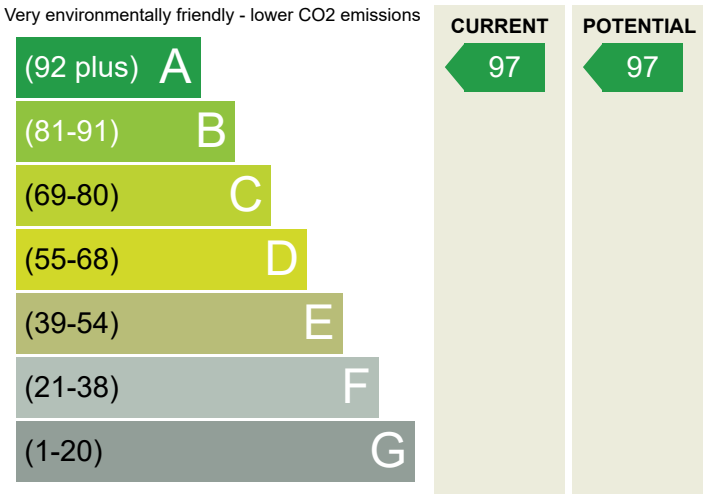
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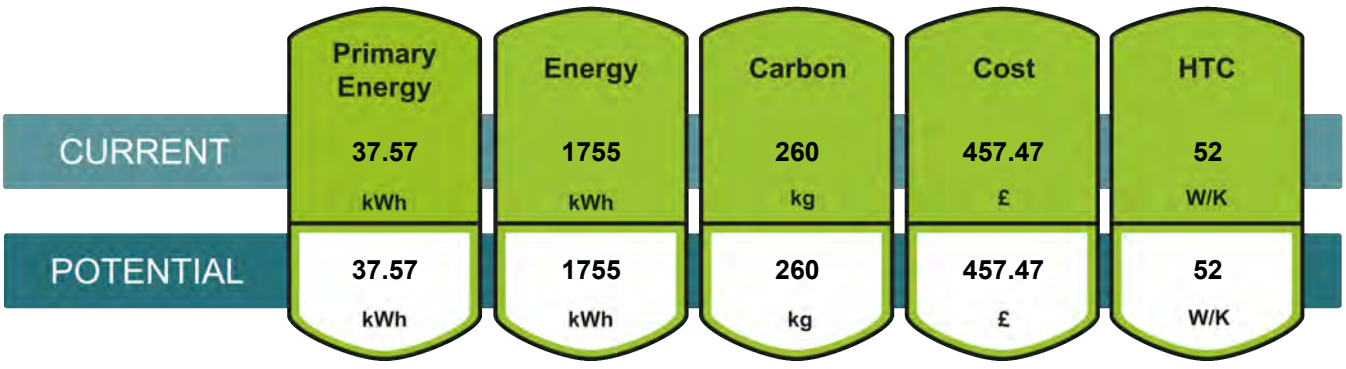
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Roof	Average thermal transmittance 0.1 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£457

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

753

kWh per year



Water Heating

679

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 02 GF	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	83 B	**DER**	4.71	**TER**	16.73
Environmental	96 A	**% DER < TER**			71.85
CO_2 Emissions (t/year)	0.26	**DFEE**	45.45	**TFEE**	47.38
Compliance Check	See BREL	**% DFEE < TFEE**			4.06
% DPER < TPER	46.60	**DPER**	48.34	**TPER**	90.53

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
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	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	72.36 m²	3.60 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.20	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	57.12	41.80	0.00	None	15.32	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	81.72	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

11.0 Heat Loss Floors

Summary for Input Data

elmhurst energy

Description	Type	Storey Index	Construction	U-Value (W/m²K)	Shelter Code	Shelter Factor	Kappa (kJ/m²K)	Area (m²)
Heatloss Floor 1	Ground Floor - Solid	Lowest occupied	Other	0.10	None	0.00	0.00	72.36

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	7.59	0
DB 1	NORTH	External Wall 1	North	3.86	0
DB 2	NORTH	External Wall 1	North	3.86	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.36	0.09	0.09	No
E16 Corner (normal)	Independently assessed	8.55	0.09	0.09	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	4.28	-0.03	-0.03	No
E23 Balcony within or between dwellings, balcony support penetrates wall insulation	Independently assessed	4.23	0.12	0.12	No
E2 Other lintels (including other steel lintels)	Independently assessed	6.88	0.05	0.05	Yes
E3 Sill	Independently assessed	6.88	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.00	0.05	0.05	Yes
E18 Party wall between dwellings	Independently assessed	4.28	0.06	0.06	No
P1 Party wall - Ground floor	Independently assessed	22.70	0.05	0.05	No
E5 Ground floor (normal)	Independently assessed	13.36	0.16	0.16	No

Y-value	0.06	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	141.00	13395.00	1

24.0 Main Heating 1	Manufacturer

Summary for Input Data

elmhurst energy

Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.84	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Summary for Input Data

elmhurst energy

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
In Airing Cupboard	No	
31.0 Thermal Store	None	
32.0 Photovoltaic Unit	One Dwelling	
Export Capable Meter?	No	
Connected To Dwelling	Yes	
Diverter	No	
Battery Capacity [kWh]	0.00	

PV Cells kWp	Orientation	Elevation	Overshading	FGHRS	MCS Certificate	Overshading Factor	MCS Certificate Reference	Panel Manufacturer
0.60	South	45°	None Or Little	No	No	1.00		

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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

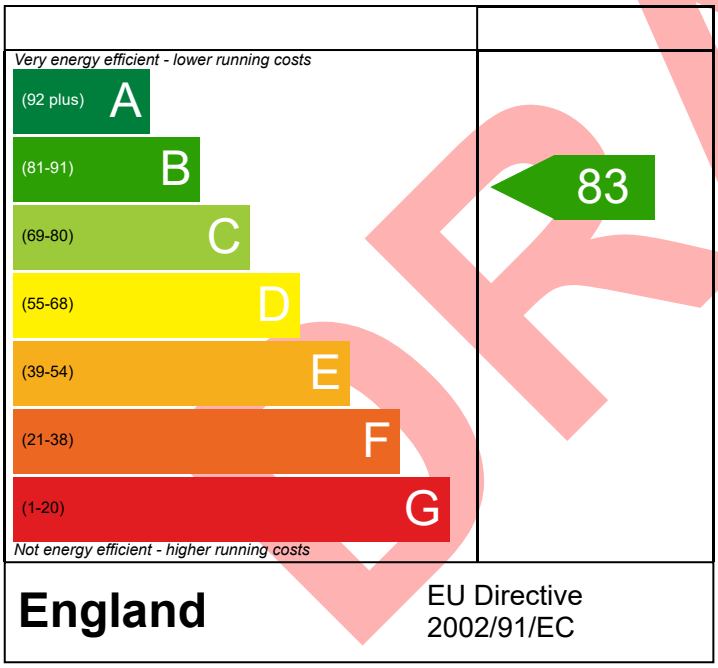
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.36 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

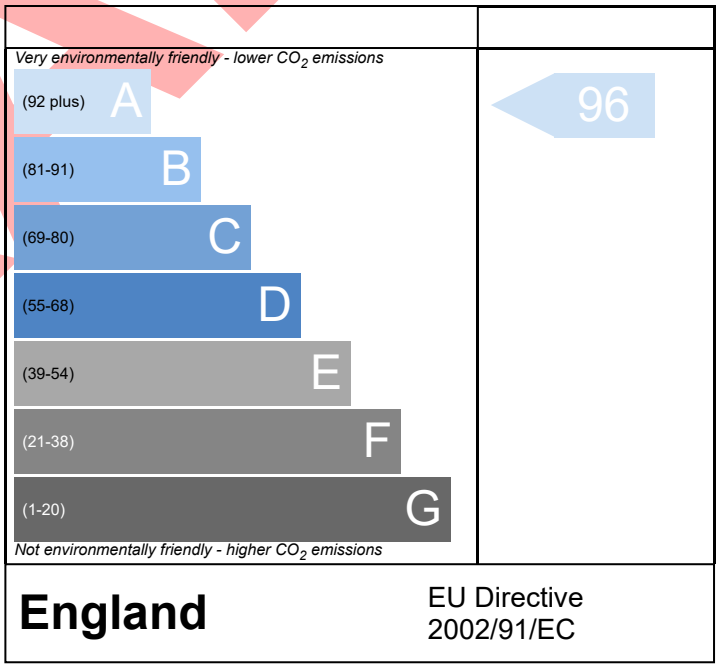
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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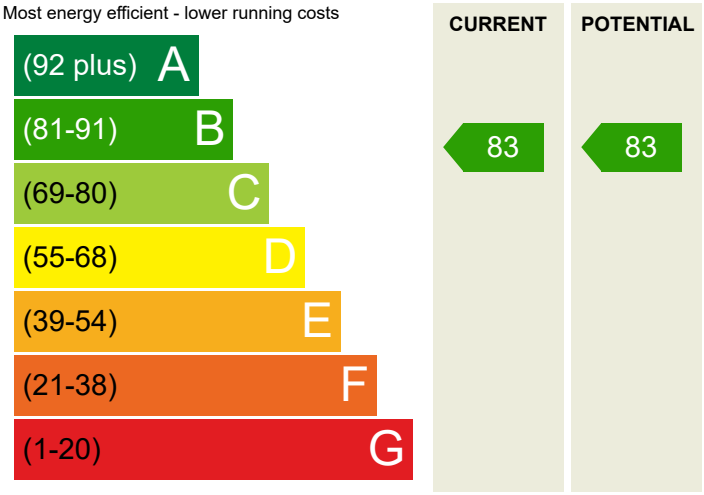
Energy Report

Dwelling Address	
Reference	Block A Appt 02 GF-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

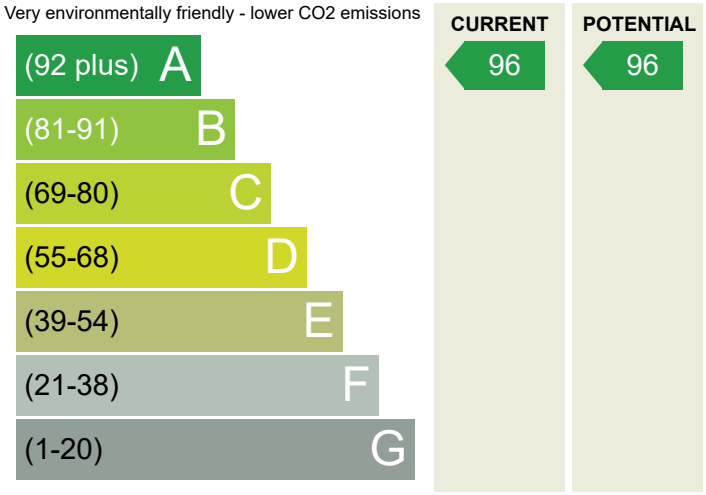
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

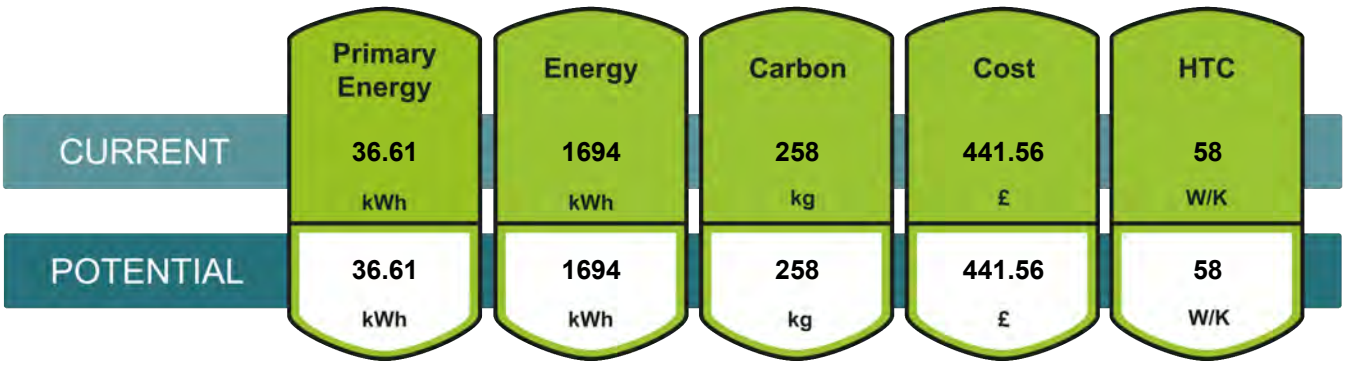
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor | Poor | Average | Good | Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Floor	Average thermal transmittance 0.1 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£442

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings

Space Heating
972
kWh per year

Water Heating
679
kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 03 1F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	91 B	**DER**	2.45	**TER**	11.60
Environmental	98 A	**% DER < TER**			78.88
CO_2 Emissions (t/year)	0.13	**DFEE**	17.82	**TFEE**	18.30
Compliance Check	See BREL	**% DFEE < TFEE**			2.60
% DPER < TPER	58.81	**DPER**	26.11	**TPER**	63.39

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	12.55 m	58.60 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	38.65	31.97	0.00	None	6.68	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.53	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	58.60

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on rubber), carpeted	30.00	58.60

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	3.34	0
DB 1	NORTH	External Wall 1	North	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	12.55	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	6.16	0.12	0.12	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.07	0.05	0.05	Yes
E3 Sill	Independently assessed	4.07	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.57	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	12.55	0.09	0.09	No

Y-value	0.10	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Rigid	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No	

22.0 Lighting

No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	114.00	10830.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	

Summary for Input Data

SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	346.52	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	
SAP Code	914	
Flue Gas Heat Recovery System	No	

Summary for Input Data

Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

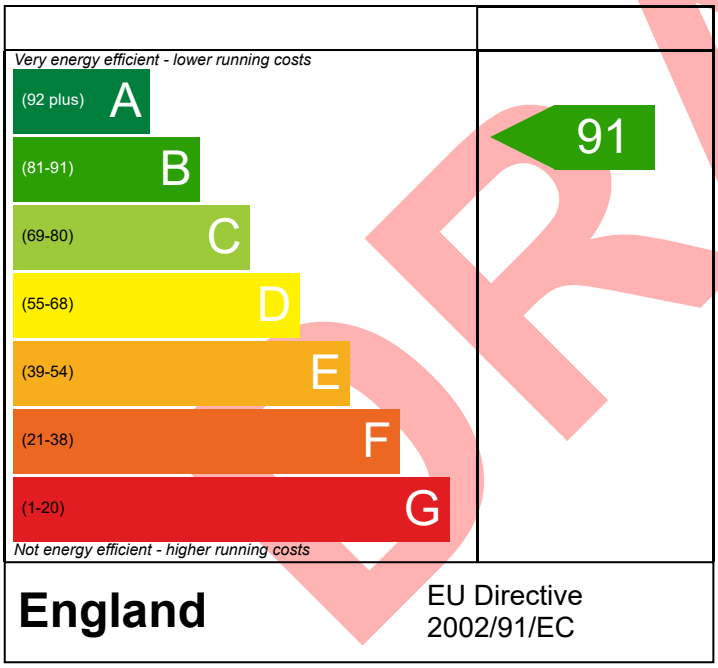
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	58.6 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

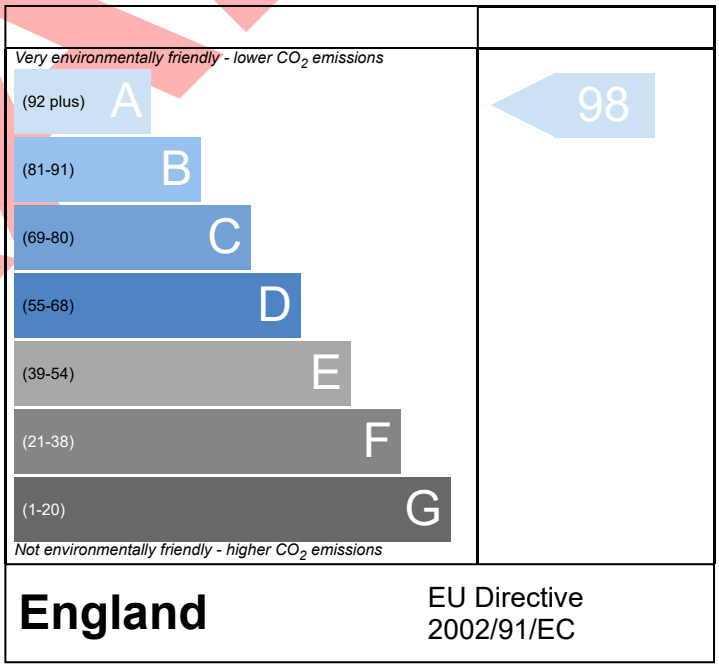
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

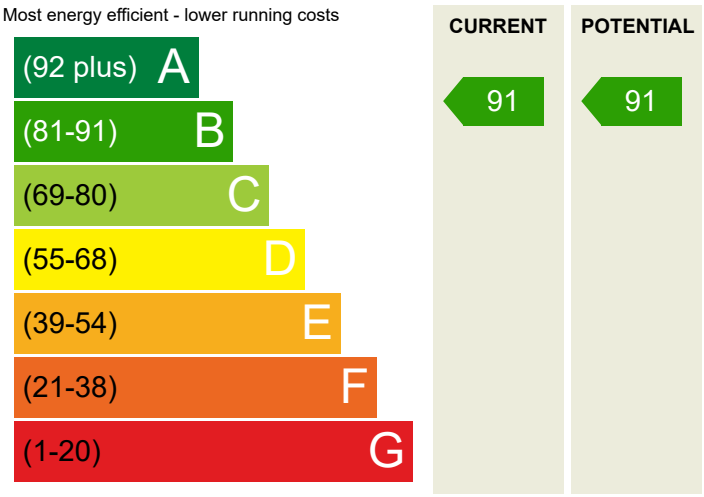
Energy Report

Dwelling Address	
Reference	Block A Appt 03 1F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	59

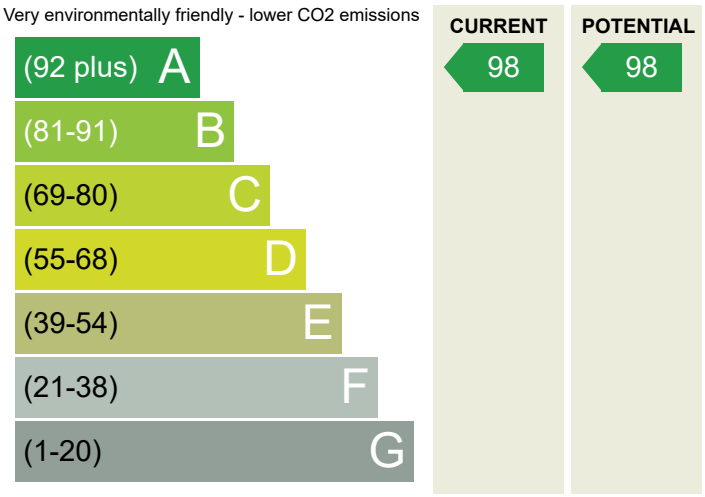
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

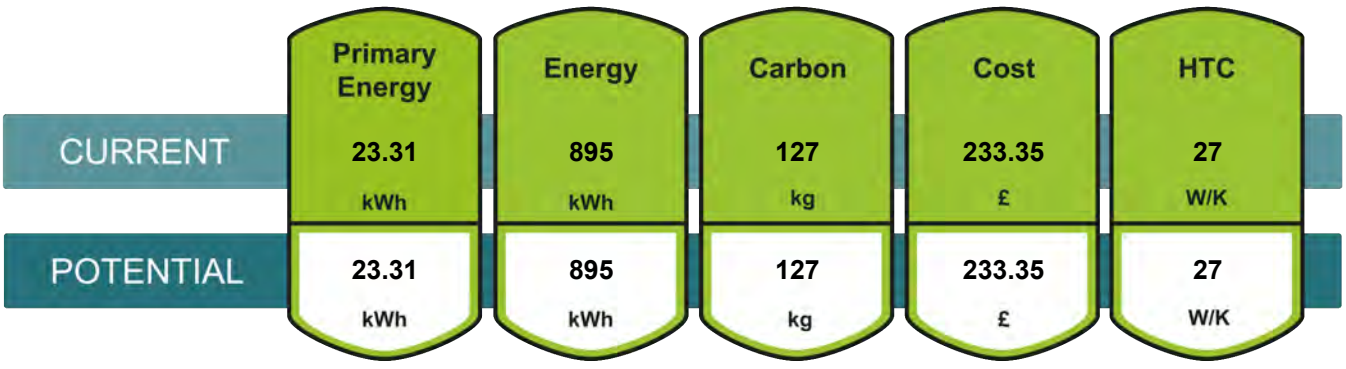
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£233

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings

Space Heating
27
kWh per year

Water Heating
616
kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 03 2F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	91 B	**DER**	2.48	**TER**	11.64
Environmental	98 A	**% DER < TER**			78.69
CO_2 Emissions (t/year)	0.13	**DFEE**	17.88	**TFEE**	18.36
Compliance Check	See BREL	**% DFEE < TFEE**			2.62
% DPER < TPER	58.57	**DPER**	26.35	**TPER**	63.60

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	12.55 m	58.60 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	38.65	31.97	0.00	None	6.68	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.53	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	58.60

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	58.60

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	3.34	0
DB 1	NORTH	External Wall 1	North	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	12.55	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	6.16	0.12	0.12	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.07	0.05	0.05	Yes
E3 Sill	Independently assessed	4.07	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.57	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	12.55	0.09	0.09	No

Y-value	0.10	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Rigid	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No	

22.0 Lighting

No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	114.00	10830.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	

Summary for Input Data

SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	346.52	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	
SAP Code	914	
Flue Gas Heat Recovery System	No	

Summary for Input Data

Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

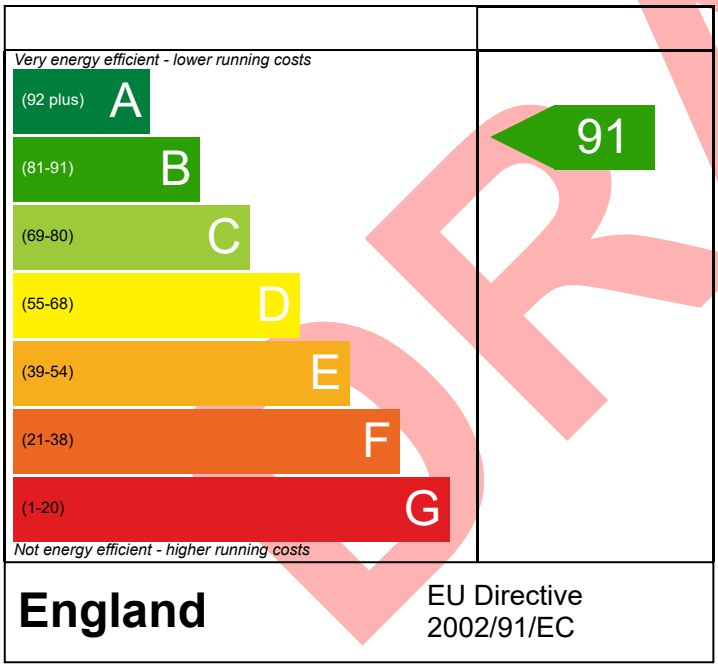
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	58.6 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

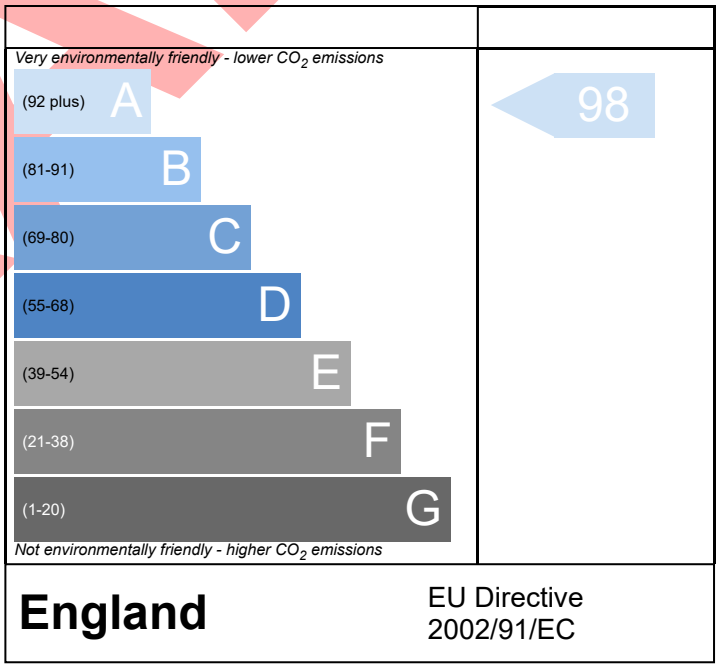
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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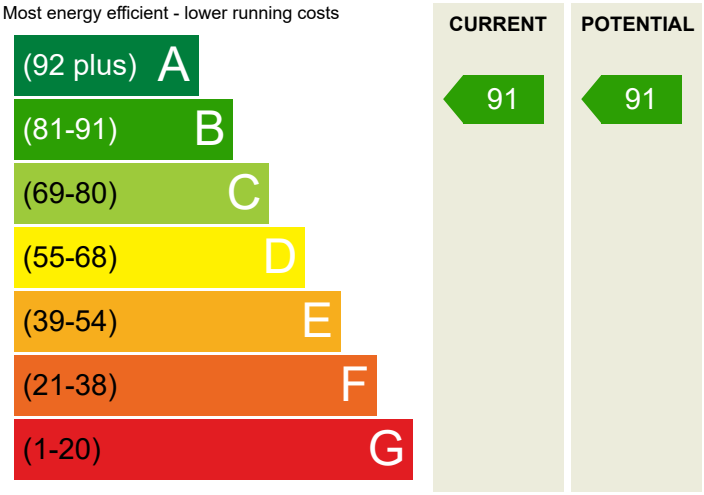
Energy Report

Dwelling Address	
Reference	Block A Appt 03 2F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	59

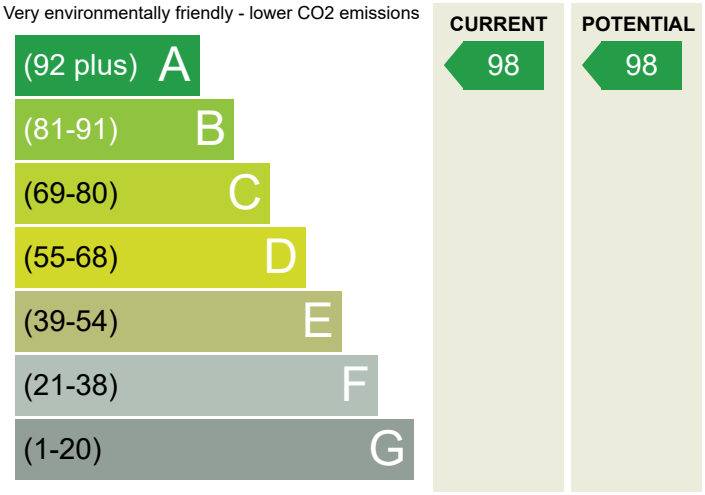
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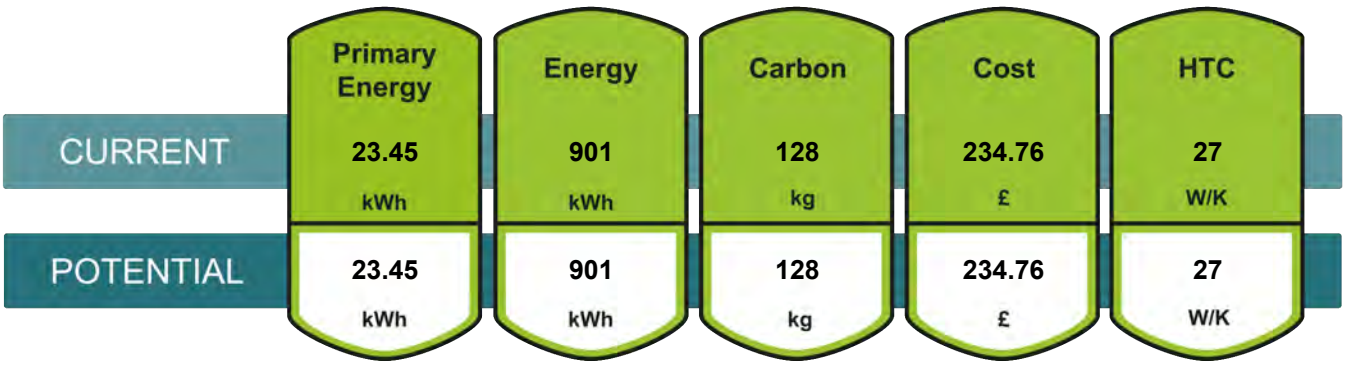
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£235

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

32

kWh per year



Water Heating

616

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 03 3F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	91 B	**DER**	2.48	**TER**	11.64
Environmental	98 A	**% DER < TER**			78.69
CO_2 Emissions (t/year)	0.13	**DFEE**	17.88	**TFEE**	18.36
Compliance Check	See BREL	**% DFEE < TFEE**			2.62
% DPER < TPER	58.57	**DPER**	26.35	**TPER**	63.60

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	12.55 m	58.60 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	38.65	31.97	0.00	None	6.68	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.53	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	58.60

11.1 Party Floors

Summary for Input Data

elmhurst energy

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	58.60

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	3.34	0
DB 1	NORTH	External Wall 1	North	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	12.55	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	6.16	0.12	0.12	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.07	0.05	0.05	Yes
E3 Sill	Independently assessed	4.07	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.57	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	12.55	0.09	0.09	No

Y-value	0.10	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Rigid	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No	

22.0 Lighting

No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	114.00	10830.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	

Summary for Input Data

SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	346.52	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	
SAP Code	914	
Flue Gas Heat Recovery System	No	

Summary for Input Data

Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

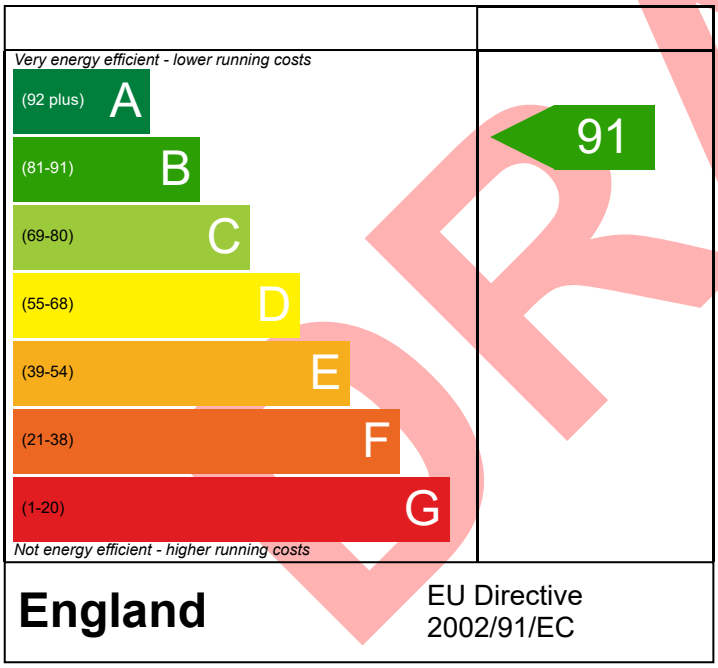
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	58.6 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

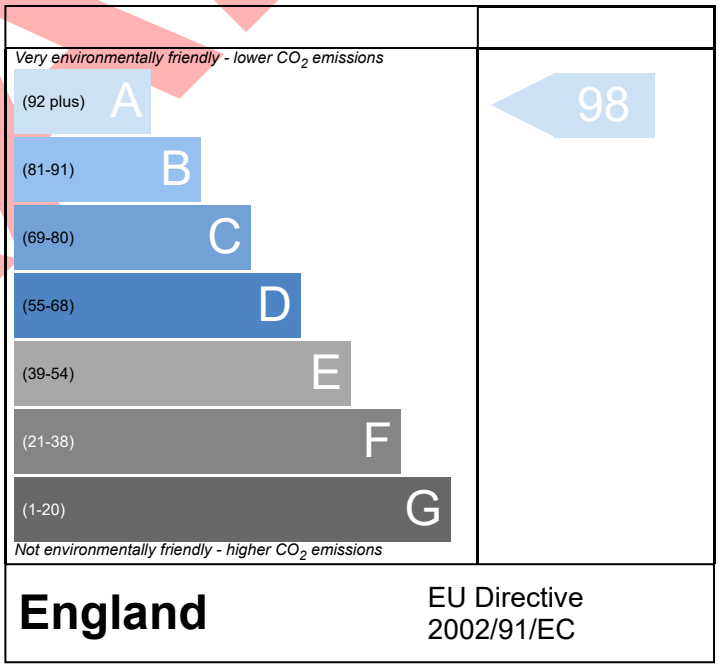
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

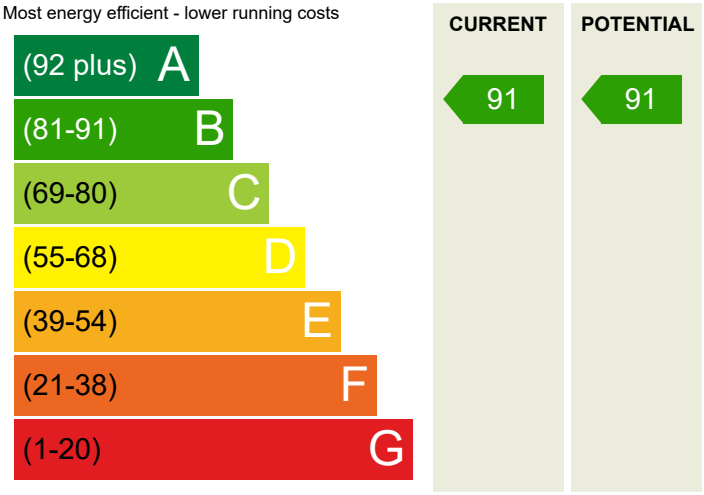
Energy Report

Dwelling Address	
Reference	Block A Appt 03 3F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	59

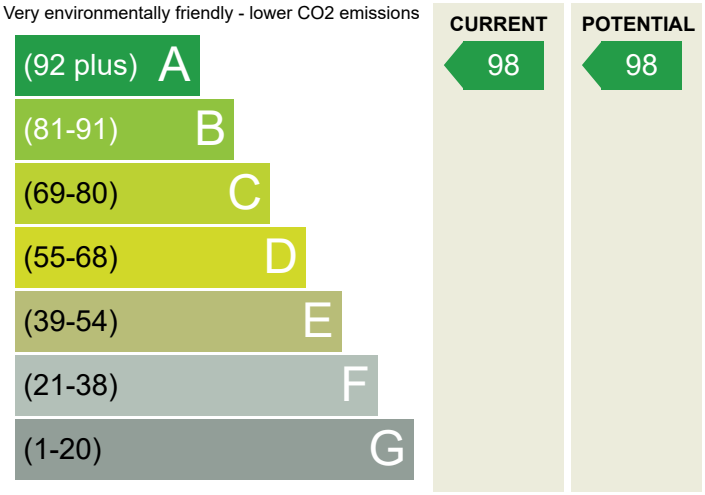
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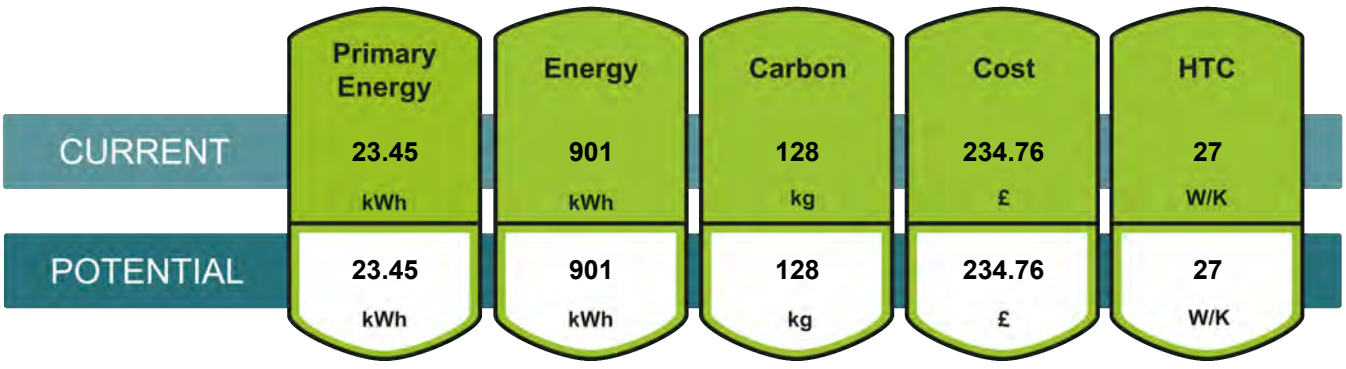
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£235

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

32

kWh per year



Water Heating

616

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 03 4F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	91 B	**DER**	2.48	**TER**	11.64
Environmental	98 A	**% DER < TER**			78.69
CO_2 Emissions (t/year)	0.13	**DFEE**	17.88	**TFEE**	18.36
Compliance Check	See BREL	**% DFEE < TFEE**			2.62
% DPER < TPER	58.57	**DPER**	26.35	**TPER**	63.60

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	12.55 m	58.60 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	38.65	31.97	0.00	None	6.68	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.53	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	58.60

11.1 Party Floors

Summary for Input Data

elmhurst energy

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	58.60

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	3.34	0
DB 1	NORTH	External Wall 1	North	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	12.55	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	6.16	0.12	0.12	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.07	0.05	0.05	Yes
E3 Sill	Independently assessed	4.07	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.57	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	12.55	0.09	0.09	No

Y-value	0.10	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Rigid	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No	

22.0 Lighting

No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	114.00	10830.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	

Summary for Input Data

SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	346.52	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	
SAP Code	914	
Flue Gas Heat Recovery System	No	

Summary for Input Data

Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

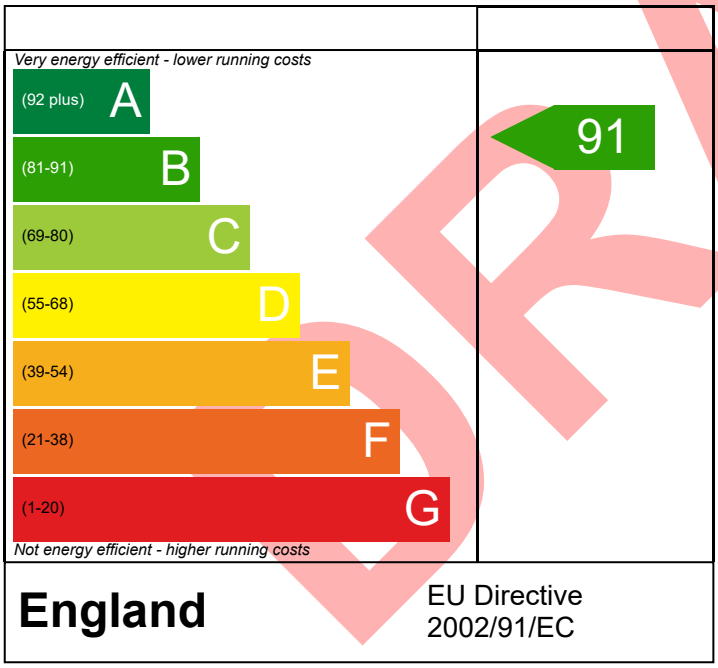
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	58.6 m²
DRRN:	

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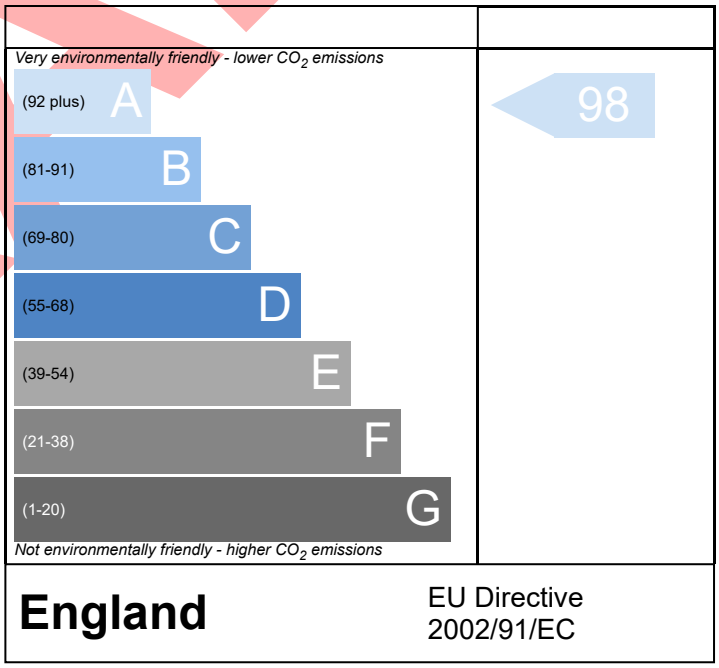
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Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

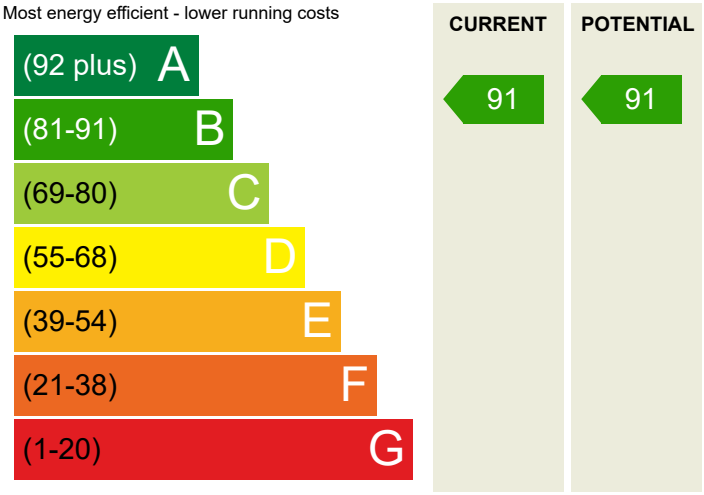
Energy Report

Dwelling Address	
Reference	Block A Appt 03 4F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	59

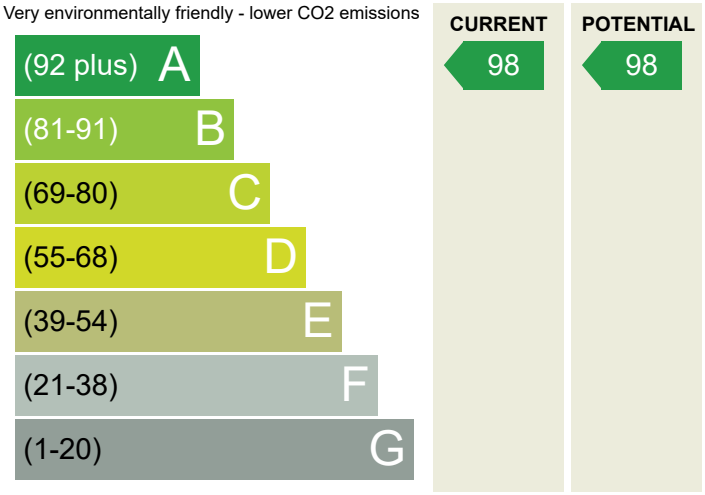
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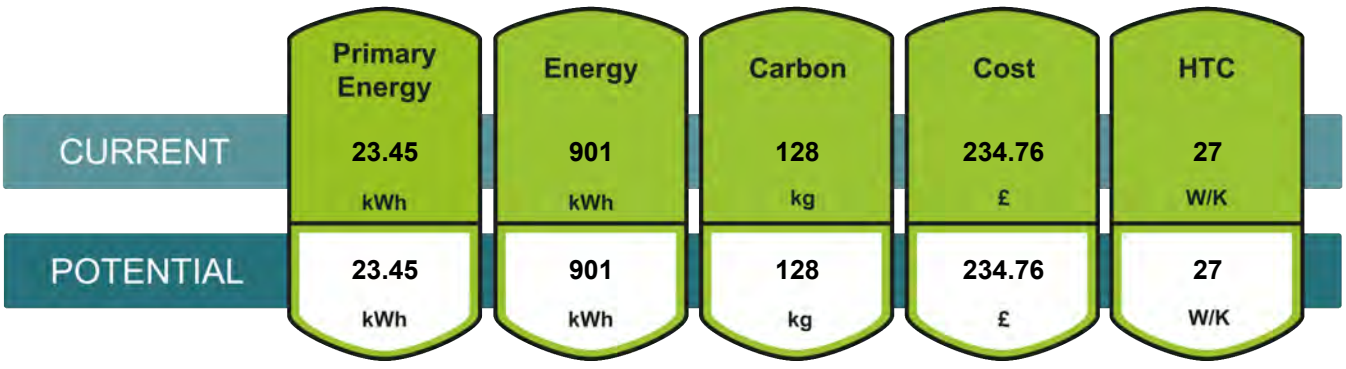
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£235

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

32

kWh per year



Water Heating

616

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

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Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 03 5F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	91 B	**DER**	2.48	**TER**	11.64
Environmental	98 A	**% DER < TER**			78.69
CO_2 Emissions (t/year)	0.13	**DFEE**	17.88	**TFEE**	18.36
Compliance Check	See BREL	**% DFEE < TFEE**			2.62
% DPER < TPER	58.57	**DPER**	26.35	**TPER**	63.60

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	12.55 m	58.60 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	38.65	31.97	0.00	None	6.68	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.53	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	58.60

11.1 Party Floors

Summary for Input Data

elmhurst energy

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	58.60

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	3.34	0
DB 1	NORTH	External Wall 1	North	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	12.55	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	6.16	0.12	0.12	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.07	0.05	0.05	Yes
E3 Sill	Independently assessed	4.07	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.57	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	12.55	0.09	0.09	No

Y-value	0.10	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Rigid	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No	

22.0 Lighting

No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	114.00	10830.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	

Summary for Input Data

SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	346.52	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	
SAP Code	914	
Flue Gas Heat Recovery System	No	

Summary for Input Data

Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

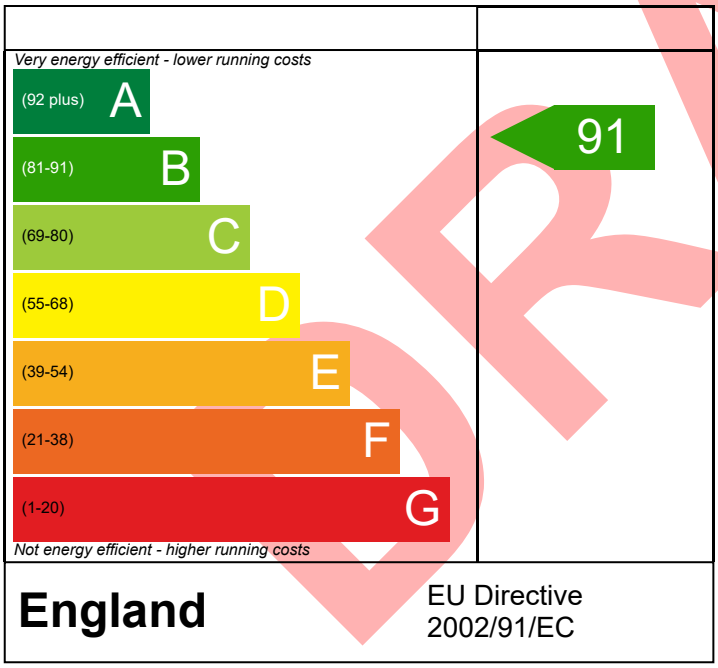
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	58.6 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

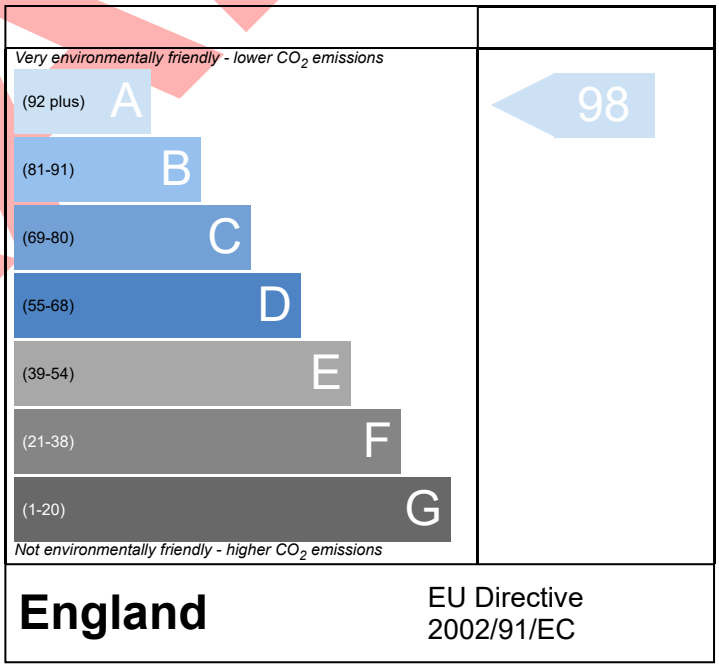
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

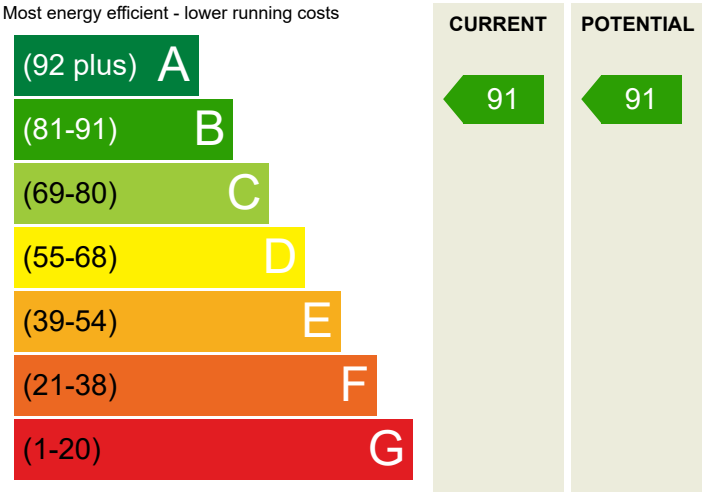
Energy Report

Dwelling Address	
Reference	Block A Appt 03 5F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	59

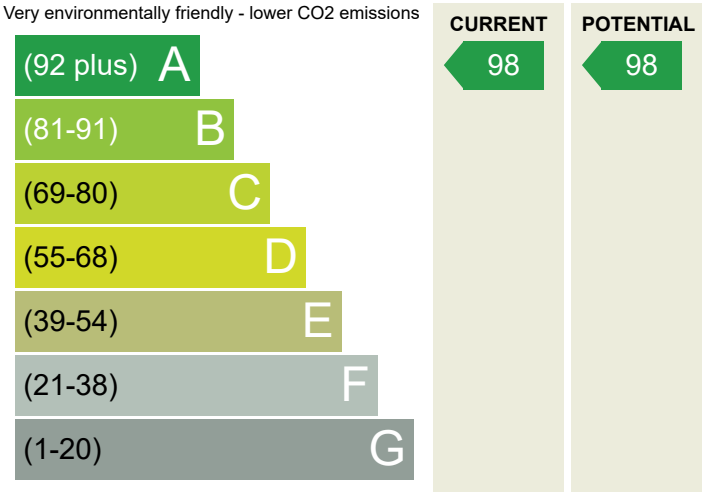
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This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

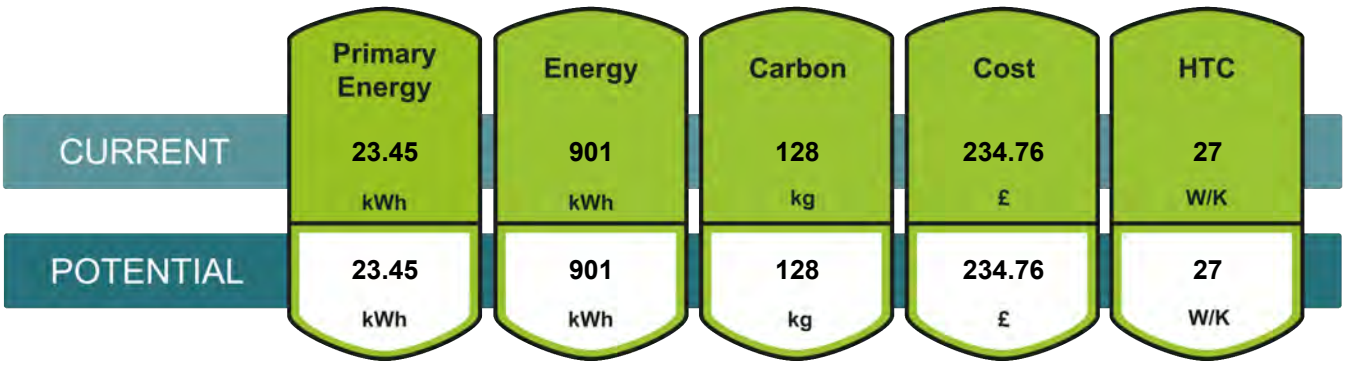
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£235

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

32

kWh per year



Water Heating

616

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 03 6F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	91 B	**DER**	2.48	**TER**	11.64
Environmental	98 A	**% DER < TER**			78.69
CO_2 Emissions (t/year)	0.13	**DFEE**	17.88	**TFEE**	18.36
Compliance Check	See BREL	**% DFEE < TFEE**			2.62
% DPER < TPER	58.57	**DPER**	26.35	**TPER**	63.60

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	6	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	12.55 m	58.60 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	38.65	31.97	0.00	None	6.68	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.53	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	58.60

11.1 Party Floors

Summary for Input Data

elmhurst energy

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	58.60

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	3.34	0
DB 1	NORTH	External Wall 1	North	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	12.55	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	6.16	0.12	0.12	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.07	0.05	0.05	Yes
E3 Sill	Independently assessed	4.07	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.57	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	12.55	0.09	0.09	No

Y-value	0.10	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Rigid	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No	

22.0 Lighting

No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	114.00	10830.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	

Summary for Input Data

SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	346.52	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	
SAP Code	914	
Flue Gas Heat Recovery System	No	

Summary for Input Data

Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

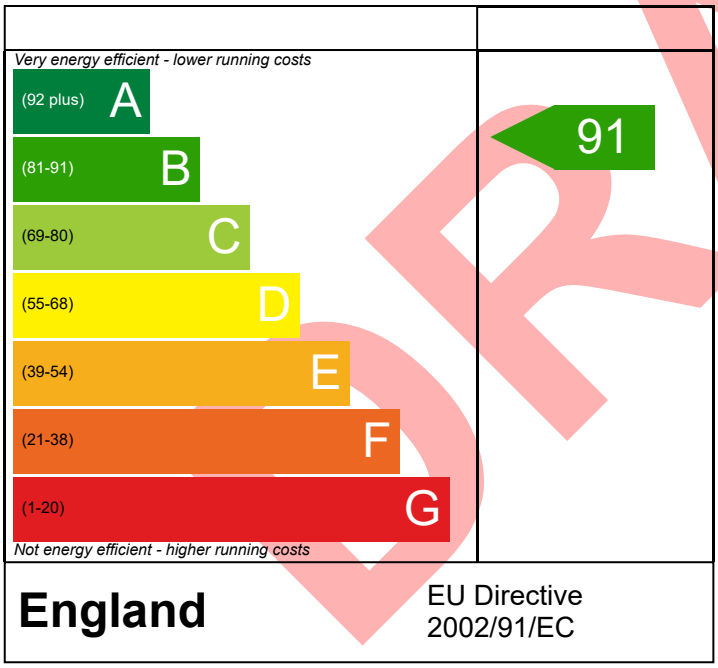
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	58.6 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

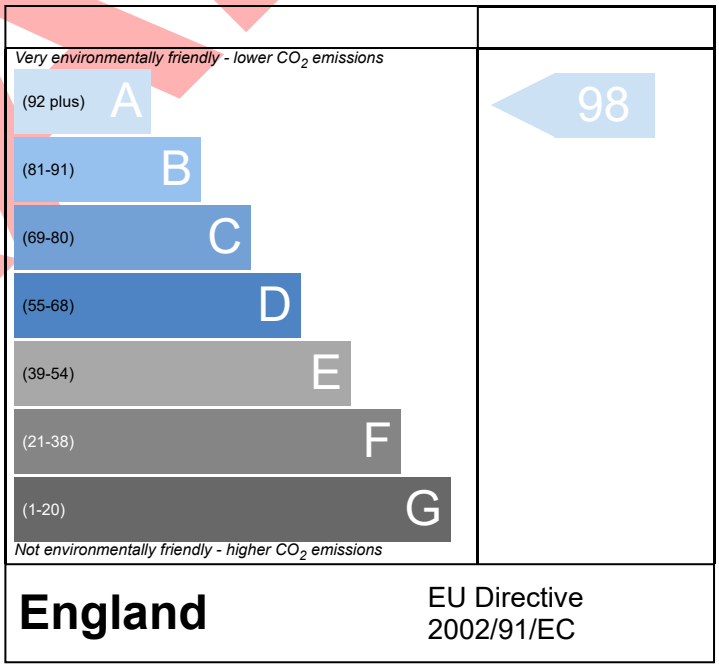
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

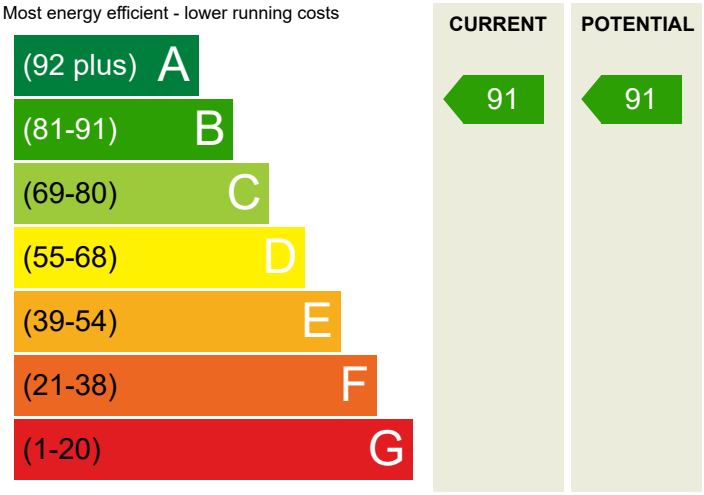
Energy Report

Dwelling Address	
Reference	Block A Appt 03 6F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	59

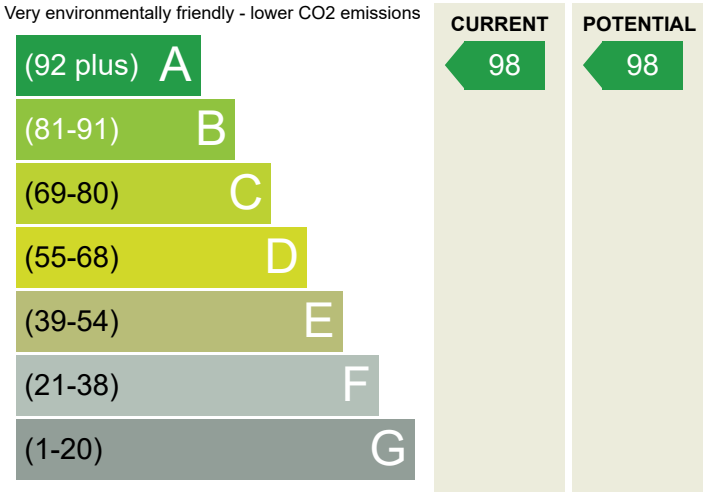
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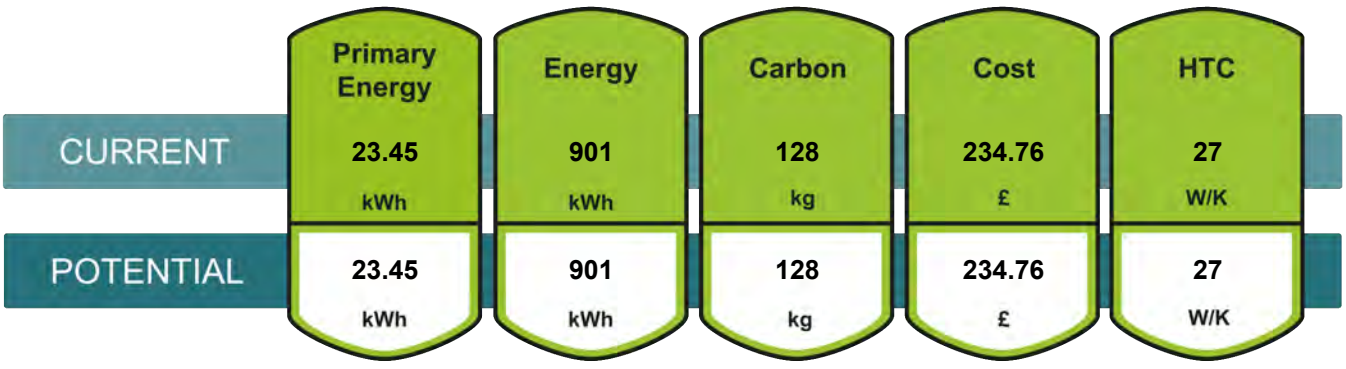
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£235

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

32

kWh per year



Water Heating

616

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 03 7F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	91 B	**DER**	2.48	**TER**	11.64
Environmental	98 A	**% DER < TER**			78.69
CO_2 Emissions (t/year)	0.13	**DFEE**	17.88	**TFEE**	18.36
Compliance Check	See BREL	**% DFEE < TFEE**			2.62
% DPER < TPER	58.57	**DPER**	26.35	**TPER**	63.60

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	7	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	12.55 m	58.60 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	38.65	31.97	0.00	None	6.68	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.53	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	58.60

11.1 Party Floors

Summary for Input Data

elmhurst energy

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	58.60

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	3.34	0
DB 1	NORTH	External Wall 1	North	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	12.55	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	6.16	0.12	0.12	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.07	0.05	0.05	Yes
E3 Sill	Independently assessed	4.07	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.57	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	12.55	0.09	0.09	No

Y-value	0.10	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Rigid	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No	

22.0 Lighting

No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	114.00	10830.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	

Summary for Input Data

SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	346.52	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	
SAP Code	914	
Flue Gas Heat Recovery System	No	

Summary for Input Data

Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

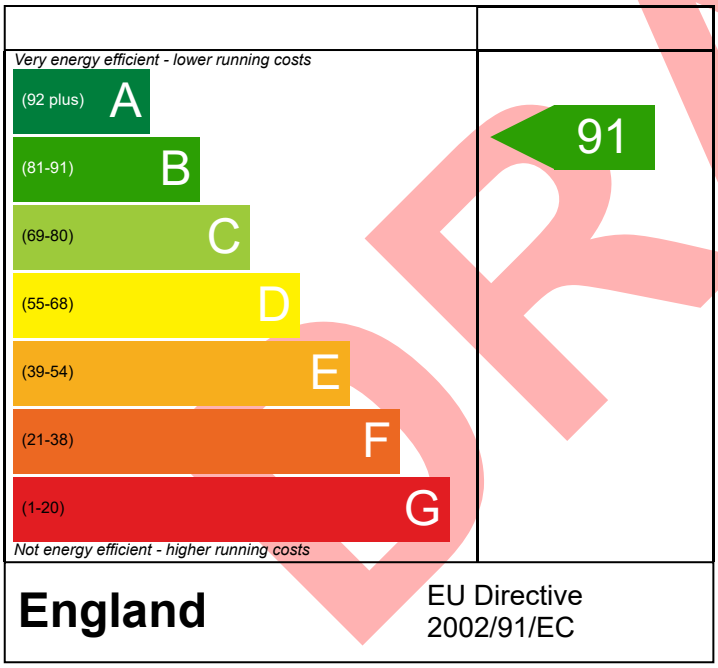
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	58.6 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

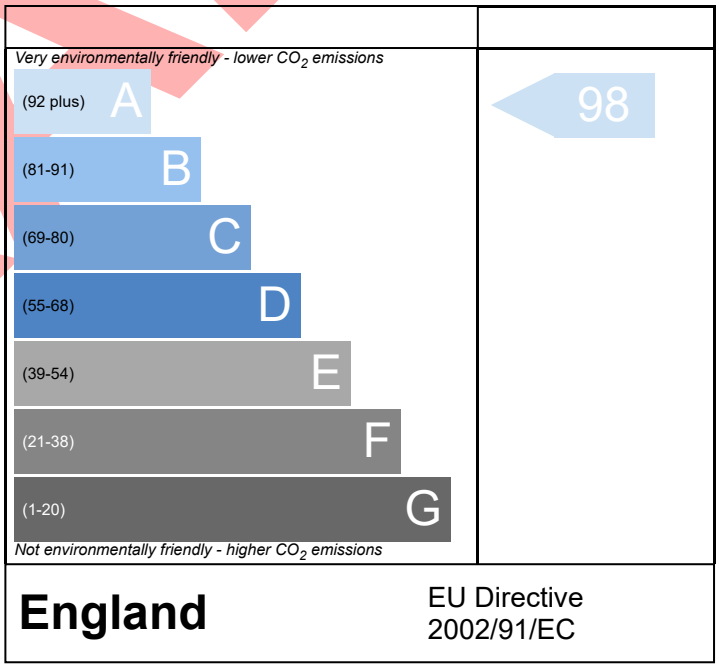
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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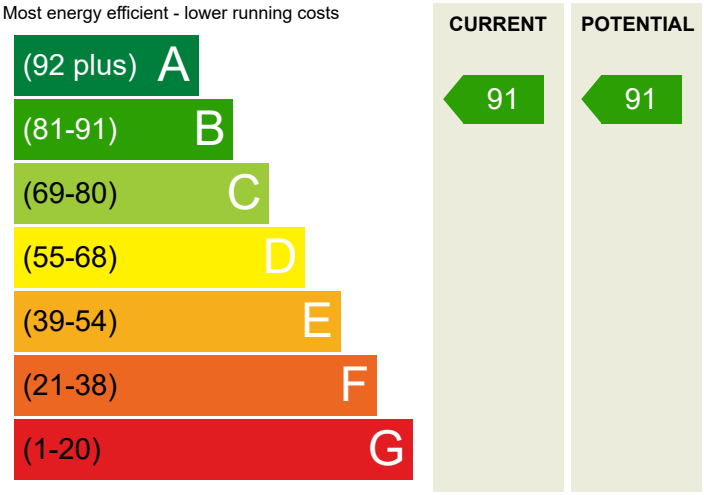
Energy Report

Dwelling Address	
Reference	Block A Appt 03 7F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	59

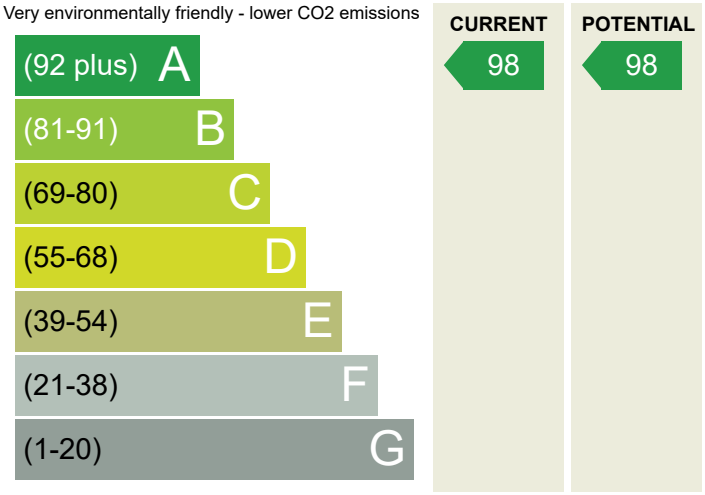
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

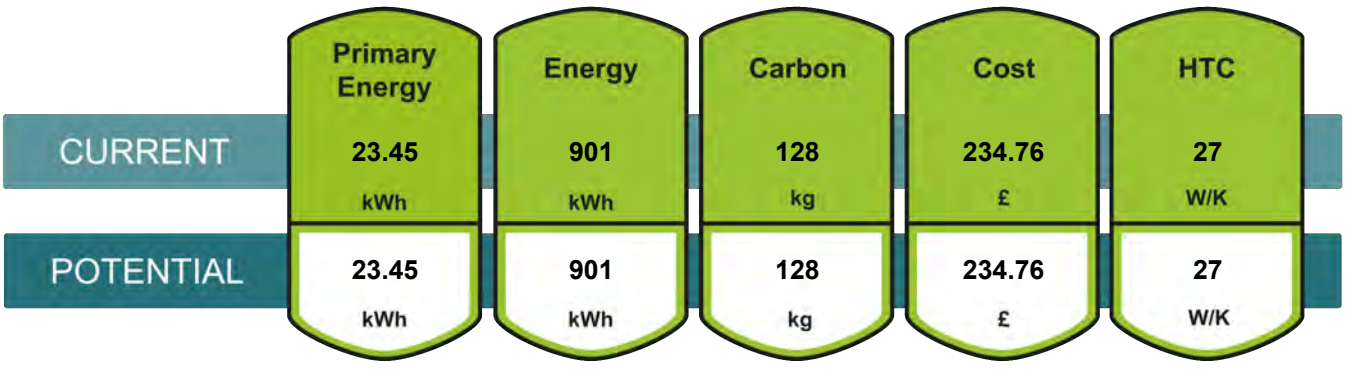
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£235

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

32

kWh per year



Water Heating

616

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

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Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 03 8F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	91 B	**DER**	2.48	**TER**	11.64
Environmental	98 A	**% DER < TER**			78.69
CO_2 Emissions (t/year)	0.13	**DFEE**	17.88	**TFEE**	18.36
Compliance Check	See BREL	**% DFEE < TFEE**			2.62
% DPER < TPER	58.57	**DPER**	26.35	**TPER**	63.60

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	8	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	12.55 m	58.60 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	38.65	31.97	0.00	None	6.68	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.53	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	58.60

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	58.60

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	3.34	0
DB 1	NORTH	External Wall 1	North	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	12.55	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	6.16	0.12	0.12	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.07	0.05	0.05	Yes
E3 Sill	Independently assessed	4.07	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.57	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	12.55	0.09	0.09	No

Y-value	0.10	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Rigid	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No	

22.0 Lighting

No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	114.00	10830.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	

Summary for Input Data

SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	346.52	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	
SAP Code	914	
Flue Gas Heat Recovery System	No	

Summary for Input Data

Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

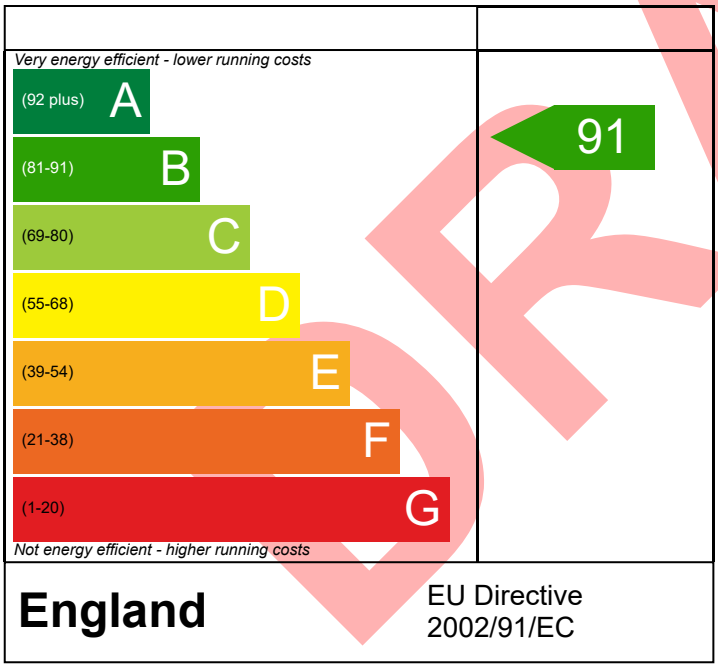
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	58.6 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

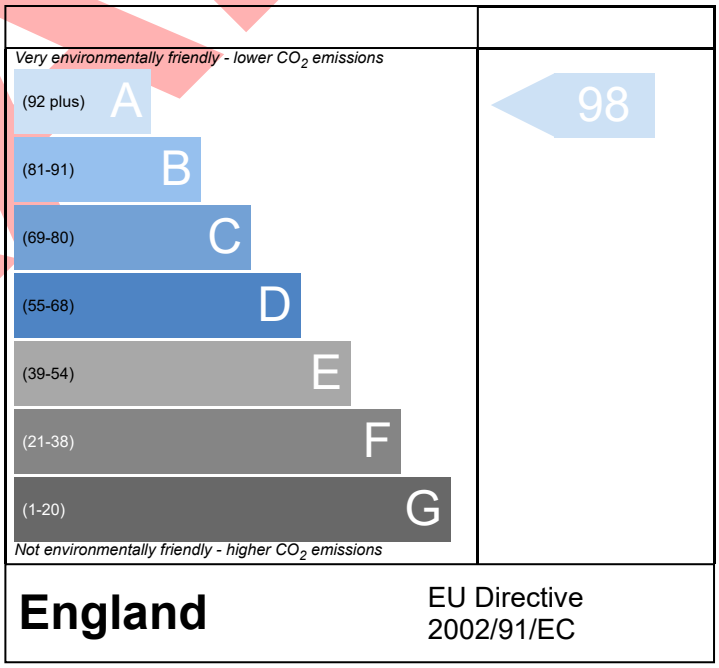
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

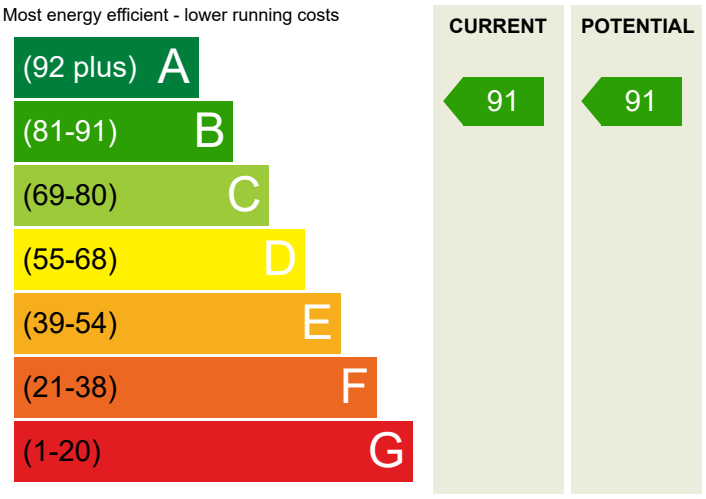
Energy Report

Dwelling Address	
Reference	Block A Appt 03 8F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	59

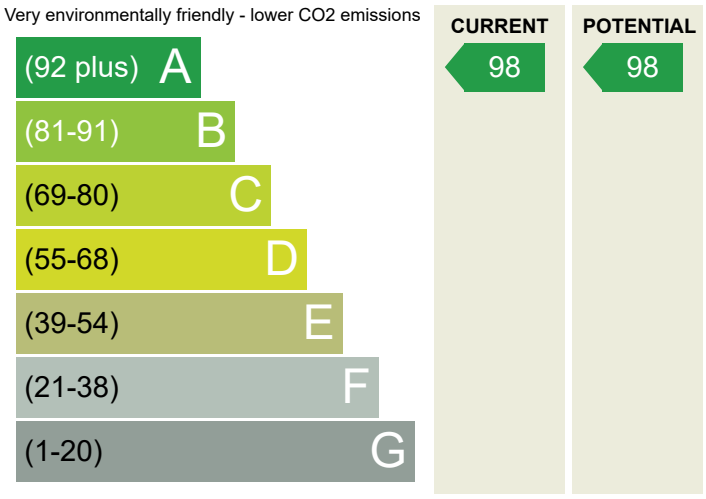
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This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

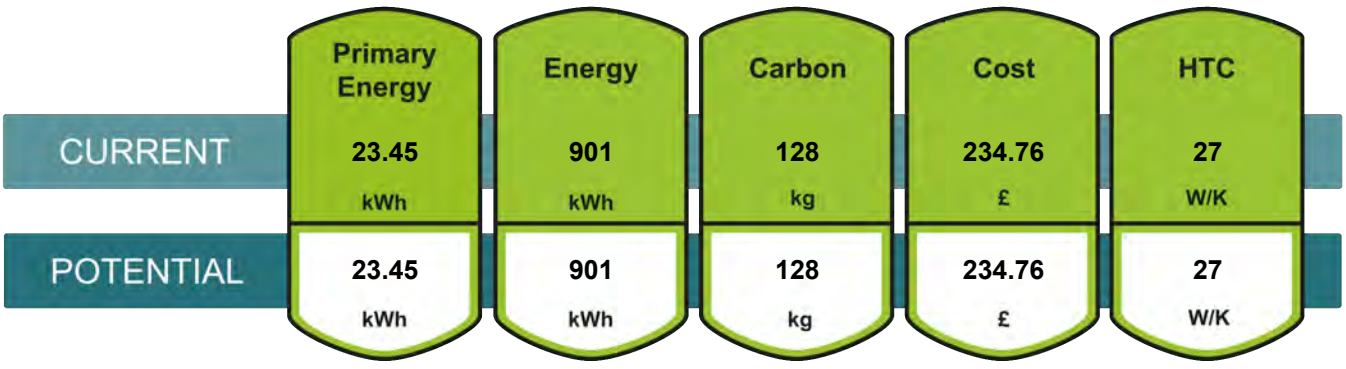
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£235

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

32

kWh per year



Water Heating

616

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 03 9F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	90 B	**DER**	2.70	**TER**	11.04
Environmental	98 A	**% DER < TER**			75.54
CO_2 Emissions (t/year)	0.16	**DFEE**	21.31	**TFEE**	21.21
Compliance Check	See BREL	**% DFEE < TFEE**			-0.47
% DPER < TPER	52.54	**DPER**	28.45	**TPER**	59.94

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	9	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	72.36 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.20	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	31.83	18.41	0.00	None	13.42	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	54.25	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on rubber), carpeted	30.00	72.36

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	6.74	0
DB 1	NORTH	External Wall 1	North	3.34	0
DB 2	NORTH	External Wall 1	North	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.36	0.09	0.09	No
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E23 Balcony within or between dwellings, balcony support penetrates wall insulation	Independently assessed	4.23	0.12	0.12	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	6.88	0.05	0.05	Yes
E3 Sill	Independently assessed	6.88	0.05	0.05	Yes
E4 Jamb	Independently assessed	11.37	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.36	0.09	0.09	No

Y-value	0.15	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	141.00	13395.00	1

Summary for Input Data

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.84	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

Summary for Input Data

elmhurst energy

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

Predicted Energy Assessment

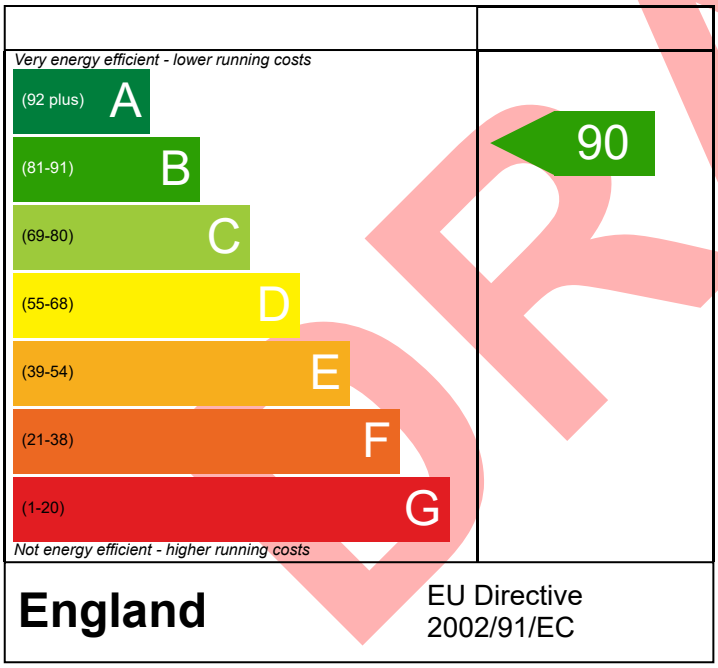
elmhurst energy

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.36 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

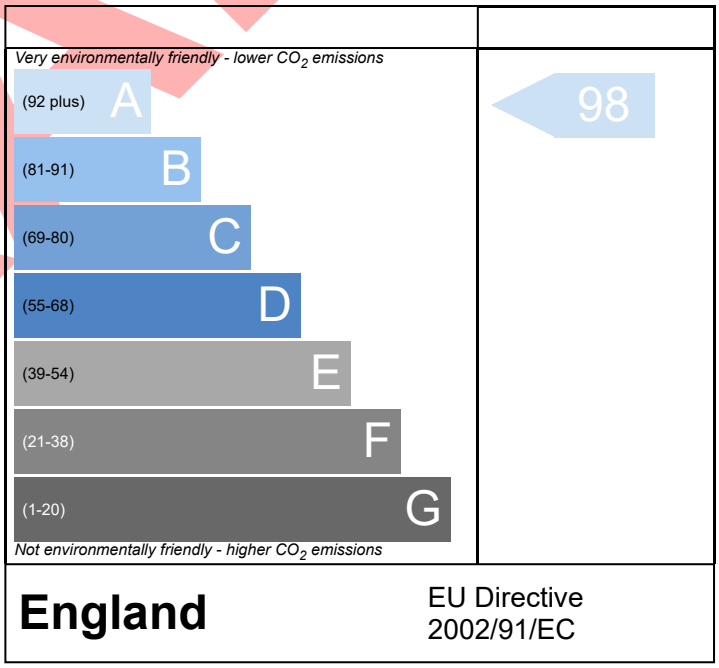
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Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

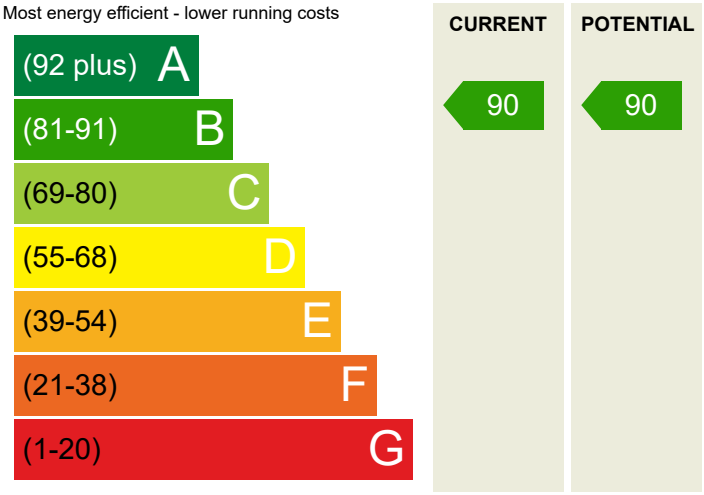
Energy Report

Dwelling Address	
Reference	Block A Appt 03 9F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

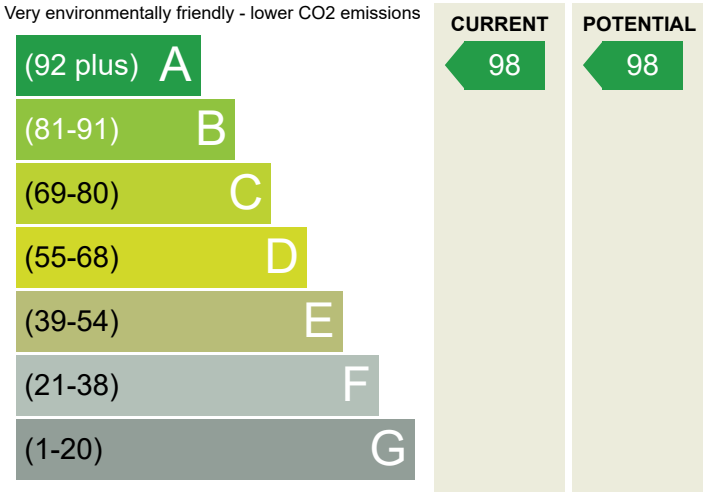
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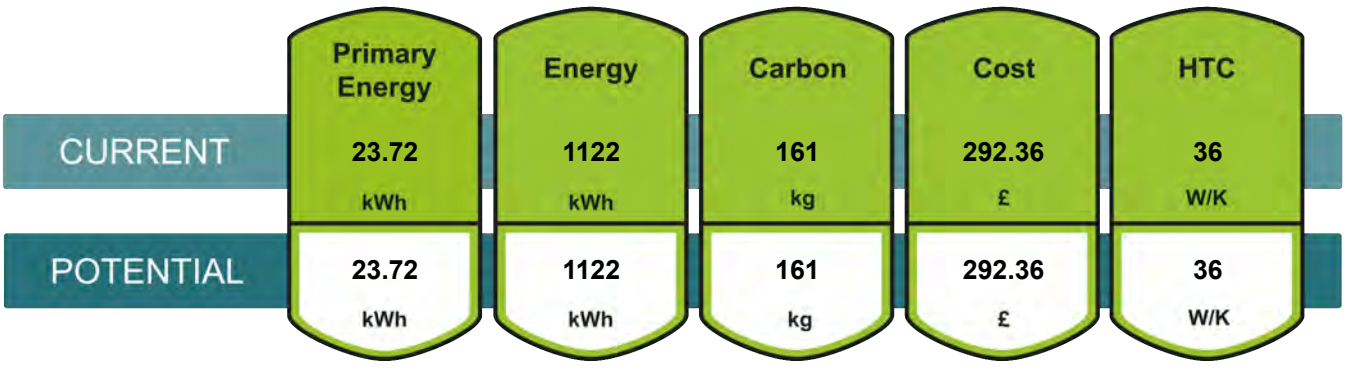
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£292

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

119

kWh per year



Water Heating

679

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 03 10F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	84 B	**DER**	4.43	**TER**	13.96
Environmental	97 A	**% DER < TER**			68.27
CO_2 Emissions (t/year)	0.26	**DFEE**	33.72	**TFEE**	34.50
Compliance Check	See BREL	**% DFEE < TFEE**			2.27
% DPER < TPER	39.14	**DPER**	46.02	**TPER**	75.62

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Top-floor flat	
Which Floor	10	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	72.36 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.20	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	31.83	18.41	0.00	None	13.42	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	54.25	0.00	None

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
External Roof 1	External Flat Roof	Plasterboard, insulated flat roof	0.10	9.00	72.36	72.36	None	0.00	Enter Gross Area	0.00

Summary for Input Data

elmhurst energy

11.1 Party Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on rubber), carpeted	30.00	72.36

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	6.74	0
DB 1	NORTH	External Wall 1	North	3.34	0
DB 2	NORTH	External Wall 1	North	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E23 Balcony within or between dwellings, balcony support penetrates wall insulation	Independently assessed	4.23	0.12	0.12	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	6.88	0.05	0.05	Yes
E3 Sill	Independently assessed	6.88	0.05	0.05	Yes
E4 Jamb	Independently assessed	11.37	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.36	0.09	0.09	No
E15 Flat roof with parapet	Independently assessed	13.36	0.50	0.50	No
P4 Party wall - Roof (insulation at ceiling level)	Independently assessed	22.60	0.12	0.12	No

Y-value	0.12	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

		Name	Efficacy	Power	Capacity	Count
No Fixed Lighting	No					

Summary for Input Data

	Lighting 1	95.00	141.00	13395.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.84	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

Heat source 5	None	Space

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

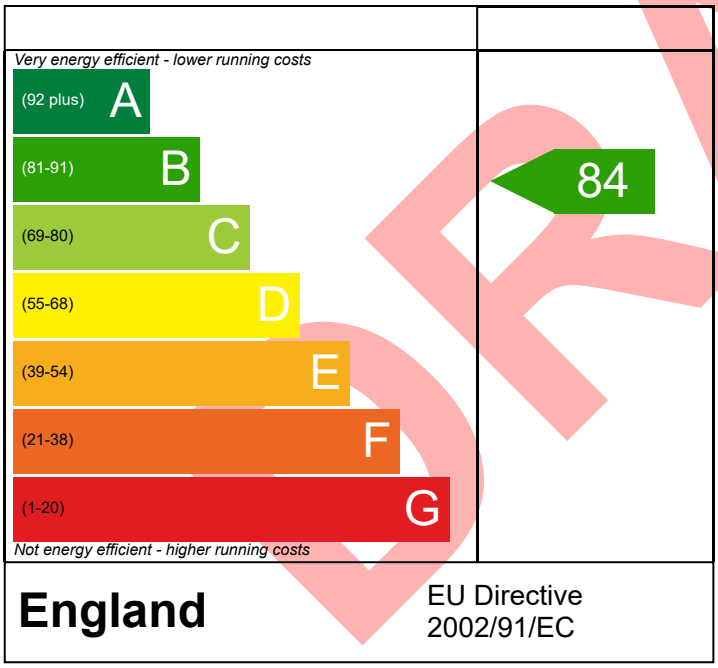
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.36 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

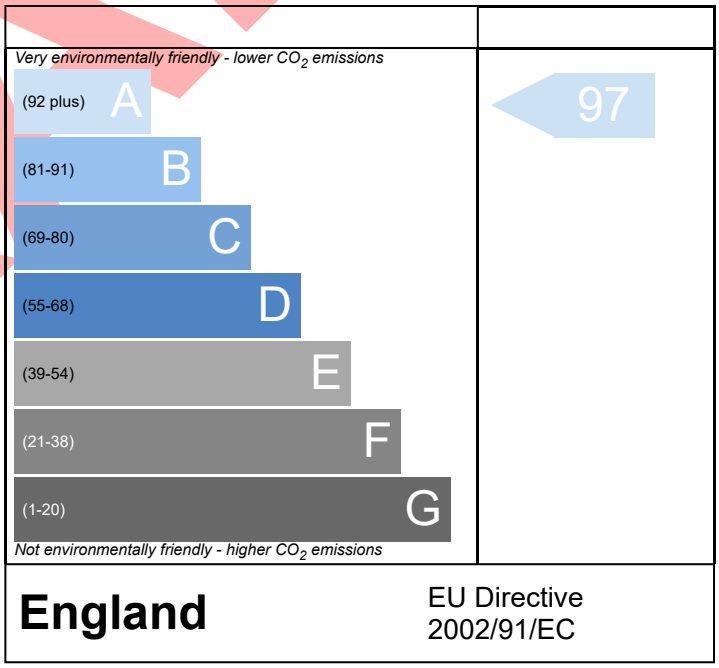
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

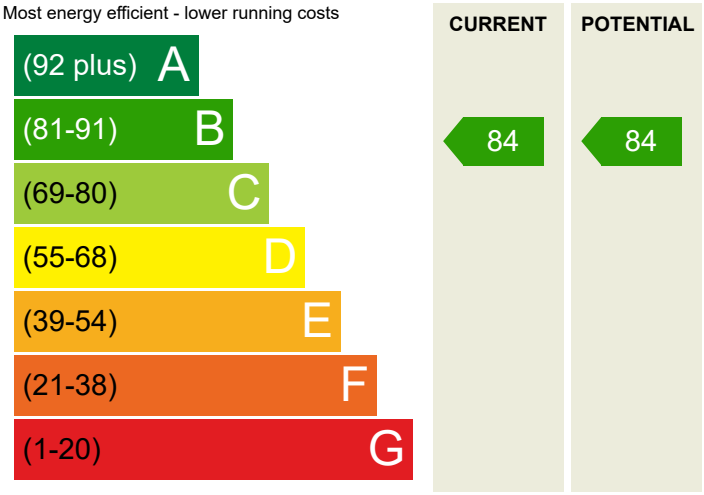
Energy Report

Dwelling Address	
Reference	Block A Appt 03 10F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

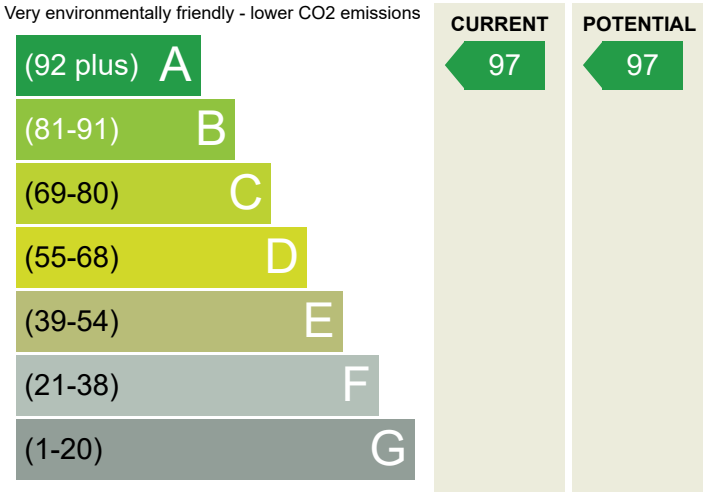
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

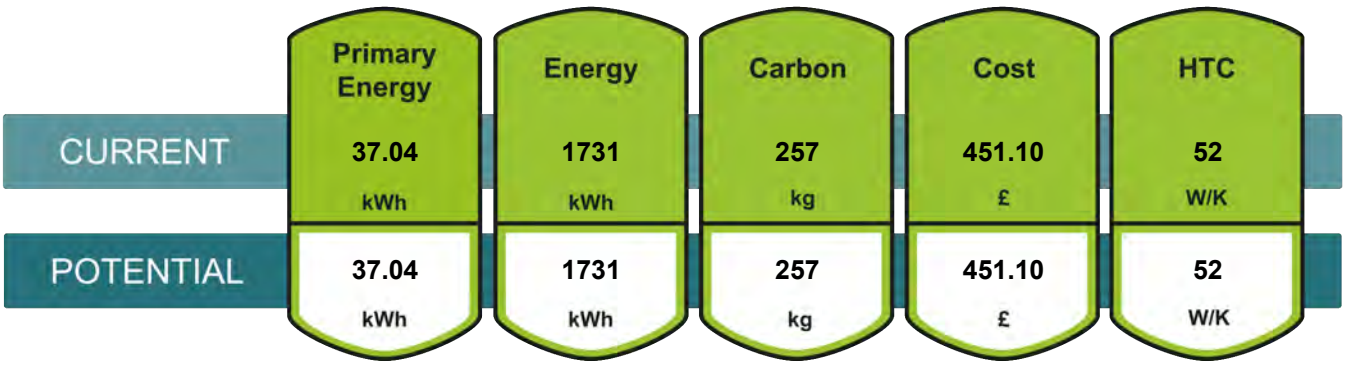
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Roof	Average thermal transmittance 0.1 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£451

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings

Space Heating
728
kWh per year

Water Heating
679
kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 03 GF	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	83 B	**DER**	4.80	**TER**	16.73
Environmental	96 A	**% DER < TER**			71.31
CO_2 Emissions (t/year)	0.26	**DFEE**	45.45	**TFEE**	47.38
Compliance Check	See BREL	**% DFEE < TFEE**			4.06
% DPER < TPER	45.50	**DPER**	49.34	**TPER**	90.53

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Ground-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	72.36 m²	3.60 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.20	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	57.12	41.80	0.00	None	15.32	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	81.72	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

11.0 Heat Loss Floors

Summary for Input Data

elmhurst energy

Description	Type	Storey Index	Construction	U-Value (W/m²K)	Shelter Code	Shelter Factor	Kappa (kJ/m²K)	Area (m²)
Heatloss Floor 1	Exposed Floor - Solid	Lowest occupied	Other	0.10	None	0.00	0.00	72.36

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	7.59	0
DB 1	NORTH	External Wall 1	North	3.86	0
DB 2	NORTH	External Wall 1	North	3.86	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.36	0.09	0.09	No
E16 Corner (normal)	Independently assessed	8.55	0.09	0.09	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	4.28	-0.03	-0.03	No
E23 Balcony within or between dwellings, balcony support penetrates wall insulation	Independently assessed	4.23	0.12	0.12	No
E2 Other lintels (including other steel lintels)	Independently assessed	6.88	0.05	0.05	Yes
E3 Sill	Independently assessed	6.88	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.00	0.05	0.05	Yes
E18 Party wall between dwellings	Independently assessed	4.28	0.06	0.06	No
E5 Ground floor (normal)	Independently assessed	13.36	0.16	0.16	No
P1 Party wall - Ground floor	Independently assessed	22.70	0.05	0.05	No

Y-value	0.06	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	141.00	13395.00	1

Summary for Input Data

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.84	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

Summary for Input Data

elmhurst energy

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
In Airing Cupboard	No	
31.0 Thermal Store	None	
32.0 Photovoltaic Unit	One Dwelling	
Export Capable Meter?	No	
Connected To Dwelling	Yes	
Diverter	No	
Battery Capacity [kWh]	0.00	

PV Cells kWp	Orientation	Elevation	Overshading	FGHRS	MCS Certificate	Overshading Factor	MCS Certificate Reference	Panel Manufacturer
0.50	South	45°	None Or Little	No	No	1.00		

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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

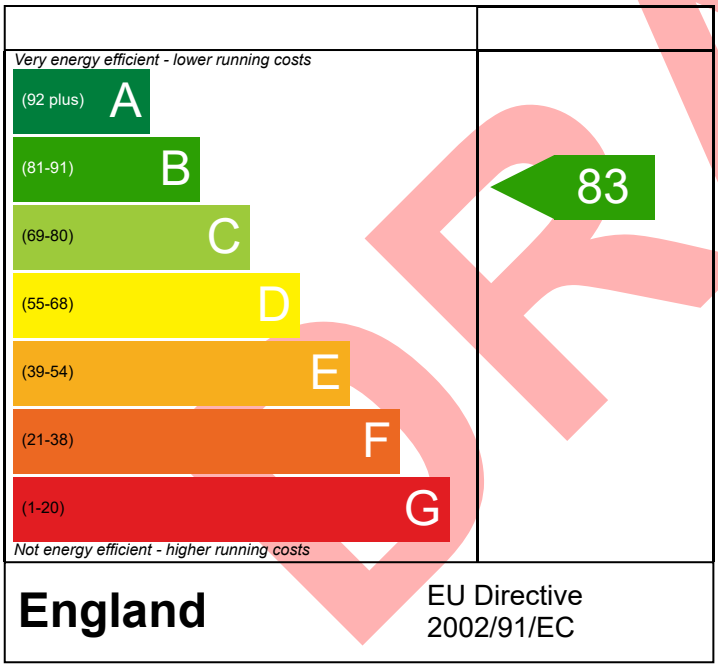
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.36 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

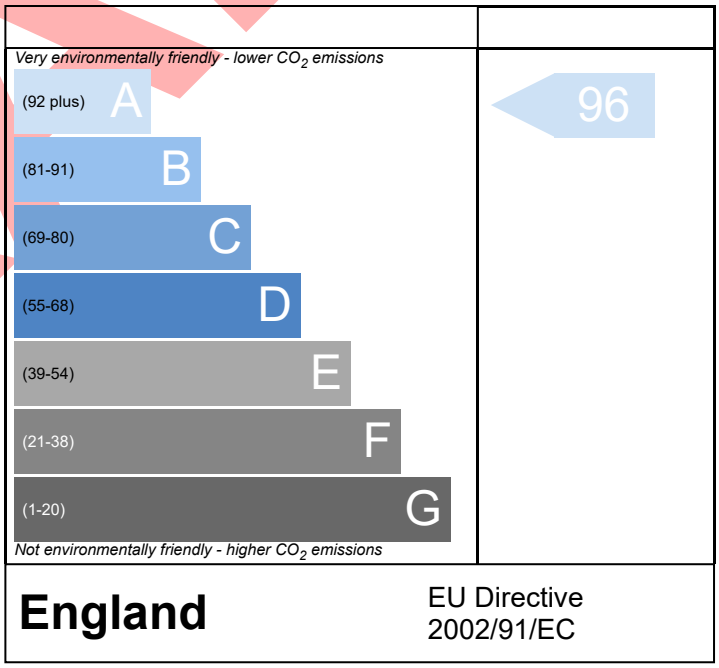
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

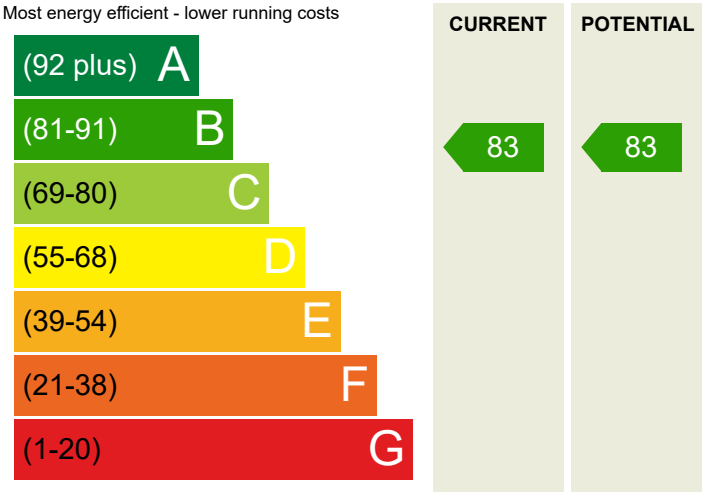
Energy Report

Dwelling Address	
Reference	Block A Appt 03 GF-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

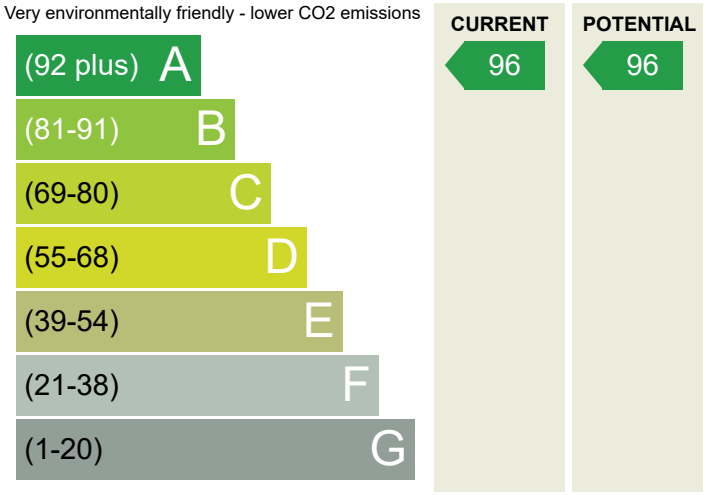
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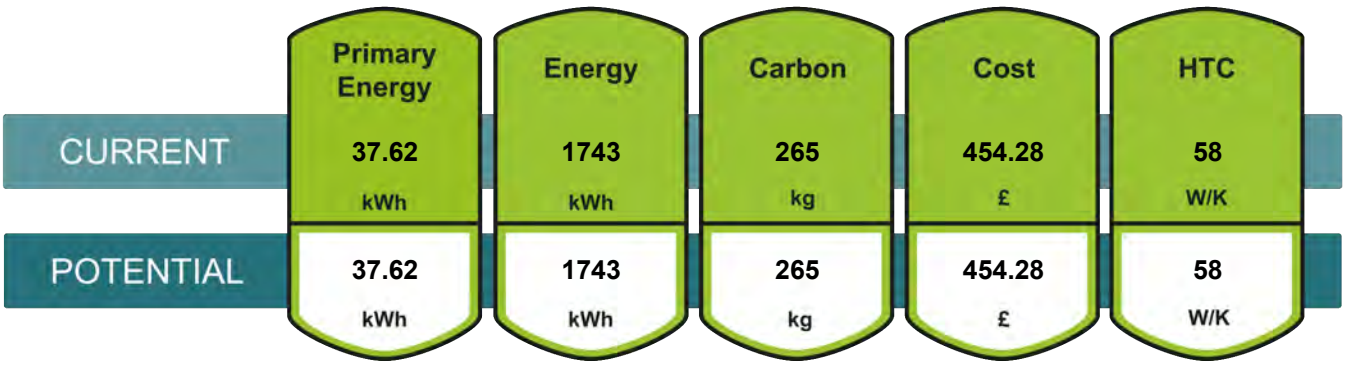
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor | Poor | Average | Good | Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Floor	Average thermal transmittance 0.1 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£454

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings

Space Heating
972
kWh per year

Water Heating
679
kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 04 1F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	90 B	**DER**	2.70	**TER**	11.04
Environmental	98 A	**% DER < TER**			75.54
CO_2 Emissions (t/year)	0.16	**DFEE**	21.31	**TFEE**	21.21
Compliance Check	See BREL	**% DFEE < TFEE**			-0.47
% DPER < TPER	52.54	**DPER**	28.45	**TPER**	59.94

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	72.36 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.20	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	31.83	18.41	0.00	None	13.42	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	54.25	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on rubber), carpeted	30.00	72.36

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	6.74	0
DB 1	NORTH	External Wall 1	North	3.34	0
DB 2	NORTH	External Wall 1	North	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.36	0.09	0.09	No
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E23 Balcony within or between dwellings, balcony support penetrates wall insulation	Independently assessed	4.23	0.12	0.12	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	6.88	0.05	0.05	Yes
E3 Sill	Independently assessed	6.88	0.05	0.05	Yes
E4 Jamb	Independently assessed	11.37	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.36	0.09	0.09	No

Y-value	0.15	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	141.00	13395.00	1

Summary for Input Data

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.84	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

Summary for Input Data

elmhurst energy

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

Predicted Energy Assessment

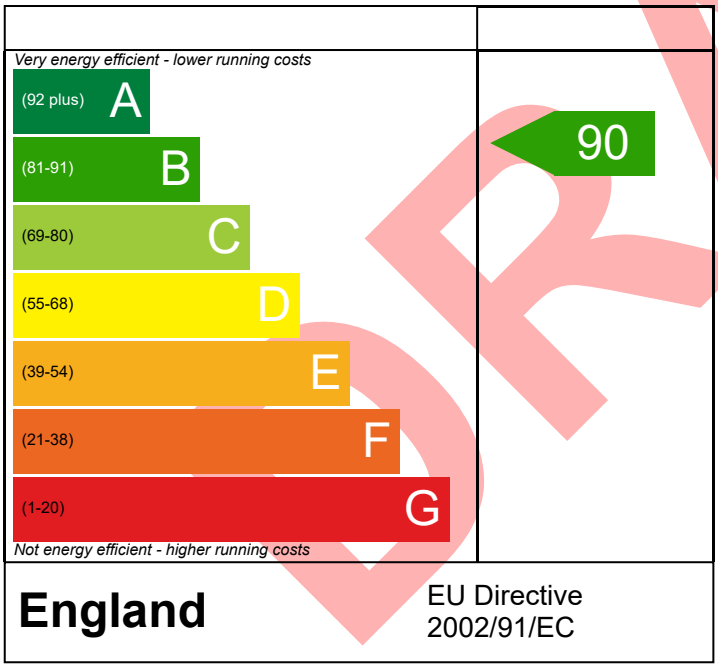
elmhurst energy

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.36 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

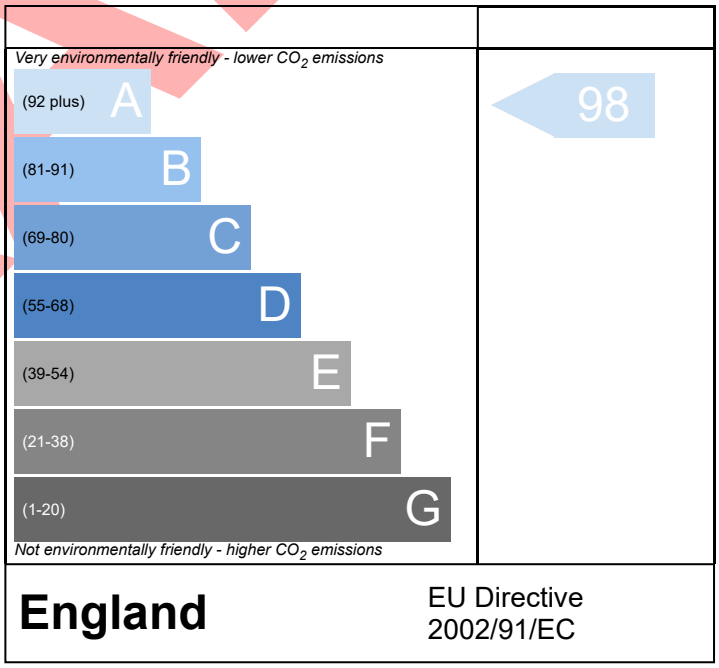
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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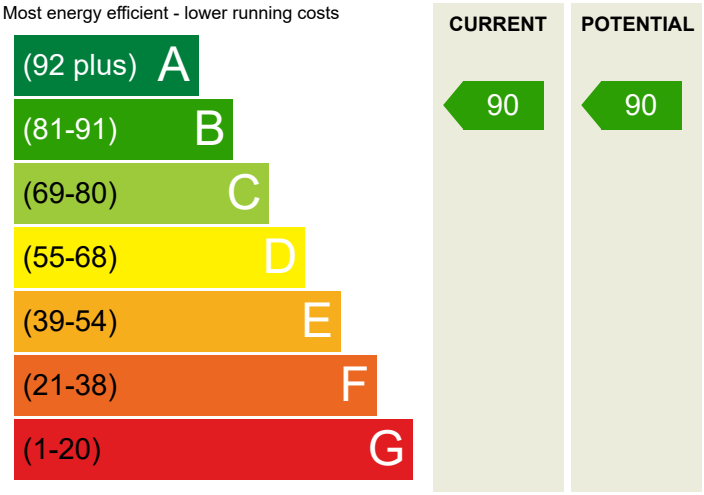
Energy Report

Dwelling Address	
Reference	Block A Appt 04 1F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

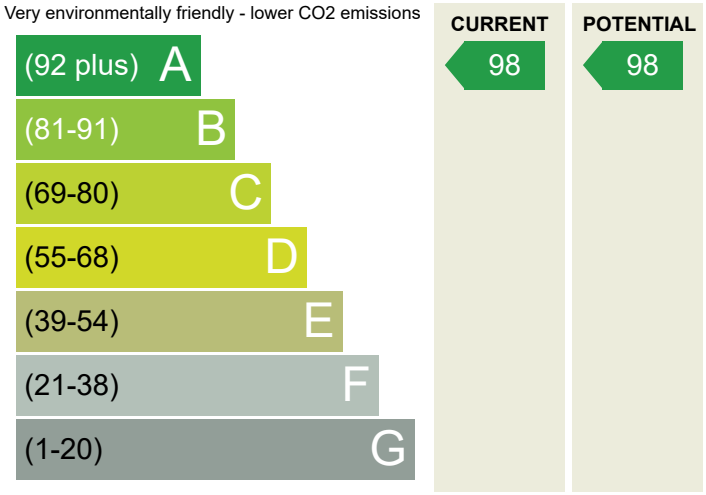
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

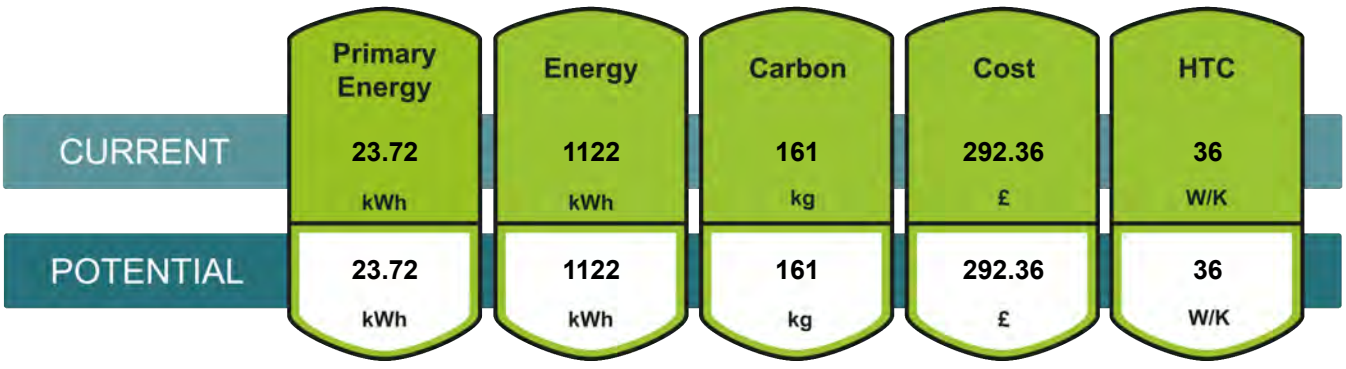
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£292

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

119

kWh per year



Water Heating

679

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 04 2F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	90 B	**DER**	2.70	**TER**	11.04
Environmental	98 A	**% DER < TER**			75.54
CO_2 Emissions (t/year)	0.16	**DFEE**	21.31	**TFEE**	21.21
Compliance Check	See BREL	**% DFEE < TFEE**			-0.47
% DPER < TPER	52.54	**DPER**	28.45	**TPER**	59.94

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	72.36 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.20	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	31.83	18.41	0.00	None	13.42	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	54.25	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on rubber), carpeted	30.00	72.36

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	6.74	0
DB 1	NORTH	External Wall 1	North	3.34	0
DB 2	NORTH	External Wall 1	North	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.36	0.09	0.09	No
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E23 Balcony within or between dwellings, balcony support penetrates wall insulation	Independently assessed	4.23	0.12	0.12	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	6.88	0.05	0.05	Yes
E3 Sill	Independently assessed	6.88	0.05	0.05	Yes
E4 Jamb	Independently assessed	11.37	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.36	0.09	0.09	No

Y-value	0.15	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	141.00	13395.00	1

Summary for Input Data

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.84	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

Summary for Input Data

elmhurst energy

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

Predicted Energy Assessment

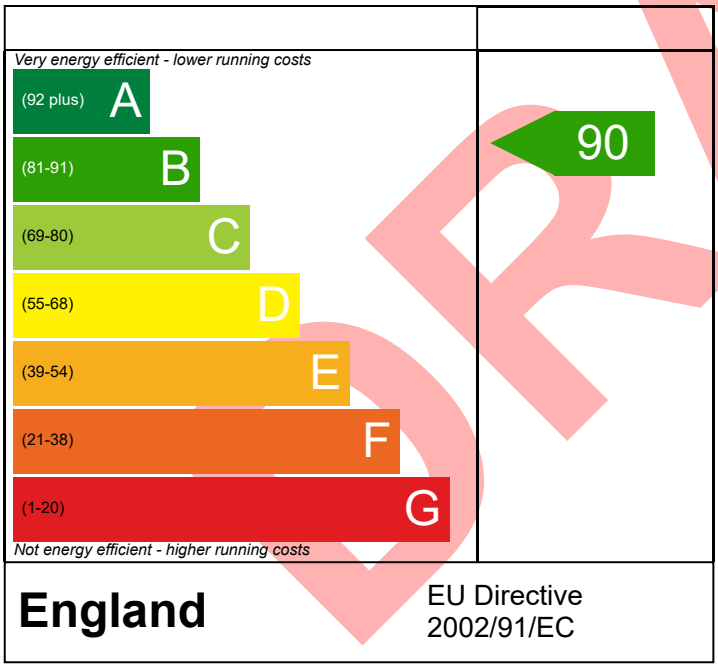
elmhurst energy

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.36 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

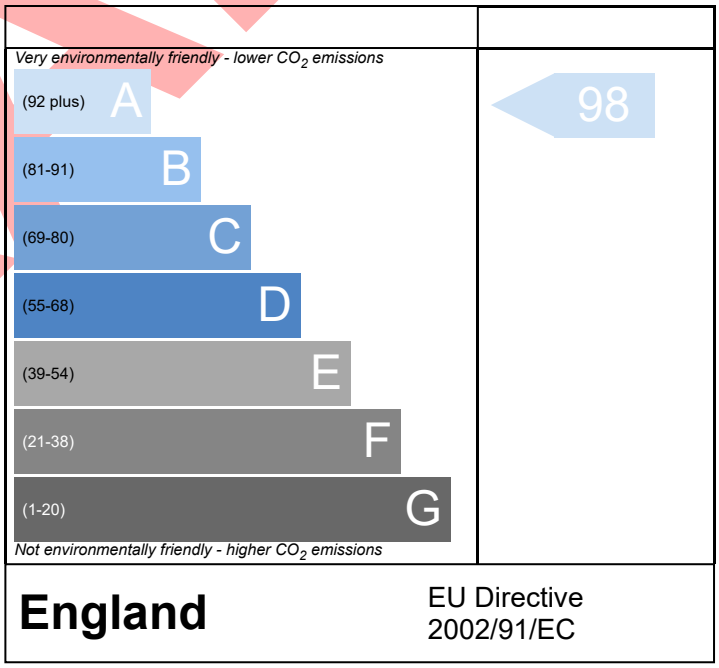
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

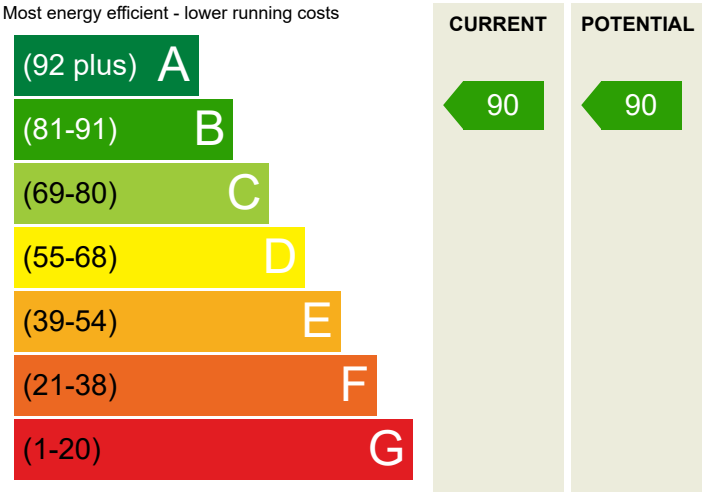
Energy Report

Dwelling Address	
Reference	Block A Appt 04 2F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

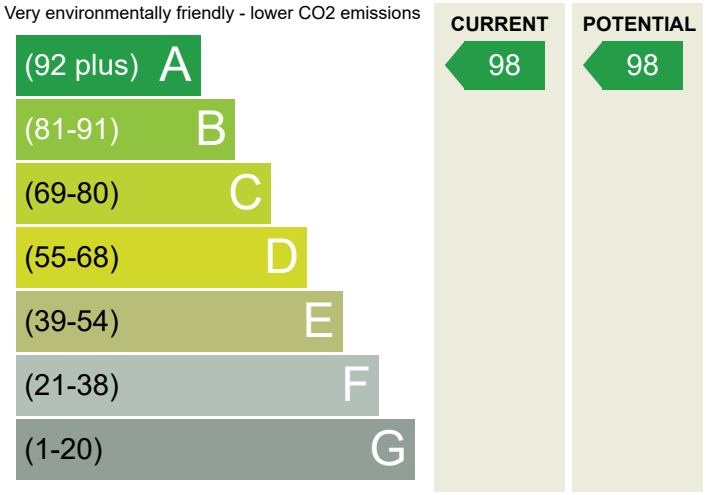
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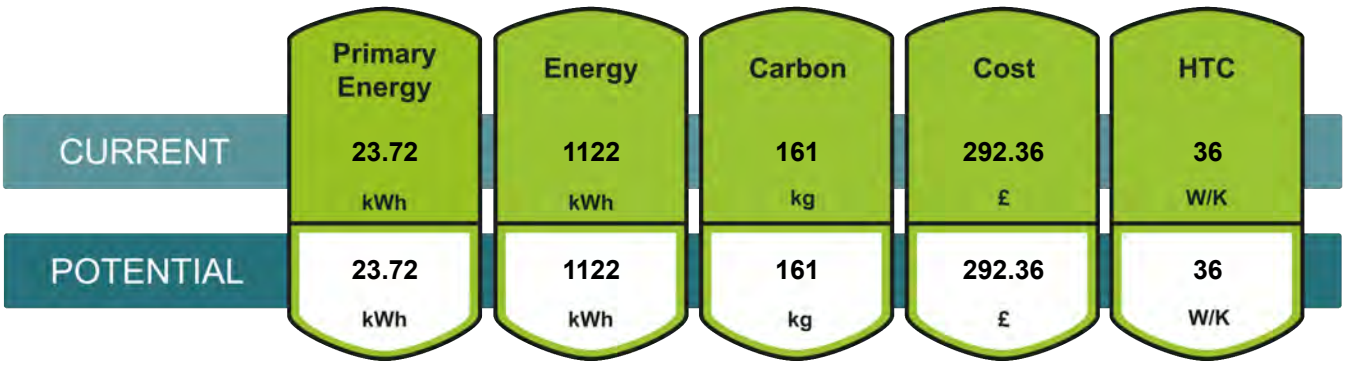
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£292

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

119

kWh per year



Water Heating

679

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 04 3F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	90 B	**DER**	2.70	**TER**	11.04
Environmental	98 A	**% DER < TER**			75.54
CO_2 Emissions (t/year)	0.16	**DFEE**	21.31	**TFEE**	21.21
Compliance Check	See BREL	**% DFEE < TFEE**			-0.47
% DPER < TPER	52.54	**DPER**	28.45	**TPER**	59.94

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	72.36 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.20	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	31.83	18.41	0.00	None	13.42	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	54.25	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on rubber), carpeted	30.00	72.36

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	6.74	0
DB 1	NORTH	External Wall 1	North	3.34	0
DB 2	NORTH	External Wall 1	North	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.36	0.09	0.09	No
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E23 Balcony within or between dwellings, balcony support penetrates wall insulation	Independently assessed	4.23	0.12	0.12	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	6.88	0.05	0.05	Yes
E3 Sill	Independently assessed	6.88	0.05	0.05	Yes
E4 Jamb	Independently assessed	11.37	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.36	0.09	0.09	No

Y-value	0.15	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	141.00	13395.00	1

Summary for Input Data

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.84	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

Summary for Input Data

elmhurst energy

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

Predicted Energy Assessment

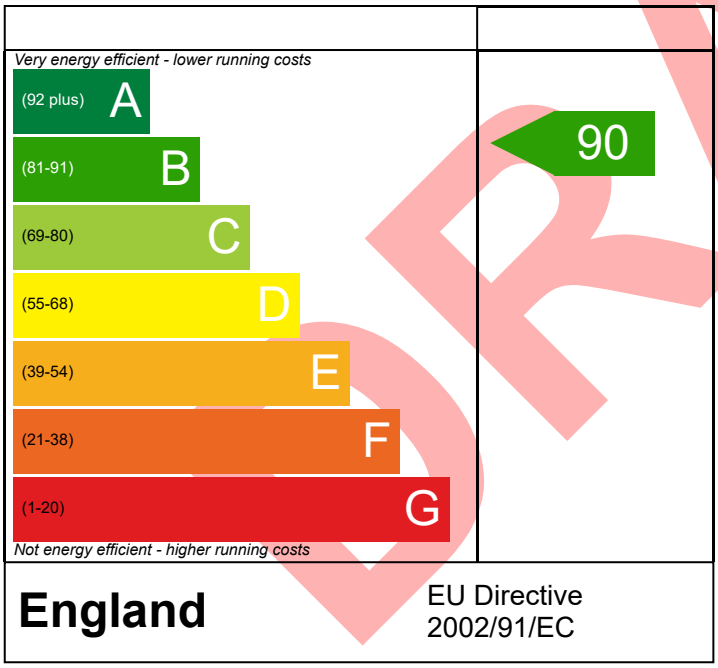
elmhurst energy

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.36 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

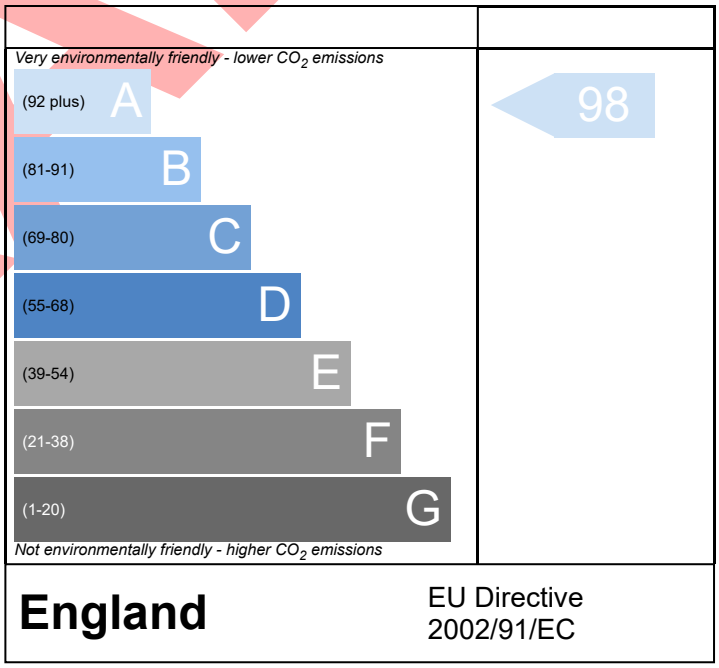
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

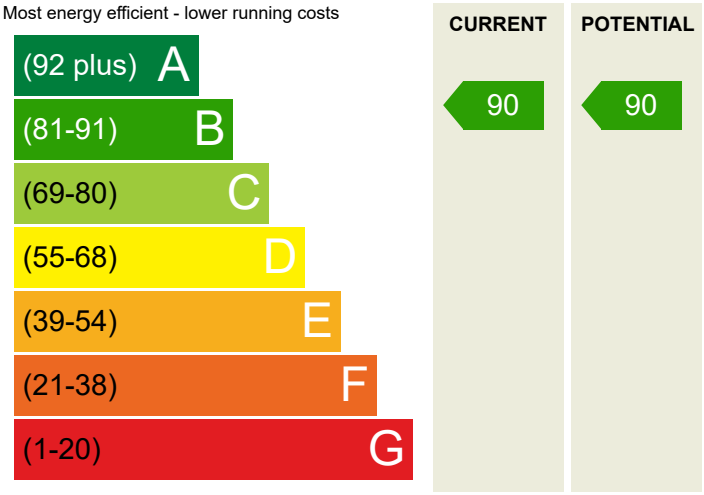
Energy Report

Dwelling Address	
Reference	Block A Appt 04 3F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

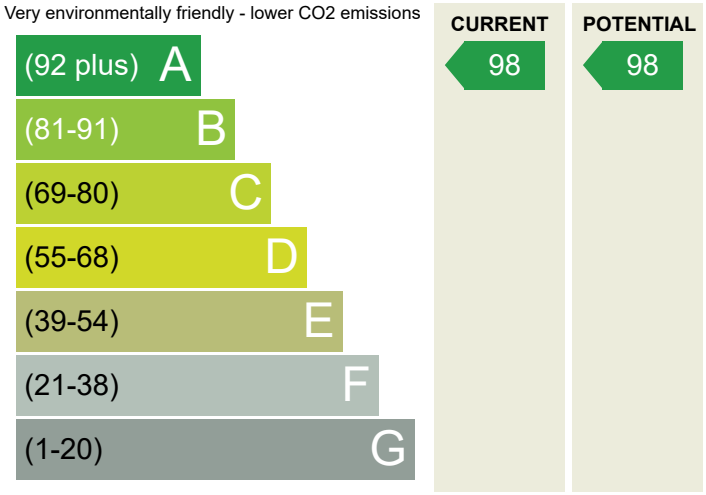
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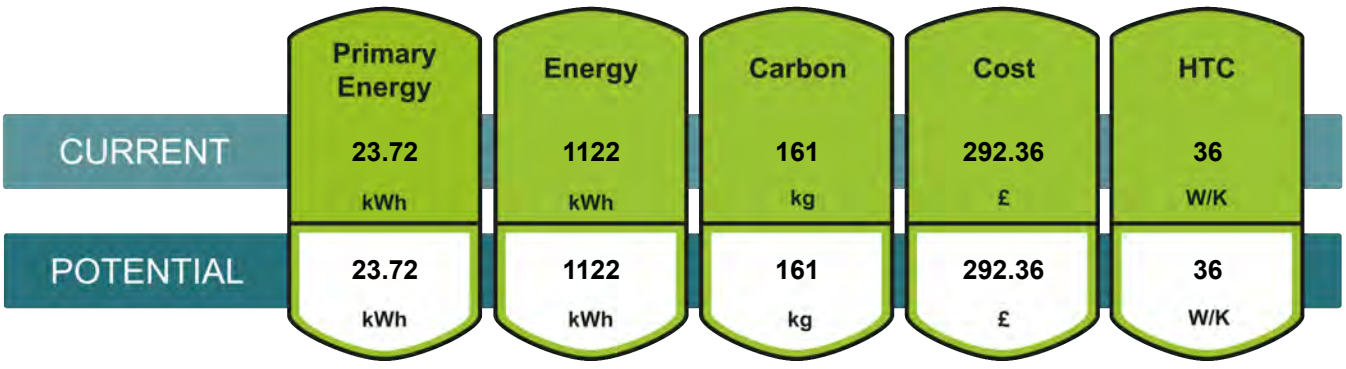
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£292

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

119

kWh per year



Water Heating

679

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 04 4F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	90 B	**DER**	2.75	**TER**	11.04
Environmental	98 A	**% DER < TER**			75.09
CO_2 Emissions (t/year)	0.16	**DFEE**	21.73	**TFEE**	21.21
Compliance Check	See BREL	**% DFEE < TFEE**			-2.48
% DPER < TPER	51.69	**DPER**	28.95	**TPER**	59.94

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	72.36 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.20	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	31.83	18.41	0.00	None	13.42	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	54.25	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on rubber), carpeted	30.00	72.36

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	6.74	0
DB 1	NORTH	External Wall 1	North	3.34	0
DB 2	NORTH	External Wall 1	North	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.36	0.13	0.13	No
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E23 Balcony within or between dwellings, balcony support penetrates wall insulation	Independently assessed	4.23	0.12	0.12	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	6.88	0.05	0.05	Yes
E3 Sill	Independently assessed	6.88	0.05	0.05	Yes
E4 Jamb	Independently assessed	11.37	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.36	0.09	0.09	No

Y-value	0.17	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	141.00	13395.00	1

Summary for Input Data

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.84	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

Summary for Input Data

elmhurst energy

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

Predicted Energy Assessment

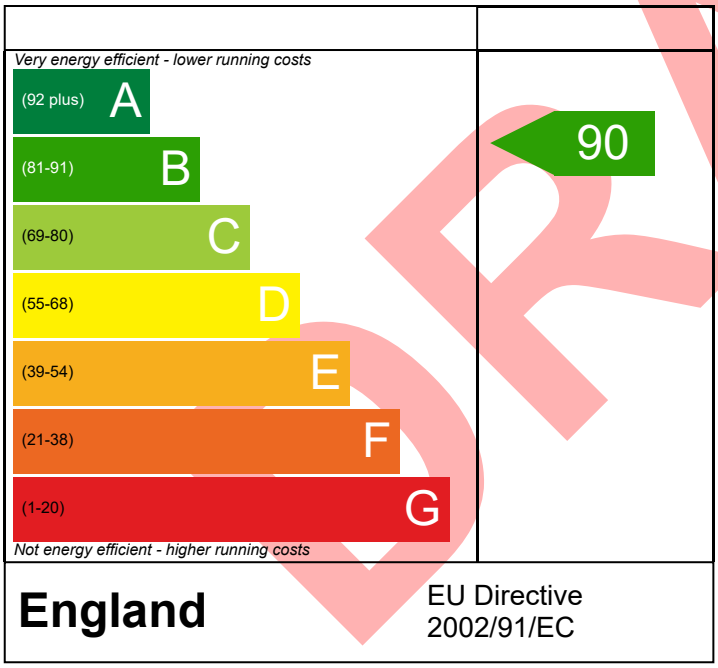
elmhurst energy

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.36 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

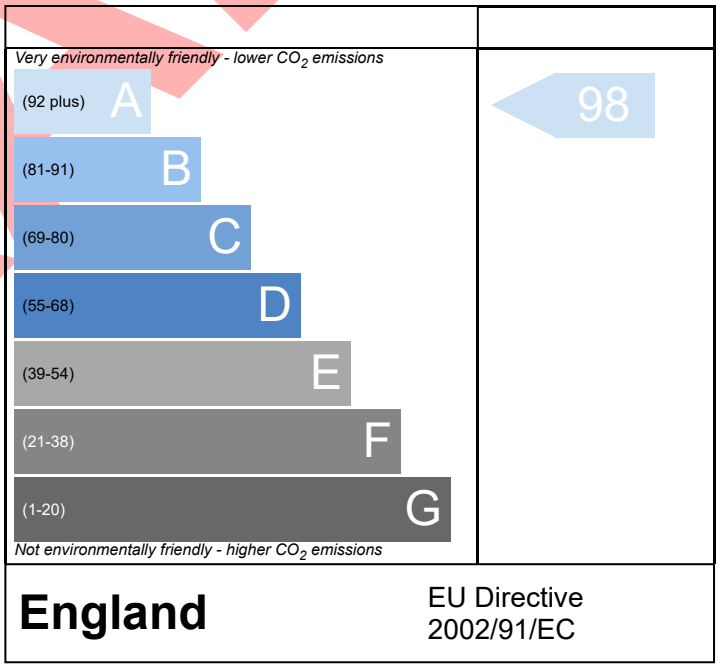
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

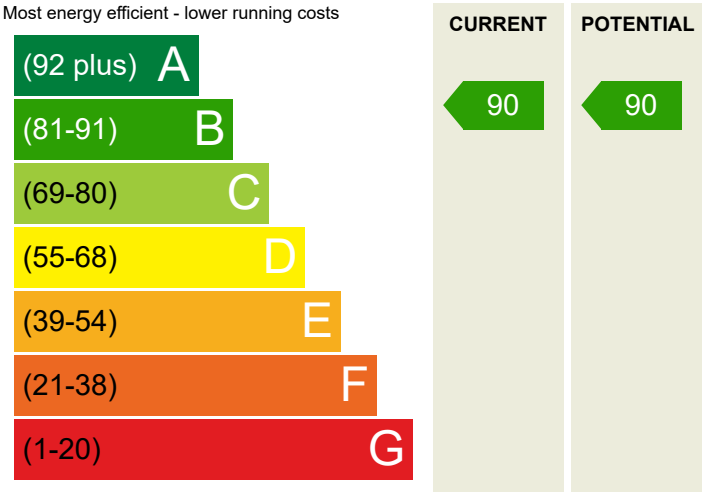
Energy Report

Dwelling Address	
Reference	Block A Appt 04 4F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

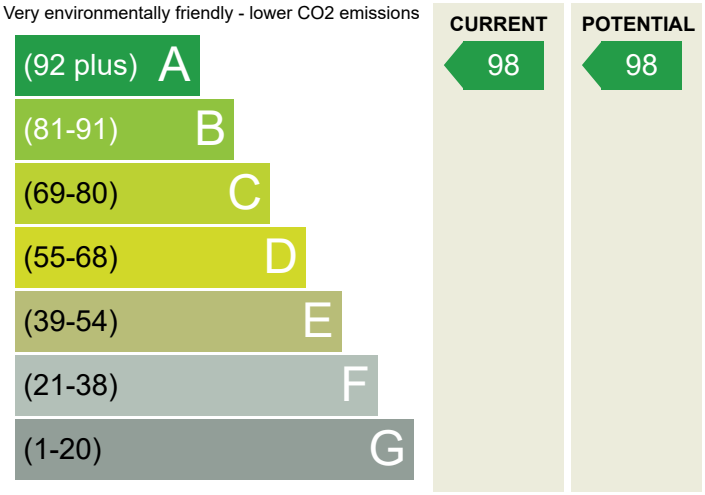
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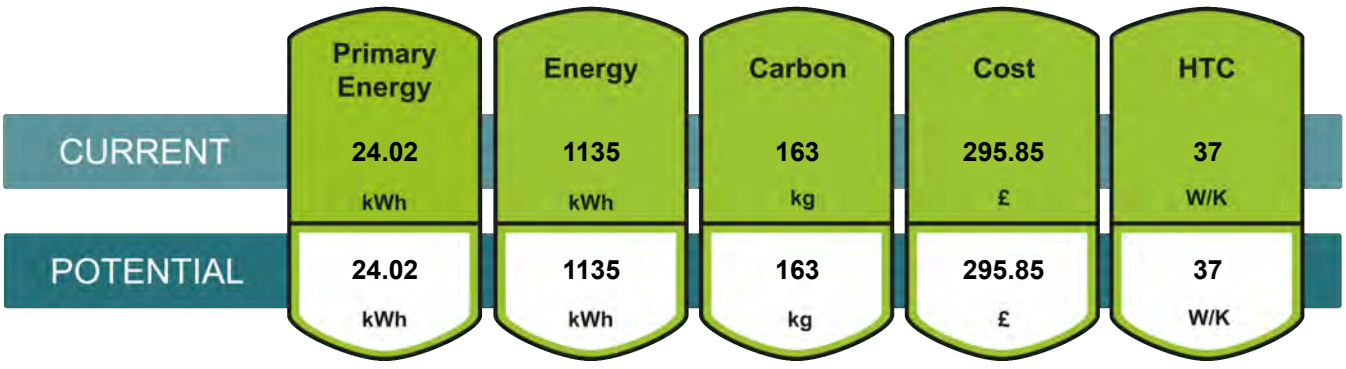
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£296

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings

Space Heating
133
kWh per year

Water Heating
679
kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 04 5F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	90 B	**DER**	2.70	**TER**	11.04
Environmental	98 A	**% DER < TER**			75.54
CO_2 Emissions (t/year)	0.16	**DFEE**	21.31	**TFEE**	21.21
Compliance Check	See BREL	**% DFEE < TFEE**			-0.47
% DPER < TPER	52.54	**DPER**	28.45	**TPER**	59.94

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	72.36 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.20	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	31.83	18.41	0.00	None	13.42	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	54.25	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on rubber), carpeted	30.00	72.36

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	6.74	0
DB 1	NORTH	External Wall 1	North	3.34	0
DB 2	NORTH	External Wall 1	North	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.36	0.09	0.09	No
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E23 Balcony within or between dwellings, balcony support penetrates wall insulation	Independently assessed	4.23	0.12	0.12	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	6.88	0.05	0.05	Yes
E3 Sill	Independently assessed	6.88	0.05	0.05	Yes
E4 Jamb	Independently assessed	11.37	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.36	0.09	0.09	No

Y-value	0.15	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	141.00	13395.00	1

Summary for Input Data

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.84	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

Summary for Input Data

elmhurst energy

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

Predicted Energy Assessment

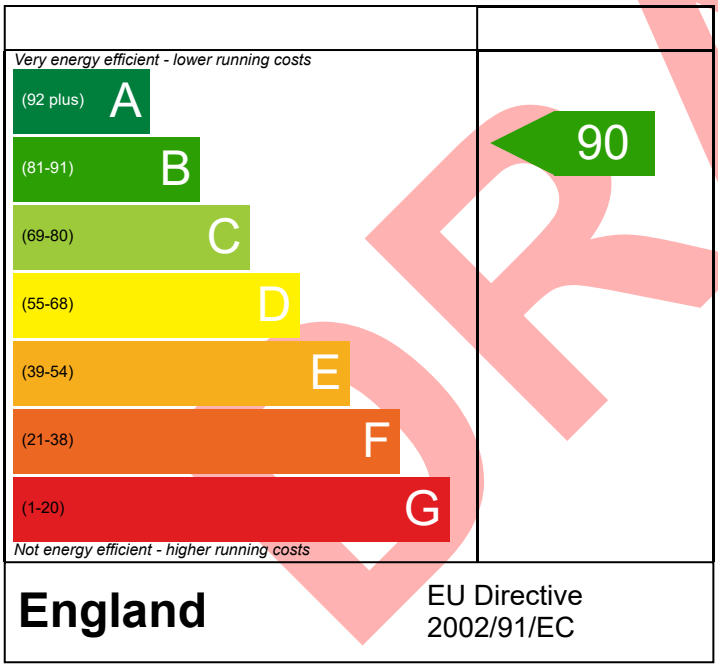
elmhurst energy

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.36 m²
DRRN:	

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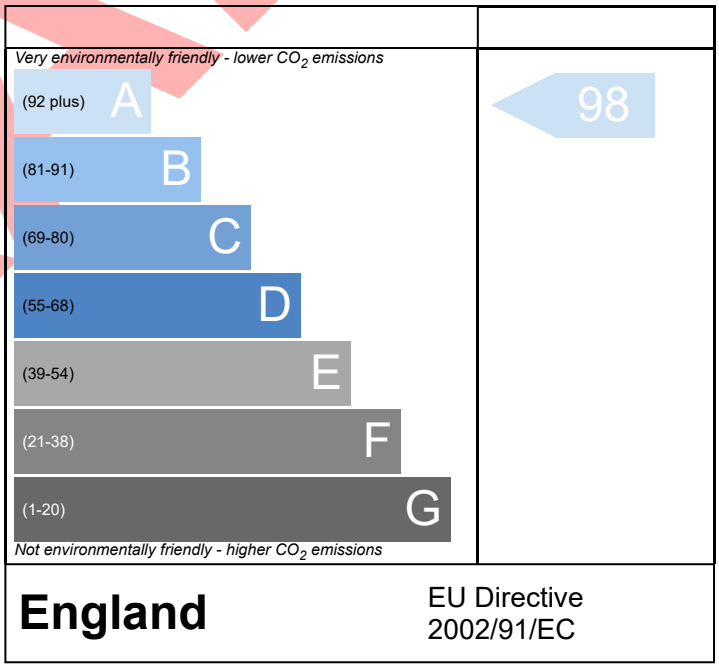
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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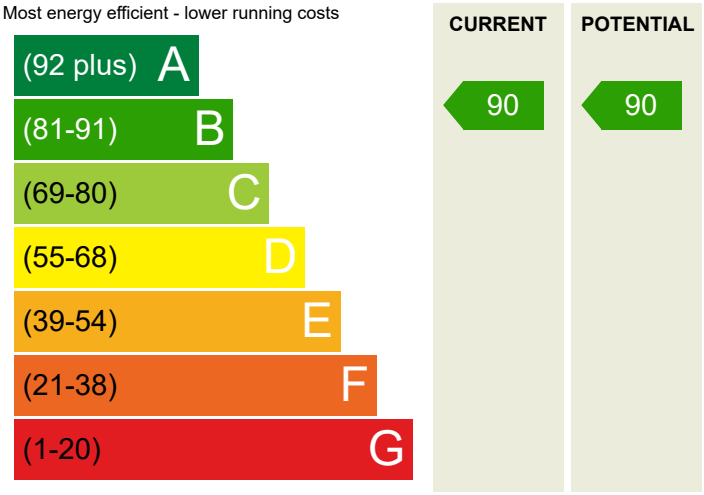
Energy Report

Dwelling Address	
Reference	Block A Appt 04 5F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

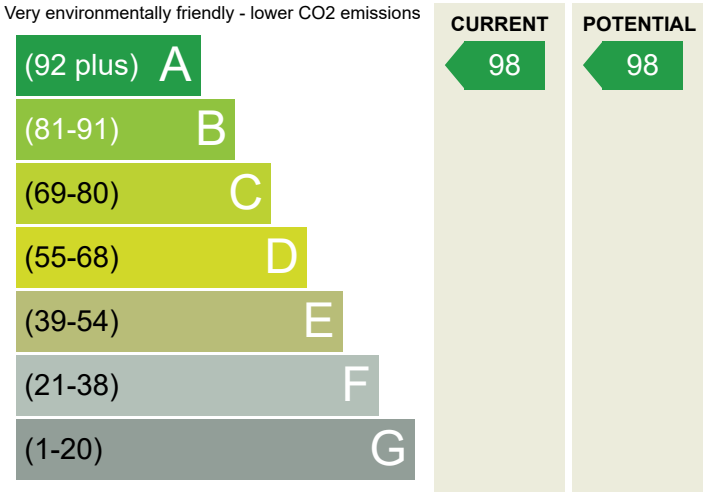
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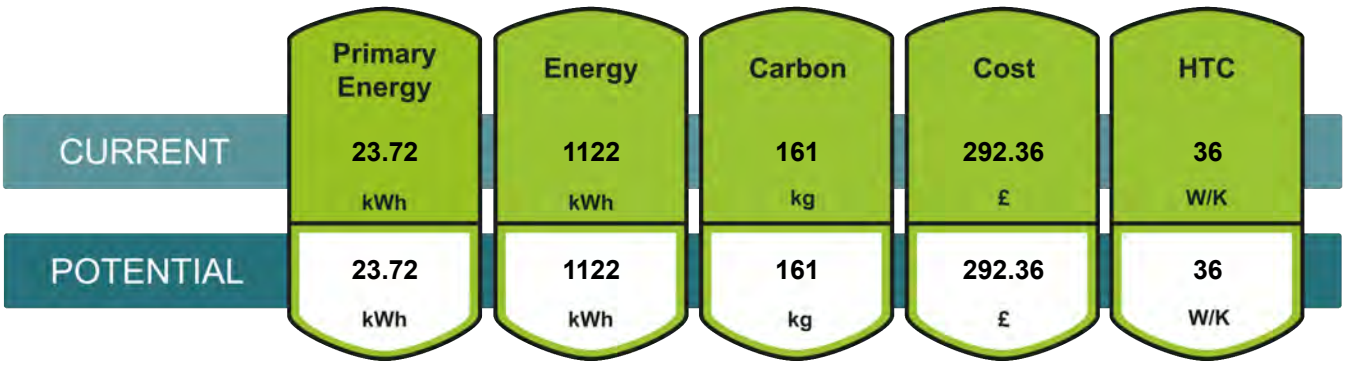
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£292

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

119

kWh per year



Water Heating

679

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 04 6F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	90 B	**DER**	2.70	**TER**	11.04
Environmental	98 A	**% DER < TER**			75.54
CO_2 Emissions (t/year)	0.16	**DFEE**	21.31	**TFEE**	21.21
Compliance Check	See BREL	**% DFEE < TFEE**			-0.47
% DPER < TPER	52.54	**DPER**	28.45	**TPER**	59.94

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	6	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	72.36 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.20	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	31.83	18.41	0.00	None	13.42	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	54.25	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on rubber), carpeted	30.00	72.36

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	6.74	0
DB 1	NORTH	External Wall 1	North	3.34	0
DB 2	NORTH	External Wall 1	North	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.36	0.09	0.09	No
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E23 Balcony within or between dwellings, balcony support penetrates wall insulation	Independently assessed	4.23	0.12	0.12	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	6.88	0.05	0.05	Yes
E3 Sill	Independently assessed	6.88	0.05	0.05	Yes
E4 Jamb	Independently assessed	11.37	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.36	0.09	0.09	No

Y-value	0.15	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	141.00	13395.00	1

Summary for Input Data

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.84	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

Summary for Input Data

elmhurst energy

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

Predicted Energy Assessment

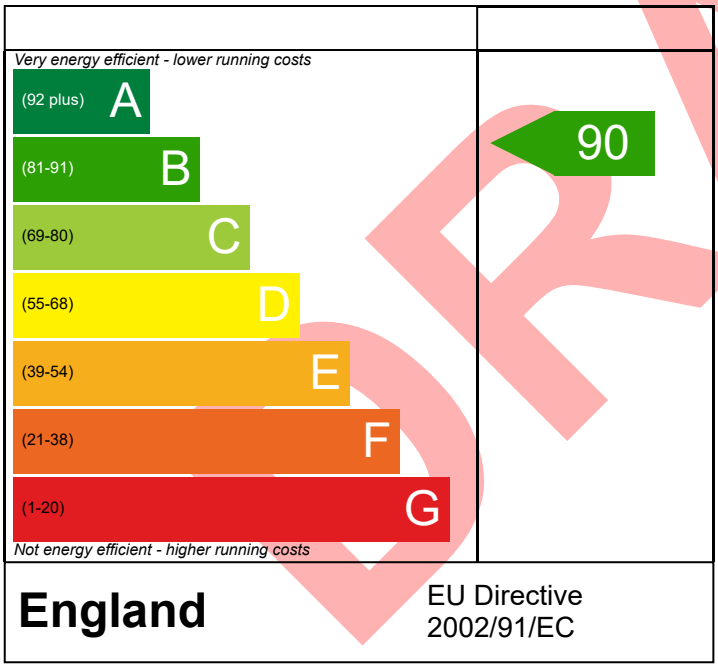
elmhurst energy

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.36 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

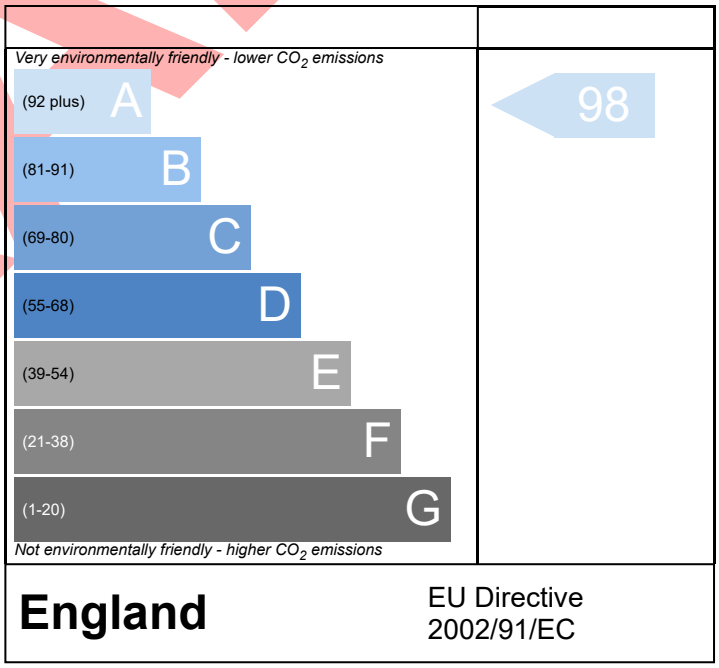
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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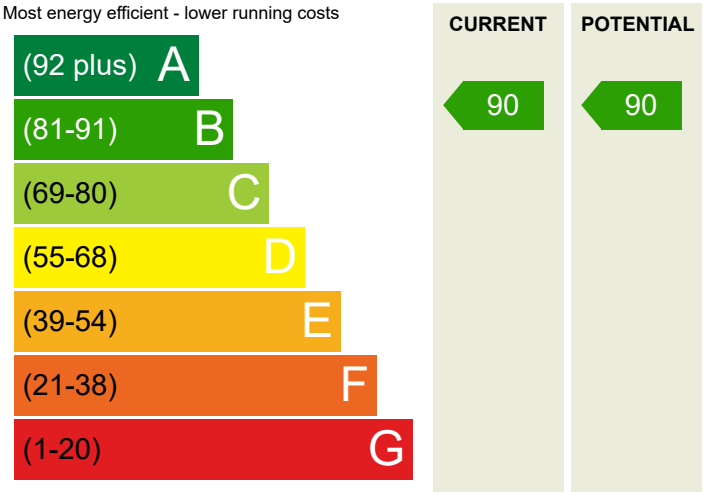
Energy Report

Dwelling Address	
Reference	Block A Appt 04 6F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

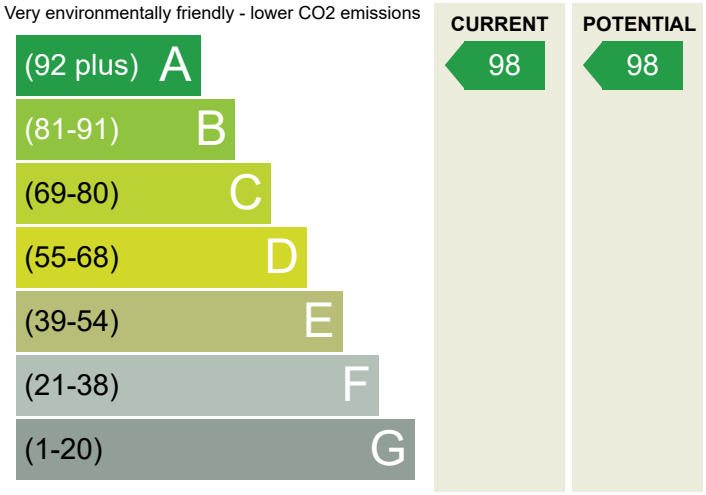
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This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

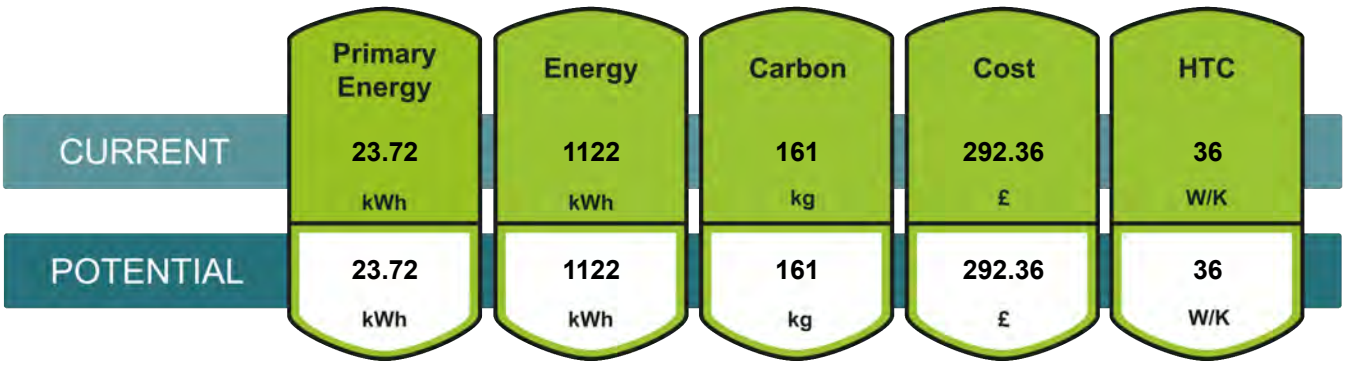
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£292

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

119

kWh per year



Water Heating

679

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 04 7F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	90 B	**DER**	2.70	**TER**	11.04
Environmental	98 A	**% DER < TER**			75.54
CO_2 Emissions (t/year)	0.16	**DFEE**	21.31	**TFEE**	21.21
Compliance Check	See BREL	**% DFEE < TFEE**			-0.47
% DPER < TPER	52.54	**DPER**	28.45	**TPER**	59.94

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	7	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	72.36 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.20	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	31.83	18.41	0.00	None	13.42	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	54.25	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on rubber), carpeted	30.00	72.36

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	6.74	0
DB 1	NORTH	External Wall 1	North	3.34	0
DB 2	NORTH	External Wall 1	North	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.36	0.09	0.09	No
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E23 Balcony within or between dwellings, balcony support penetrates wall insulation	Independently assessed	4.23	0.12	0.12	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	6.88	0.05	0.05	Yes
E3 Sill	Independently assessed	6.88	0.05	0.05	Yes
E4 Jamb	Independently assessed	11.37	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.36	0.09	0.09	No

Y-value	0.15	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	141.00	13395.00	1

Summary for Input Data

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.84	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

Summary for Input Data

elmhurst energy

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

Predicted Energy Assessment

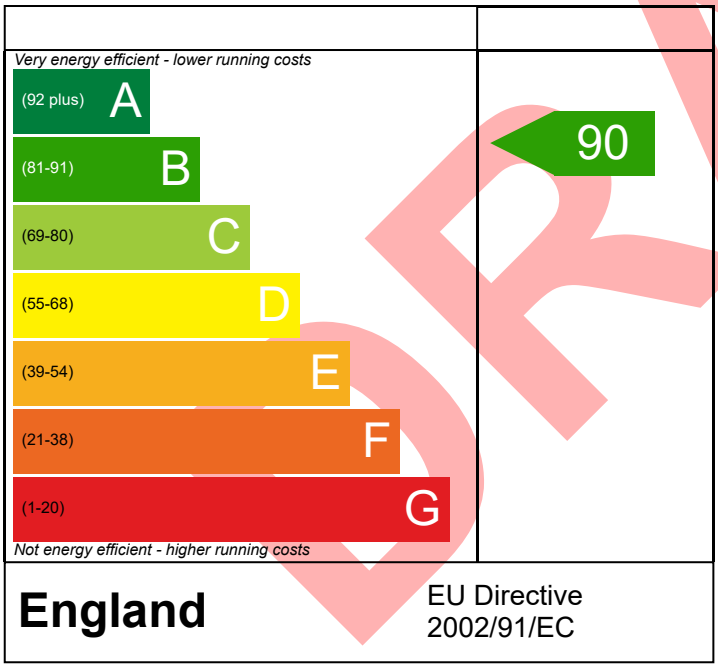
elmhurst energy

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.36 m²
DRRN:	

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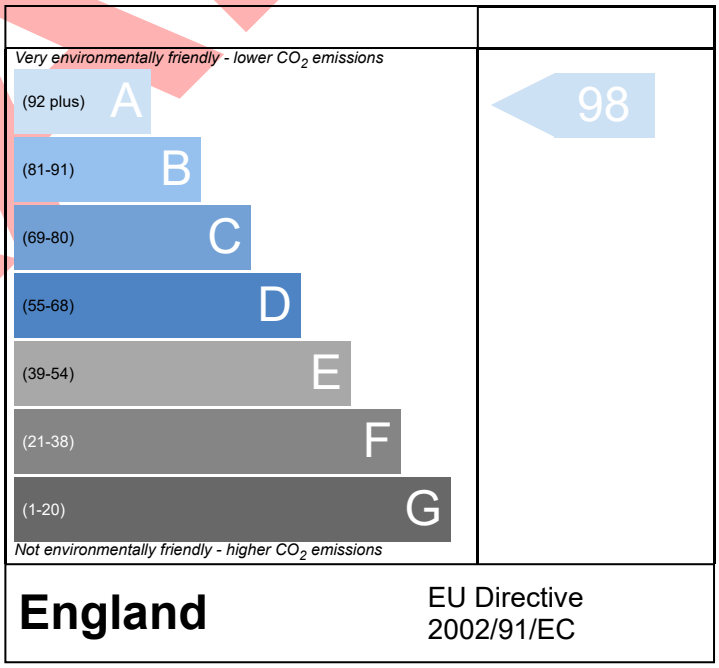
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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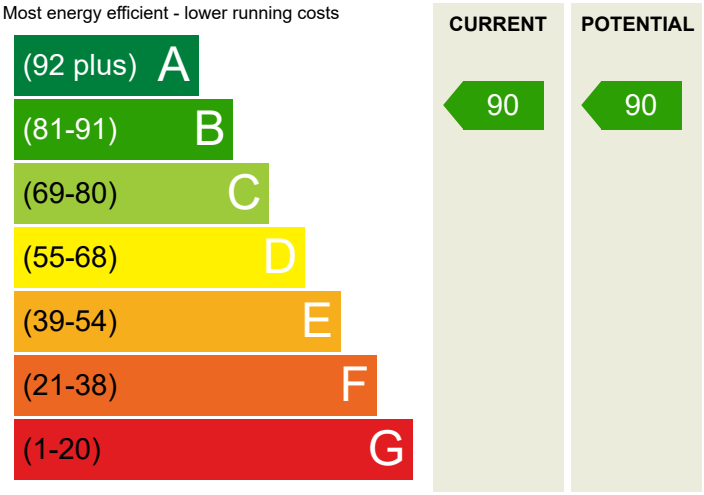
Energy Report

Dwelling Address	
Reference	Block A Appt 04 7F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

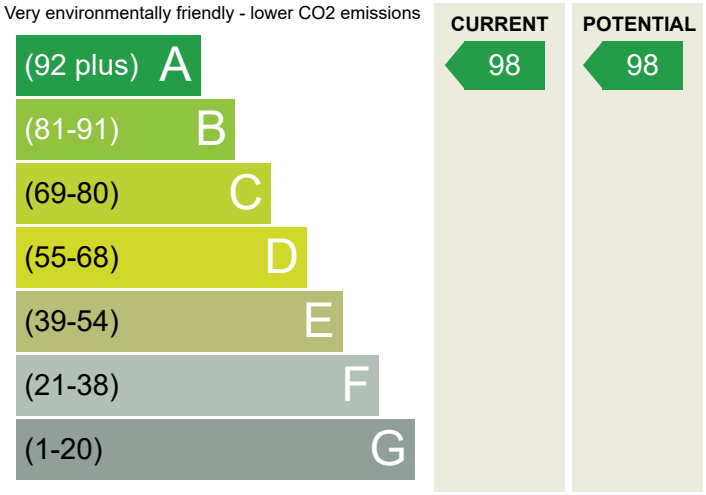
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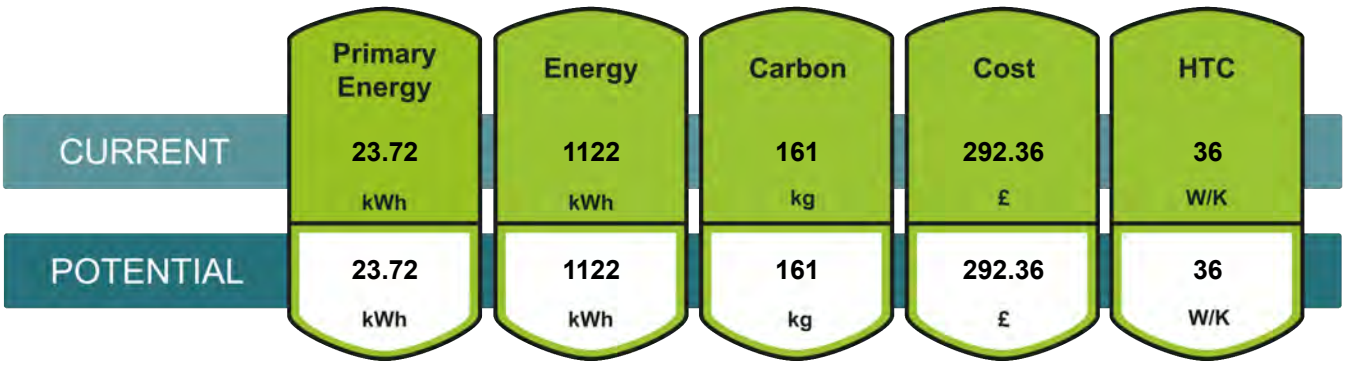
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£292

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

119

kWh per year



Water Heating

679

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 04 8F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	90 B	**DER**	2.70	**TER**	11.04
Environmental	98 A	**% DER < TER**			75.54
CO_2 Emissions (t/year)	0.16	**DFEE**	21.31	**TFEE**	21.21
Compliance Check	See BREL	**% DFEE < TFEE**			-0.47
% DPER < TPER	52.54	**DPER**	28.45	**TPER**	59.94

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	8	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	72.36 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.20	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	31.83	18.41	0.00	None	13.42	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	54.25	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.36

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on rubber), carpeted	30.00	72.36

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	6.74	0
DB 1	NORTH	External Wall 1	North	3.34	0
DB 2	NORTH	External Wall 1	North	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.36	0.09	0.09	No
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E23 Balcony within or between dwellings, balcony support penetrates wall insulation	Independently assessed	4.23	0.12	0.12	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	6.88	0.05	0.05	Yes
E3 Sill	Independently assessed	6.88	0.05	0.05	Yes
E4 Jamb	Independently assessed	11.37	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.36	0.09	0.09	No

Y-value	0.15	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	141.00	13395.00	1

Summary for Input Data

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.84	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

Summary for Input Data

elmhurst energy

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

Predicted Energy Assessment

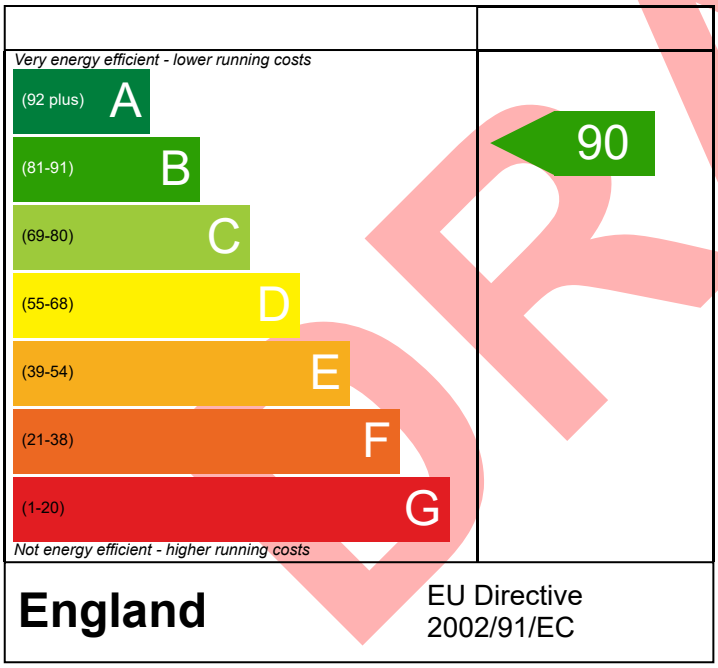
elmhurst energy

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.36 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

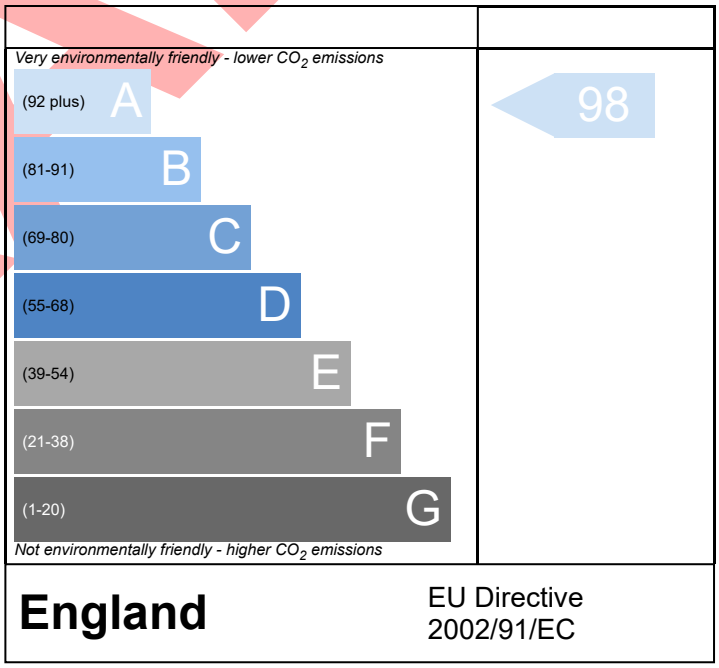
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

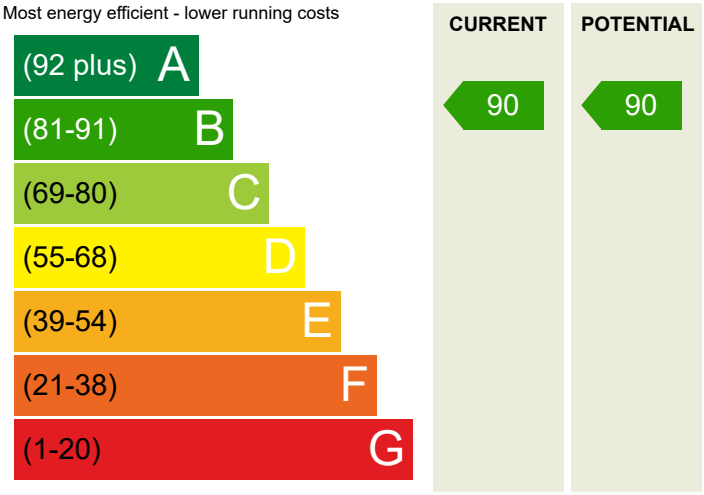
Energy Report

Dwelling Address	
Reference	Block A Appt 04 8F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

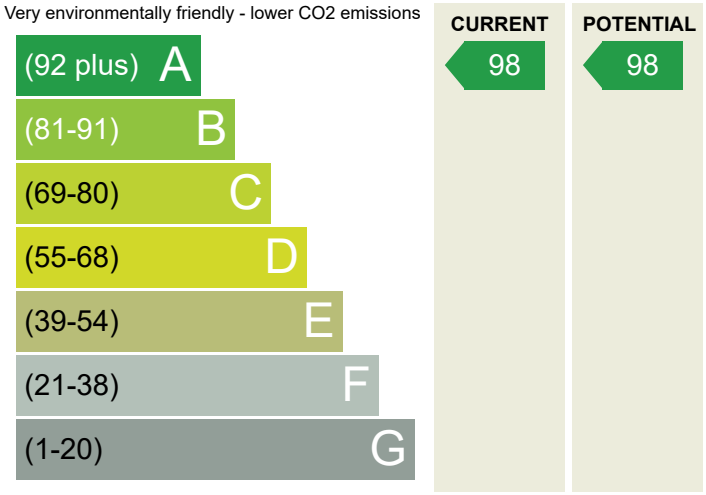
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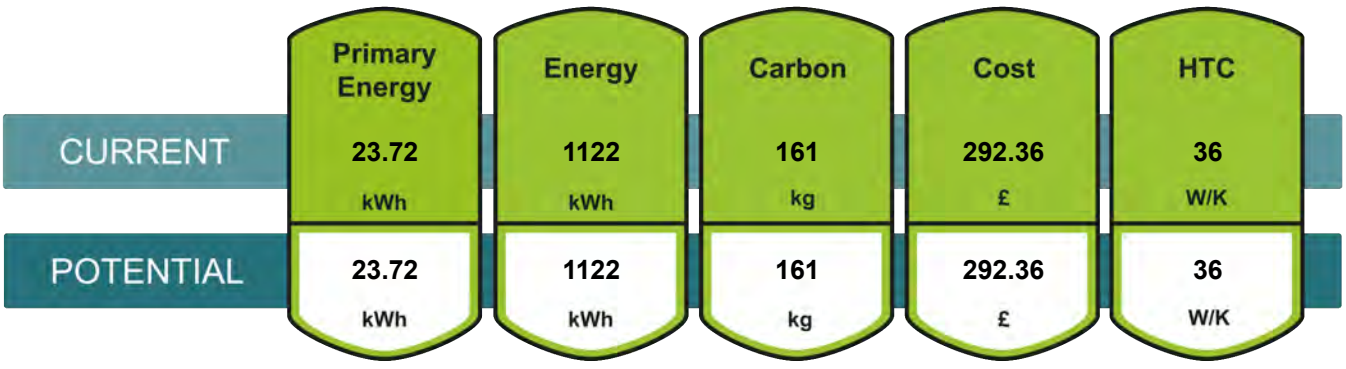
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£292

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

119

kWh per year



Water Heating

679

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

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Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 04 9F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	88 B	**DER**	3.41	**TER**	12.14
Environmental	97 A	**% DER < TER**			71.91
CO_2 Emissions (t/year)	0.19	**DFEE**	26.88	**TFEE**	26.13
Compliance Check	See BREL	**% DFEE < TFEE**			-2.86
% DPER < TPER	45.88	**DPER**	35.64	**TPER**	65.85

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	9	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	1.00 m	72.18 m²	2.45 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	30.56	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	41.15	24.73	0.00	None	16.42	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	55.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.18

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on rubber), carpeted	30.00	72.18

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
WINDOW SEW	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
WINDOW N	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20
SPANDREL PANEL	Manufacturer	Solid Door			Air Filled	0.00	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	WINDOW N	External Wall 1	North	6.71	0
DB 2	WINDOW N	External Wall 1	North	2.75	0
DB 2 SP	SPANDREL PANEL	External Wall 1	North	2.10	0
DB 1	WINDOW N	External Wall 1	North	2.75	0
DB 1 SP	SPANDREL PANEL	External Wall 1	North	2.10	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.34	0.09	0.09	No
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E23 Balcony within or between dwellings, balcony support penetrates wall insulation	Independently assessed	4.28	0.12	0.12	No
E2 Other lintels (including other steel lintels)	Independently assessed	6.83	0.05	0.05	Yes
E3 Sill	Independently assessed	5.08	0.05	0.05	Yes
E4 Jamb	Independently assessed	24.05	0.05	0.05	Yes
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.34	0.09	0.09	No

Y-value	0.14	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues	
21.0 Fixed Cooling System	No
22.0 Lighting	
No Fixed Lighting	No

Summary for Input Data

	Name	Efficacy	Power	Capacity	Count
	Lighting 1	95.00	140.00	13300.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	
25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.88	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	
26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

Summary for Input Data

elmhurst energy

Heat source 4	None	Space
Heat source 5	None	Space

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

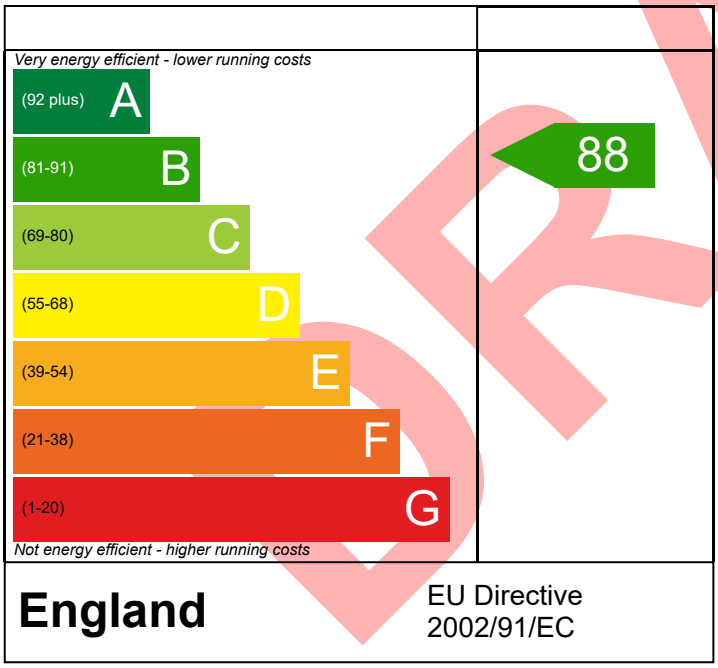
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.18 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

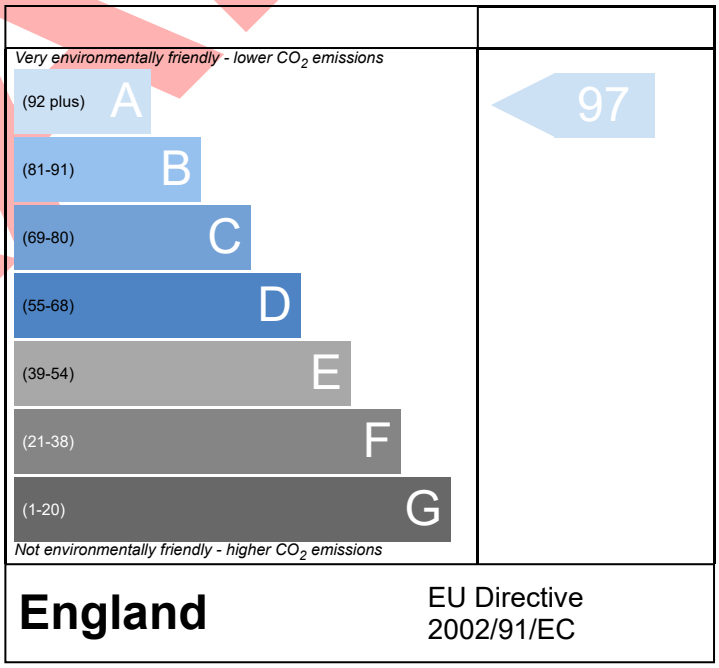
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

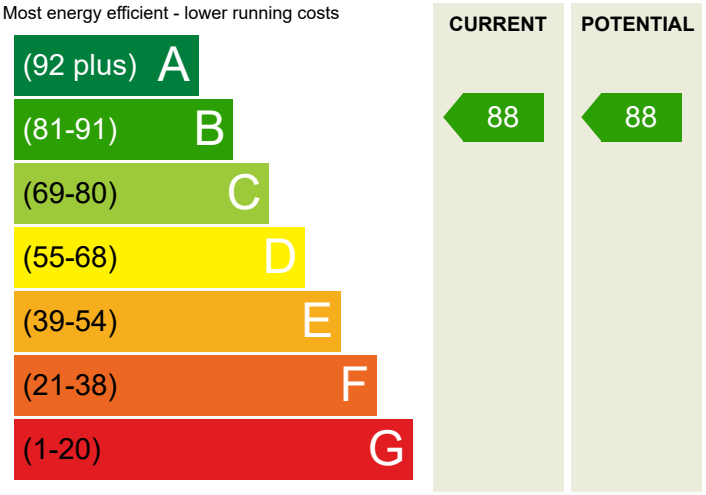
Energy Report

Dwelling Address	
Reference	Block A Appt 04 9F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

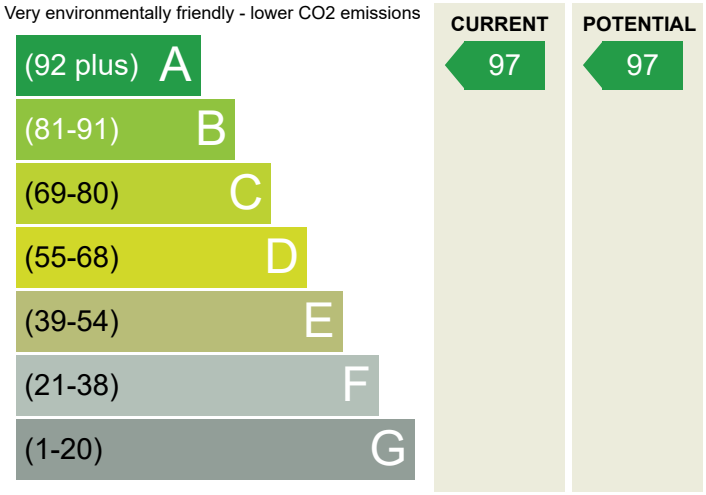
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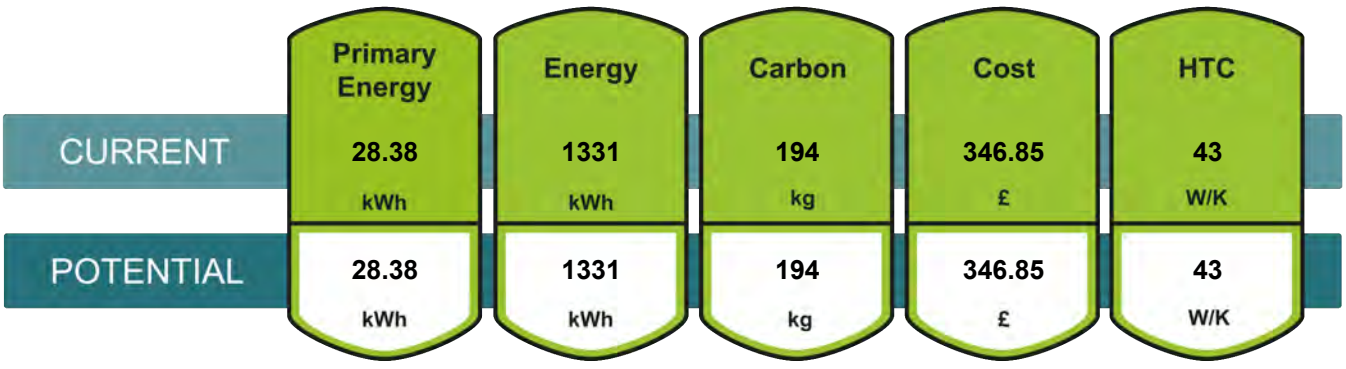
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£347

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings

Space Heating
324
kWh per year

Water Heating
678
kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 04 10F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	83 B	**DER**	4.67	**TER**	15.03
Environmental	96 A	**% DER < TER**			68.93
CO_2 Emissions (t/year)	0.26	**DFEE**	38.99	**TFEE**	39.27
Compliance Check	See BREL	**% DFEE < TFEE**			0.72
% DPER < TPER	41.16	**DPER**	47.90	**TPER**	81.41

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Top-floor flat	
Which Floor	10	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	1.00 m	72.18 m²	2.45 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	30.56	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	41.15	24.73	0.00	None	16.42	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	55.32	0.00	None

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
External Roof 1	External Flat Roof	Plasterboard, insulated flat roof	0.10	9.00	72.18	72.18	None	0.00	Enter Gross Area	0.00

Summary for Input Data

elmhurst energy

11.1 Party Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on rubber), carpeted	30.00	72.18

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
WINDOW SEW	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
WINDOW N	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20
SPANDREL PANEL	Manufacturer	Solid Door			Air Filled	0.00	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	WINDOW N	External Wall 1	North	6.71	0
DB 2	WINDOW N	External Wall 1	North	2.75	0
DB 2 SP	SPANDREL PANEL	External Wall 1	North	2.10	0
DB 1	WINDOW N	External Wall 1	North	2.75	0
DB 1 SP	SPANDREL PANEL	External Wall 1	North	2.10	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E23 Balcony within or between dwellings, balcony support penetrates wall insulation	Independently assessed	4.28	0.12	0.12	No
E2 Other lintels (including other steel lintels)	Independently assessed	6.83	0.05	0.05	Yes
E3 Sill	Independently assessed	5.08	0.05	0.05	Yes
E4 Jamb	Independently assessed	24.05	0.05	0.05	Yes
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.34	0.09	0.09	No
E15 Flat roof with parapet	Independently assessed	13.34	0.50	0.50	No
P4 Party wall - Roof (insulation at ceiling level)	Independently assessed	18.00	0.12	0.12	No

Y-value	0.12	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

Summary for Input Data

elmhurst energy

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	140.00	13300.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.88	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None
Space Community Heating	
Distribution Loss	Formal Declaration by Property Developer

Heat Source	Fuel Type	Heating Use	Efficiency	Percentage Of Heat	Heat	Heat Power Ratio	Electrical	Fuel Factor	Efficiency type

Heat source 1	None	Space
Heat source 2	None	Space
Heat source 3	None	Space
Heat source 4	None	Space
Heat source 5	None	Space

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
In Airing Cupboard	No	

31.0 Thermal Store	None	

32.0 Photovoltaic Unit	One Dwelling	
Export Capable Meter?	No	
Connected To Dwelling	Yes	
Diverter	No	
Battery Capacity [kWh]	0.00	

PV Cells kWp	Orientation	Elevation	Overshading	FGHRS	MCS Certificate	Overshading Factor	MCS Certificate Reference	Panel Manufacturer
0.50	South	45°	None Or Little	No	No	1.00		

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

Summary for Input Data

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

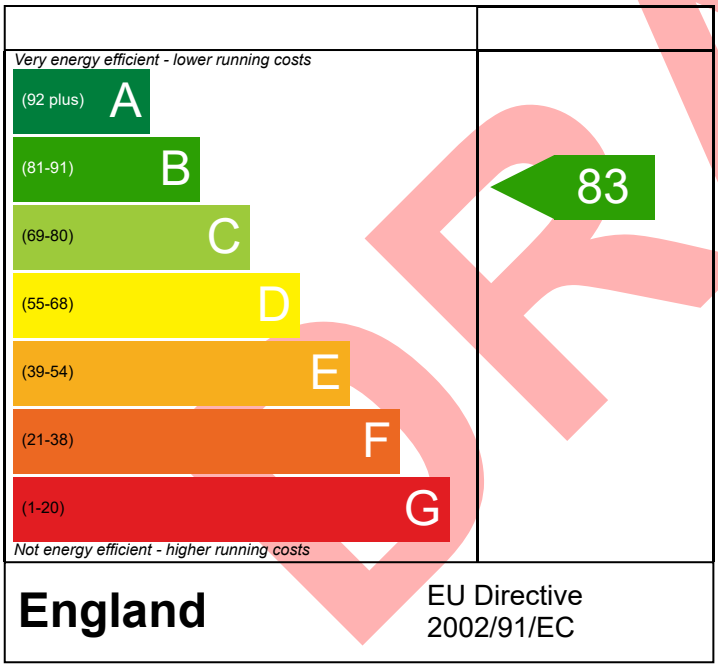
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.18 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

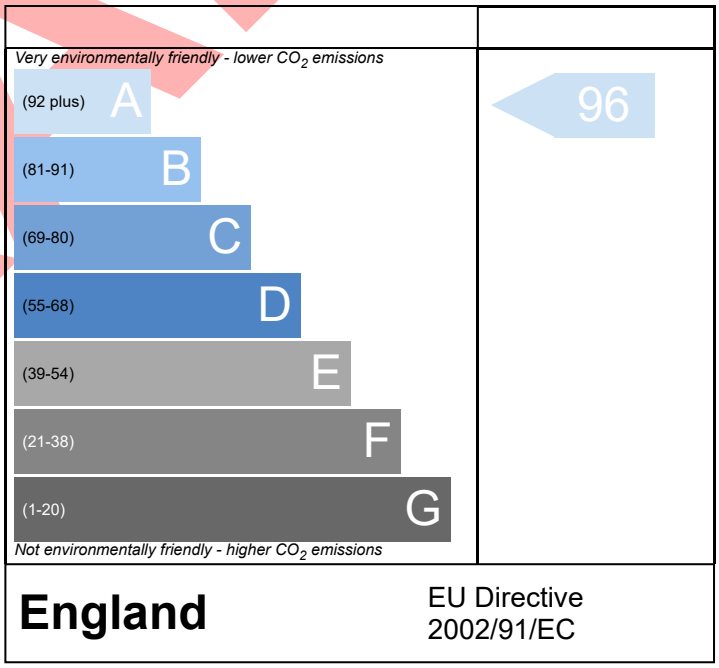
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

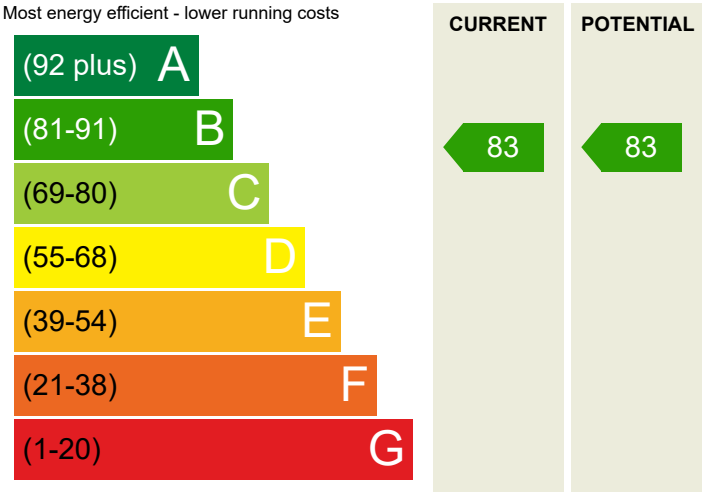
Energy Report

Dwelling Address	
Reference	Block A Appt 04 10F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

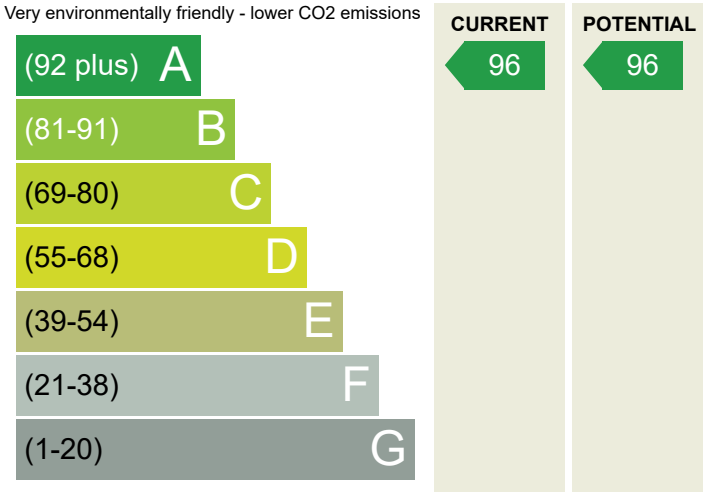
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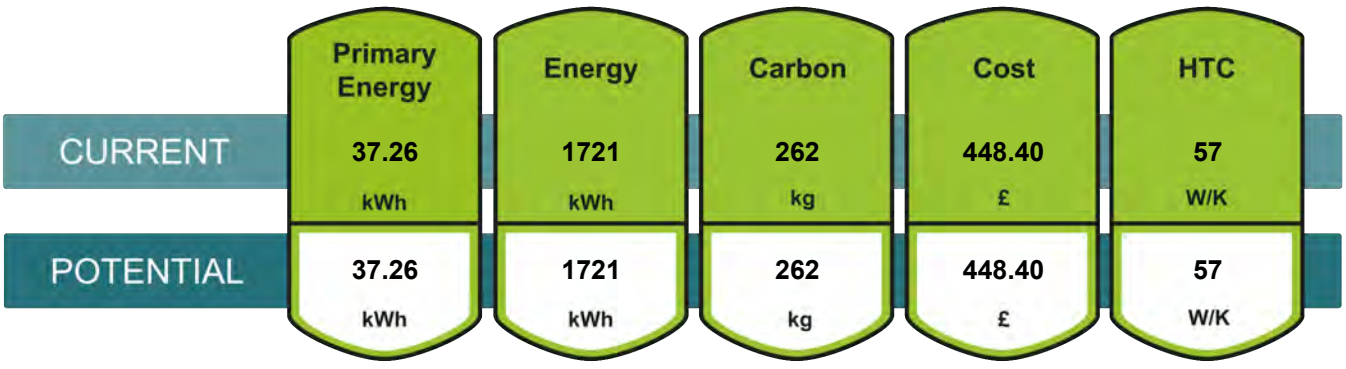
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Roof	Average thermal transmittance 0.1 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£448

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

1022

kWh per year



Water Heating

678

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 05 1F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	88 B	**DER**	3.41	**TER**	12.14
Environmental	97 A	**% DER < TER**			71.91
CO_2 Emissions (t/year)	0.19	**DFEE**	26.88	**TFEE**	26.13
Compliance Check	See BREL	**% DFEE < TFEE**			-2.86
% DPER < TPER	45.88	**DPER**	35.64	**TPER**	65.85

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	1.00 m	72.18 m²	2.45 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	30.56	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	41.15	24.73	0.00	None	16.42	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	55.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.18

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on rubber), carpeted	30.00	72.18

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
WINDOW SEW	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
WINDOW N	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20
SPANDREL PANEL	Manufacturer	Solid Door			Air Filled	0.00	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	WINDOW N	External Wall 1	North	6.71	0
DB 2	WINDOW N	External Wall 1	North	2.75	0
DB 2 SP	SPANDREL PANEL	External Wall 1	North	2.10	0
DB 1	WINDOW N	External Wall 1	North	2.75	0
DB 1 SP	SPANDREL PANEL	External Wall 1	North	2.10	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.34	0.09	0.09	No
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E23 Balcony within or between dwellings, balcony support penetrates wall insulation	Independently assessed	4.28	0.12	0.12	No
E2 Other lintels (including other steel lintels)	Independently assessed	6.83	0.05	0.05	Yes
E3 Sill	Independently assessed	5.08	0.05	0.05	Yes
E4 Jamb	Independently assessed	24.05	0.05	0.05	Yes
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.34	0.09	0.09	No

Y-value	0.14	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues	
21.0 Fixed Cooling System	No
22.0 Lighting	
No Fixed Lighting	No

Summary for Input Data

	Name	Efficacy	Power	Capacity	Count
	Lighting 1	95.00	140.00	13300.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	
25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.88	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	
26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

Summary for Input Data

elmhurst energy

Heat source 4	None	Space
Heat source 5	None	Space

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

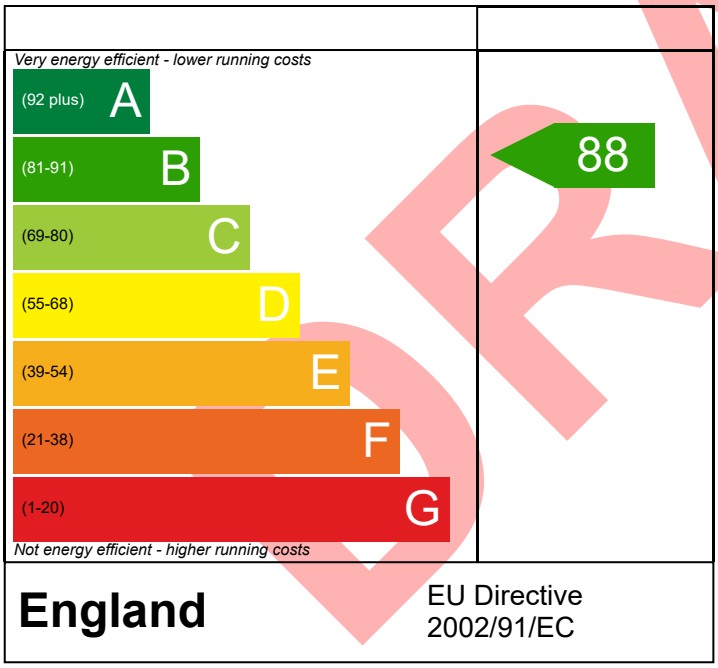
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.18 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

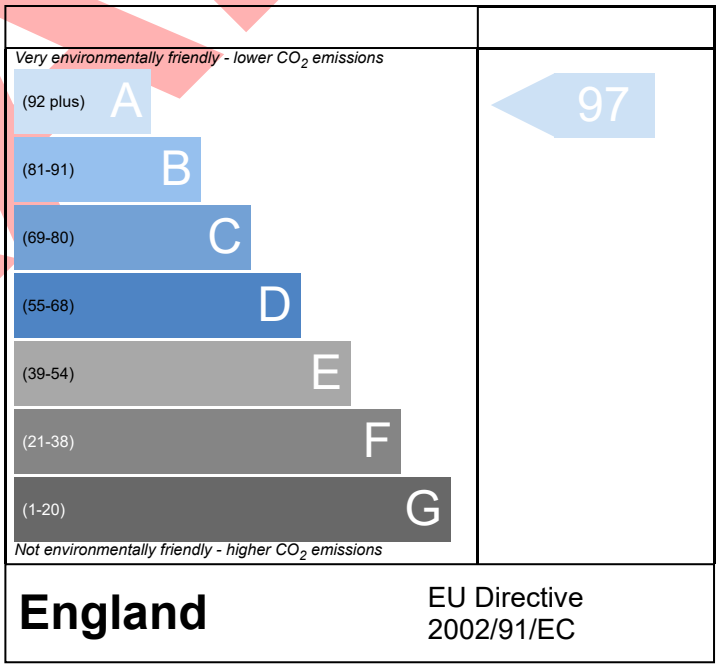
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

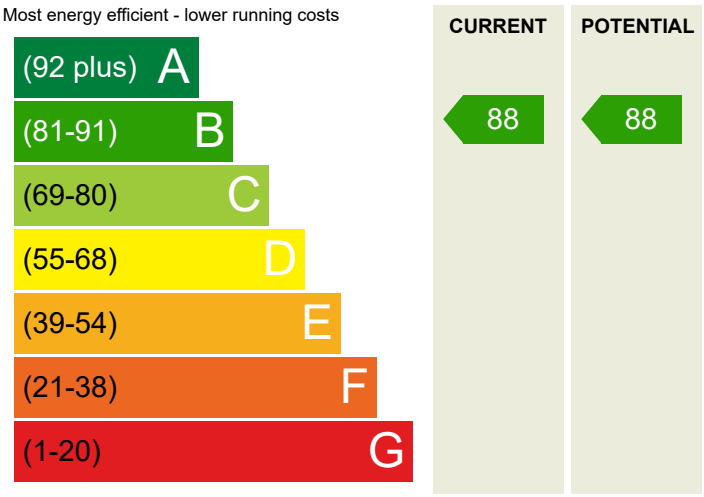
Energy Report

Dwelling Address	
Reference	Block A Appt 05 1F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

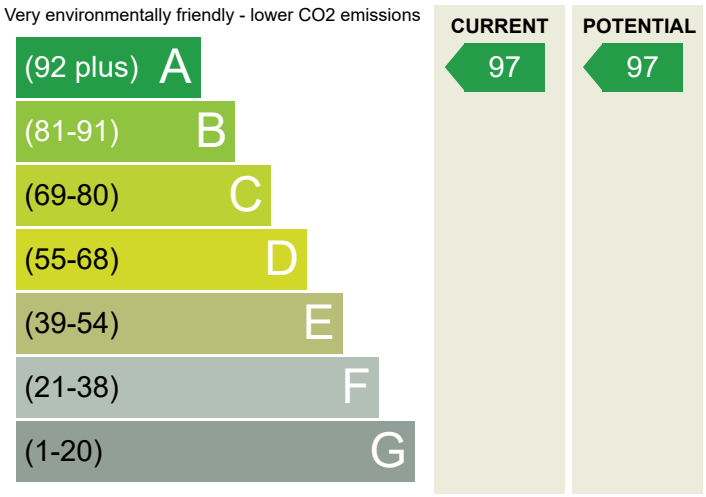
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

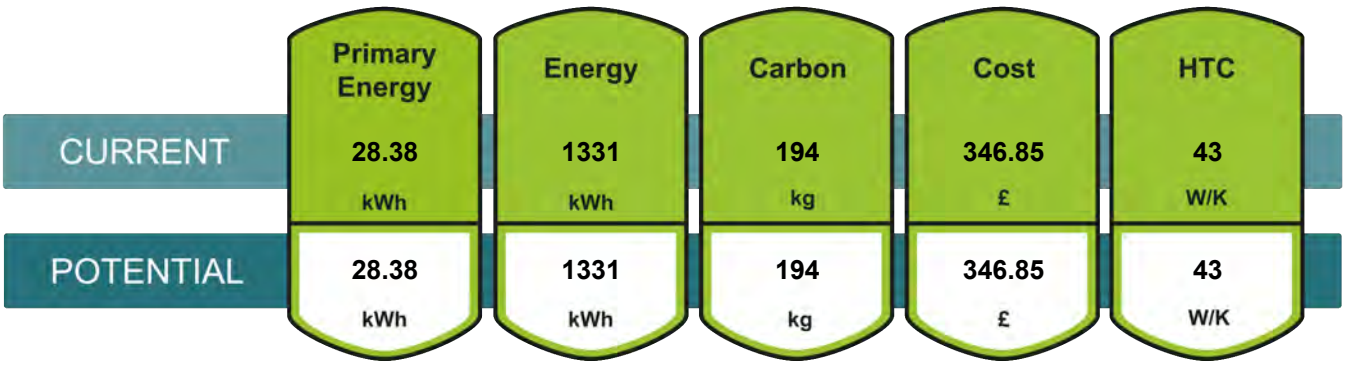
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£347

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings

Space Heating
324
kWh per year

Water Heating
678
kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 05 2F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	88 B	**DER**	3.41	**TER**	12.14
Environmental	97 A	**% DER < TER**			71.91
CO_2 Emissions (t/year)	0.19	**DFEE**	26.88	**TFEE**	26.13
Compliance Check	See BREL	**% DFEE < TFEE**			-2.86
% DPER < TPER	45.88	**DPER**	35.64	**TPER**	65.85

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	1.00 m	72.18 m²	2.45 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	30.56	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	41.15	24.73	0.00	None	16.42	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	55.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.18

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on rubber), carpeted	30.00	72.18

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
WINDOW SEW	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
WINDOW N	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20
SPANDREL PANEL	Manufacturer	Solid Door			Air Filled	0.00	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	WINDOW N	External Wall 1	North	6.71	0
DB 2	WINDOW N	External Wall 1	North	2.75	0
DB 2 SP	SPANDREL PANEL	External Wall 1	North	2.10	0
DB 1	WINDOW N	External Wall 1	North	2.75	0
DB 1 SP	SPANDREL PANEL	External Wall 1	North	2.10	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.34	0.09	0.09	No
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E23 Balcony within or between dwellings, balcony support penetrates wall insulation	Independently assessed	4.28	0.12	0.12	No
E2 Other lintels (including other steel lintels)	Independently assessed	6.83	0.05	0.05	Yes
E3 Sill	Independently assessed	5.08	0.05	0.05	Yes
E4 Jamb	Independently assessed	24.05	0.05	0.05	Yes
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.34	0.09	0.09	No

Y-value	0.14	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues	
21.0 Fixed Cooling System	No
22.0 Lighting	
No Fixed Lighting	No

Summary for Input Data

	Name	Efficacy	Power	Capacity	Count
	Lighting 1	95.00	140.00	13300.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	
25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.88	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	
26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

Summary for Input Data

elmhurst energy

Heat source 4	None	Space
Heat source 5	None	Space

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

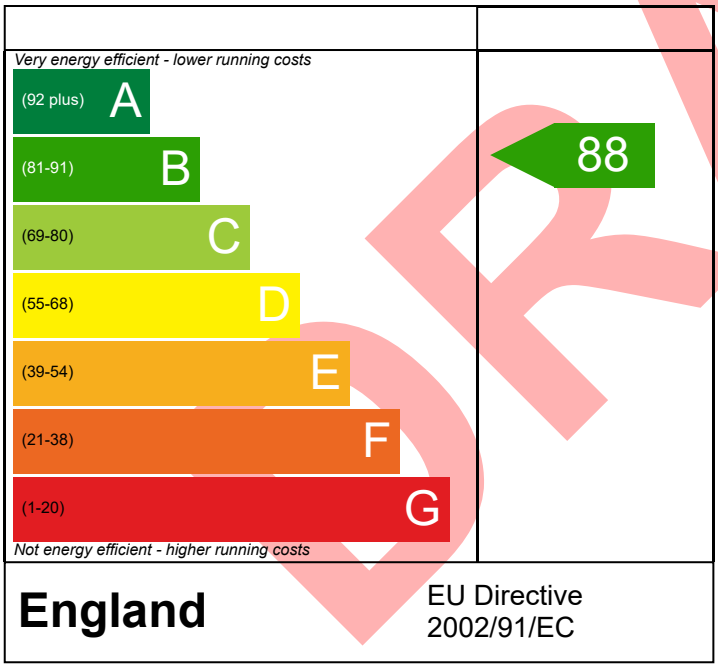
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.18 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

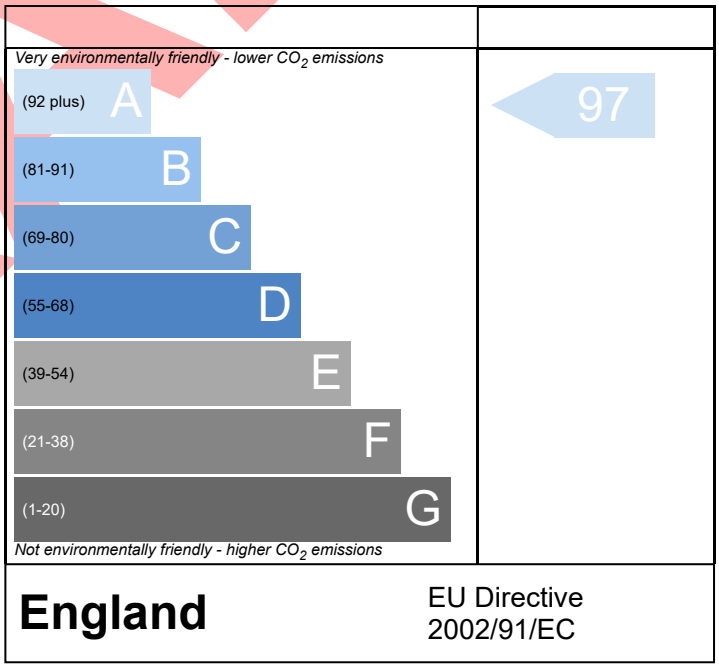
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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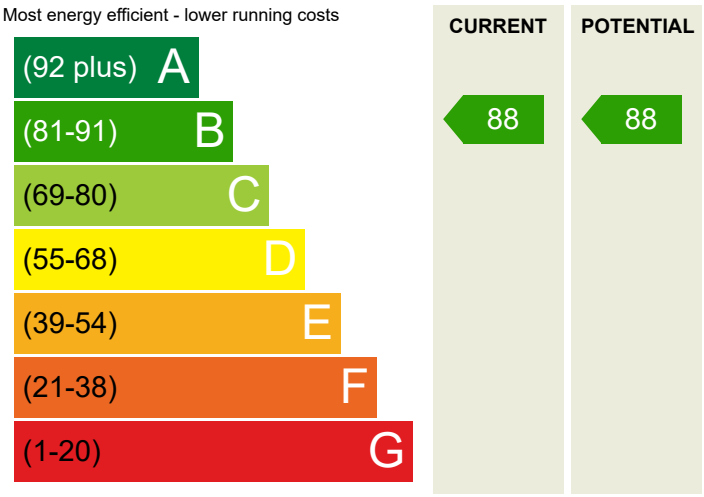
Energy Report

Dwelling Address	
Reference	Block A Appt 05 2F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

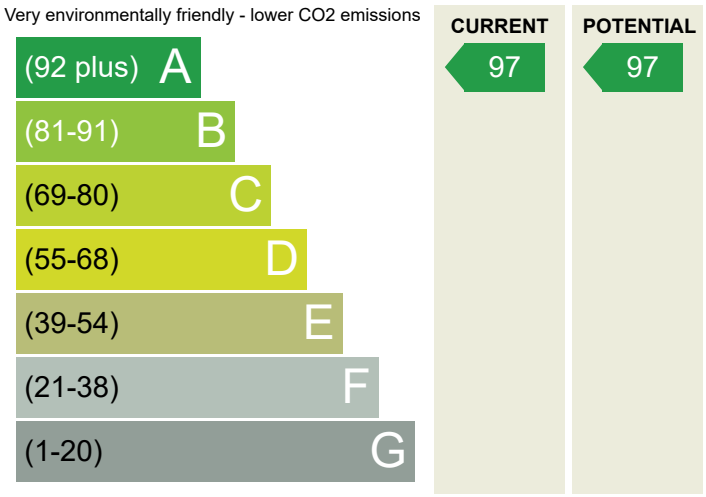
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

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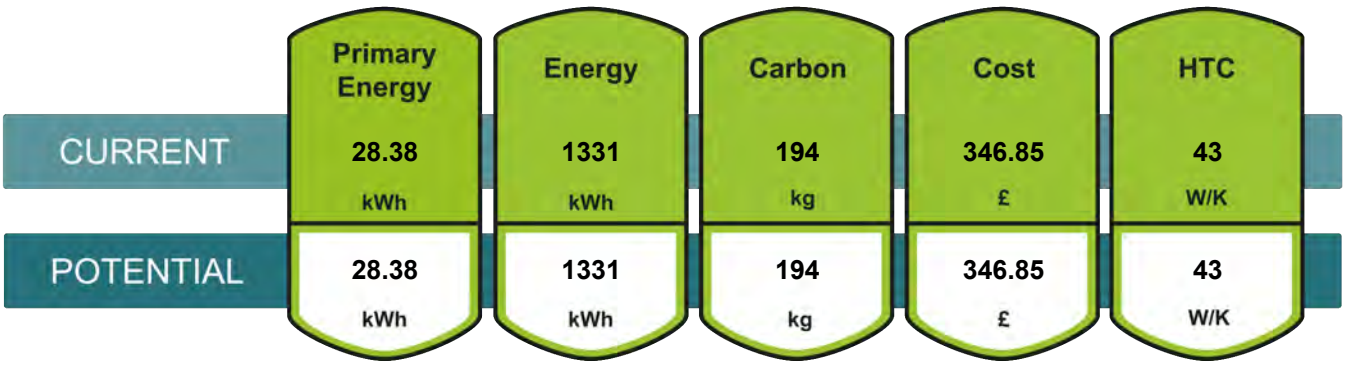
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£347

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings

Space Heating
324
kWh per year

Water Heating
678
kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 05 3F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	88 B	**DER**	3.41	**TER**	12.14
Environmental	97 A	**% DER < TER**			71.91
CO_2 Emissions (t/year)	0.19	**DFEE**	26.88	**TFEE**	26.13
Compliance Check	See BREL	**% DFEE < TFEE**			-2.86
% DPER < TPER	45.88	**DPER**	35.64	**TPER**	65.85

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	1.00 m	72.18 m²	2.45 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	30.56	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	41.15	24.73	0.00	None	16.42	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	55.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.18

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on rubber), carpeted	30.00	72.18

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
WINDOW SEW	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
WINDOW N	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20
SPANDREL PANEL	Manufacturer	Solid Door			Air Filled	0.00	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	WINDOW N	External Wall 1	North	6.71	0
DB 2	WINDOW N	External Wall 1	North	2.75	0
DB 2 SP	SPANDREL PANEL	External Wall 1	North	2.10	0
DB 1	WINDOW N	External Wall 1	North	2.75	0
DB 1 SP	SPANDREL PANEL	External Wall 1	North	2.10	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.34	0.09	0.09	No
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E23 Balcony within or between dwellings, balcony support penetrates wall insulation	Independently assessed	4.28	0.12	0.12	No
E2 Other lintels (including other steel lintels)	Independently assessed	6.83	0.05	0.05	Yes
E3 Sill	Independently assessed	5.08	0.05	0.05	Yes
E4 Jamb	Independently assessed	24.05	0.05	0.05	Yes
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.34	0.09	0.09	No

Y-value	0.14	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues	
21.0 Fixed Cooling System	No
22.0 Lighting	
No Fixed Lighting	No

Summary for Input Data

	Name	Efficacy	Power	Capacity	Count
	Lighting 1	95.00	140.00	13300.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	
25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.88	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	
26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

Summary for Input Data

elmhurst energy

Heat source 4	None	Space
Heat source 5	None	Space

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

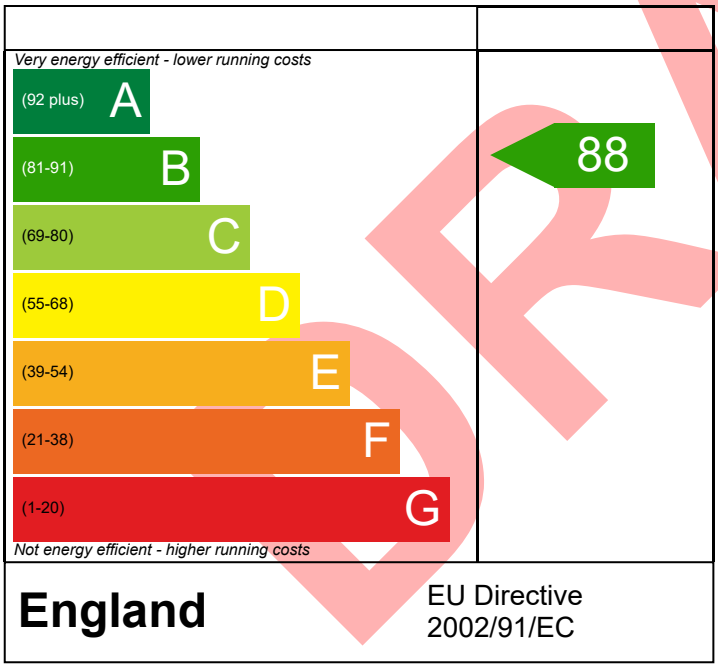
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.18 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

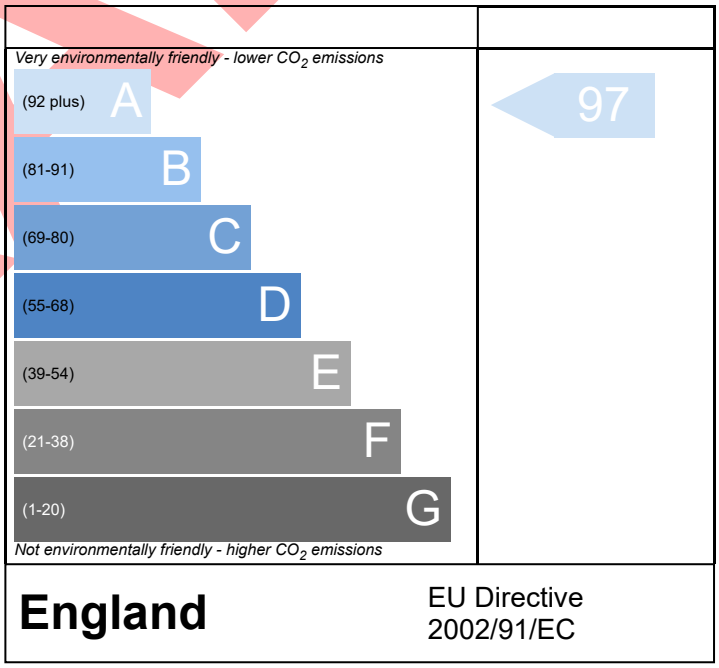
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

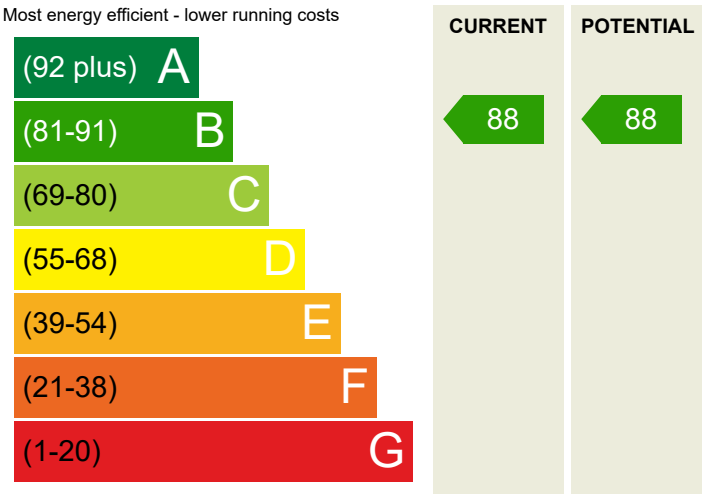
Energy Report

Dwelling Address	
Reference	Block A Appt 05 3F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

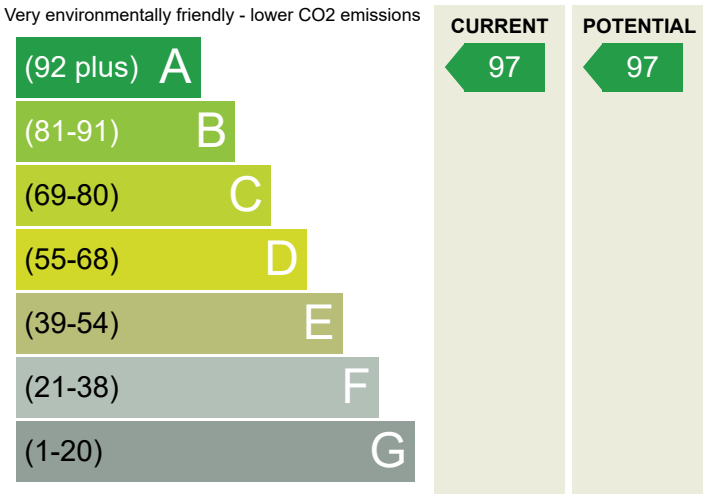
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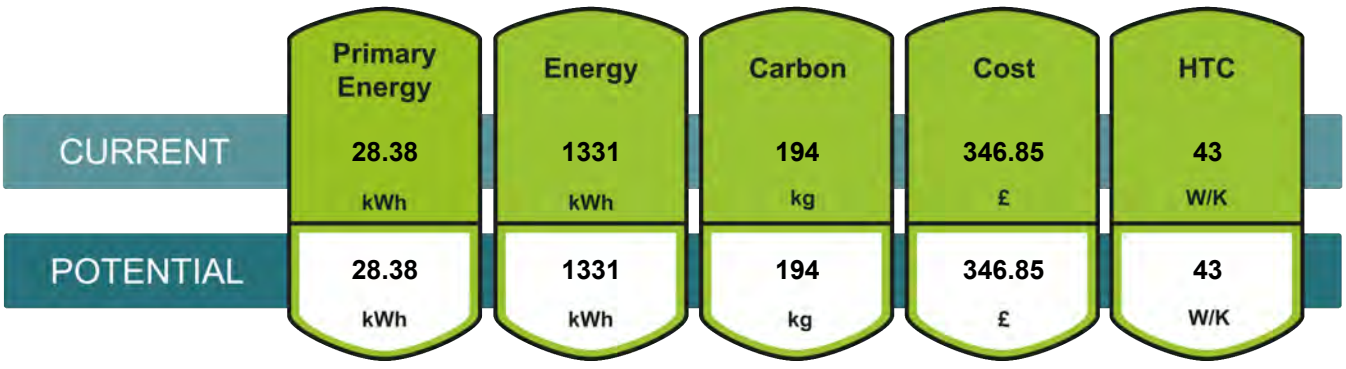
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£347

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings

Space Heating
324
kWh per year

Water Heating
678
kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 05 4F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	88 B	**DER**	3.41	**TER**	12.14
Environmental	97 A	**% DER < TER**			71.91
CO_2 Emissions (t/year)	0.19	**DFEE**	26.88	**TFEE**	26.13
Compliance Check	See BREL	**% DFEE < TFEE**			-2.86
% DPER < TPER	45.88	**DPER**	35.64	**TPER**	65.85

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	1.00 m	72.18 m²	2.45 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	30.56	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	41.15	24.73	0.00	None	16.42	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	55.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.18

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on rubber), carpeted	30.00	72.18

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
WINDOW SEW	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
WINDOW N	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20
SPANDREL PANEL	Manufacturer	Solid Door			Air Filled	0.00	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	WINDOW N	External Wall 1	North	6.71	0
DB 2	WINDOW N	External Wall 1	North	2.75	0
DB 2 SP	SPANDREL PANEL	External Wall 1	North	2.10	0
DB 1	WINDOW N	External Wall 1	North	2.75	0
DB 1 SP	SPANDREL PANEL	External Wall 1	North	2.10	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.34	0.09	0.09	No
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E23 Balcony within or between dwellings, balcony support penetrates wall insulation	Independently assessed	4.28	0.12	0.12	No
E2 Other lintels (including other steel lintels)	Independently assessed	6.83	0.05	0.05	Yes
E3 Sill	Independently assessed	5.08	0.05	0.05	Yes
E4 Jamb	Independently assessed	24.05	0.05	0.05	Yes
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.34	0.09	0.09	No

Y-value	0.14	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues	
21.0 Fixed Cooling System	No
22.0 Lighting	
No Fixed Lighting	No

Summary for Input Data

	Name	Efficacy	Power	Capacity	Count
	Lighting 1	95.00	140.00	13300.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	
25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.88	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	
26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

Summary for Input Data

elmhurst energy

Heat source 4	None	Space
Heat source 5	None	Space

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

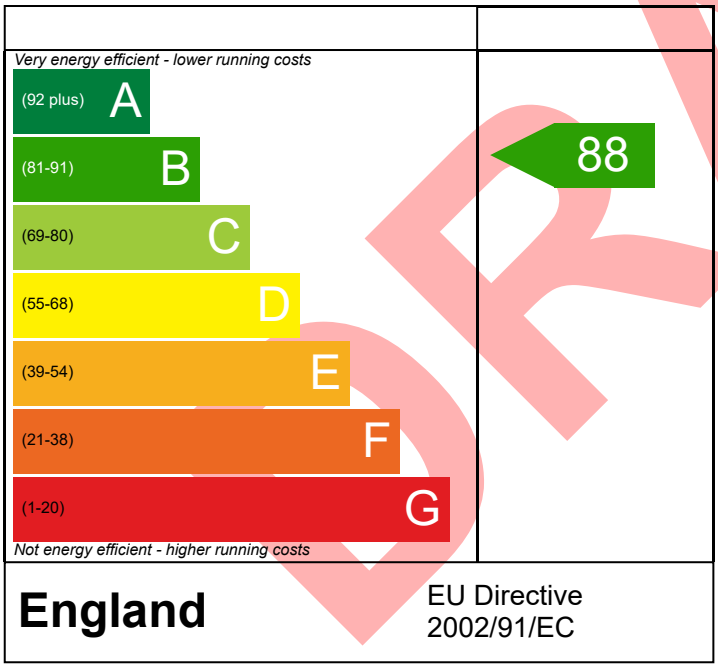
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.18 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

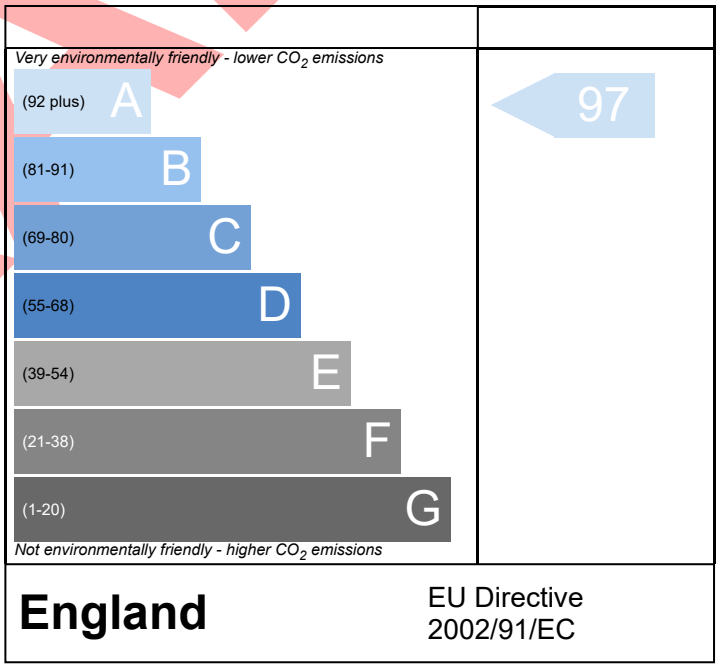
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

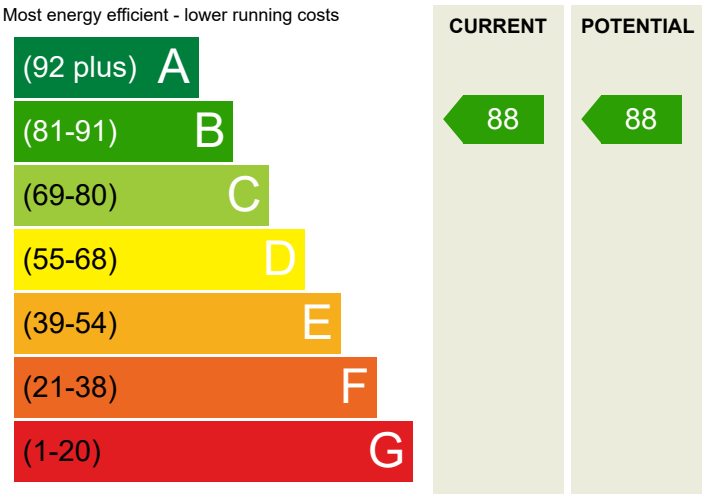
Energy Report

Dwelling Address	
Reference	Block A Appt 05 4F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

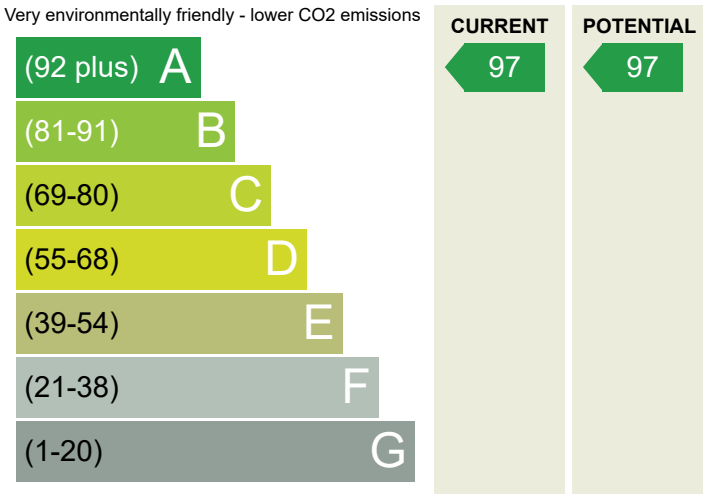
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

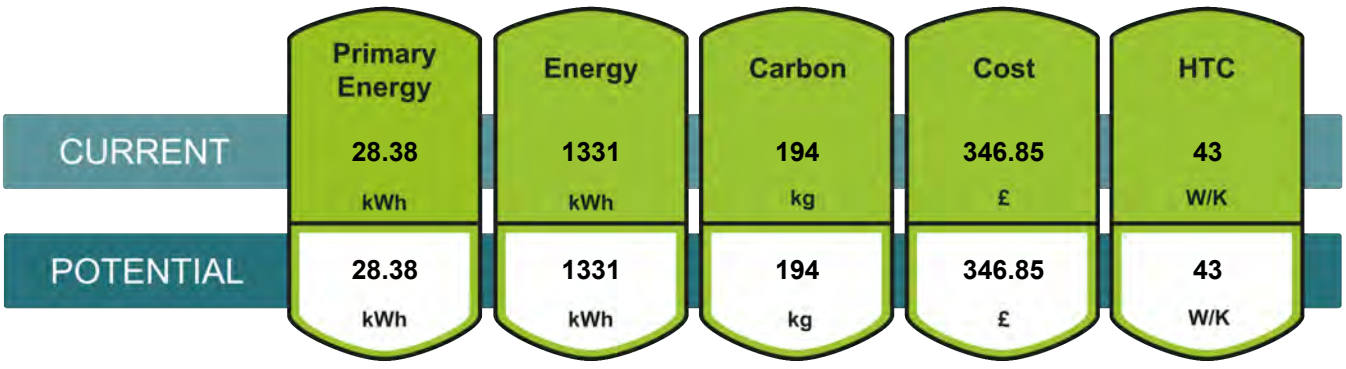
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£347

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings

Space Heating
324
kWh per year

Water Heating
678
kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 05 5F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	88 B	**DER**	3.41	**TER**	12.14
Environmental	97 A	**% DER < TER**			71.91
CO_2 Emissions (t/year)	0.19	**DFEE**	26.88	**TFEE**	26.13
Compliance Check	See BREL	**% DFEE < TFEE**			-2.86
% DPER < TPER	45.88	**DPER**	35.64	**TPER**	65.85

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	1.00 m	72.18 m²	2.45 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	30.56	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	41.15	24.73	0.00	None	16.42	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	55.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.18

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on rubber), carpeted	30.00	72.18

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
WINDOW SEW	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
WINDOW N	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20
SPANDREL PANEL	Manufacturer	Solid Door			Air Filled	0.00	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	WINDOW N	External Wall 1	North	6.71	0
DB 2	WINDOW N	External Wall 1	North	2.75	0
DB 2 SP	SPANDREL PANEL	External Wall 1	North	2.10	0
DB 1	WINDOW N	External Wall 1	North	2.75	0
DB 1 SP	SPANDREL PANEL	External Wall 1	North	2.10	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.34	0.09	0.09	No
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E23 Balcony within or between dwellings, balcony support penetrates wall insulation	Independently assessed	4.28	0.12	0.12	No
E2 Other lintels (including other steel lintels)	Independently assessed	6.83	0.05	0.05	Yes
E3 Sill	Independently assessed	5.08	0.05	0.05	Yes
E4 Jamb	Independently assessed	24.05	0.05	0.05	Yes
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.34	0.09	0.09	No

Y-value	0.14	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues	
21.0 Fixed Cooling System	No
22.0 Lighting	
No Fixed Lighting	No

Summary for Input Data

	Name	Efficacy	Power	Capacity	Count
	Lighting 1	95.00	140.00	13300.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	
25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.88	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	
26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

Summary for Input Data

elmhurst energy

Heat source 4	None	Space
Heat source 5	None	Space

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

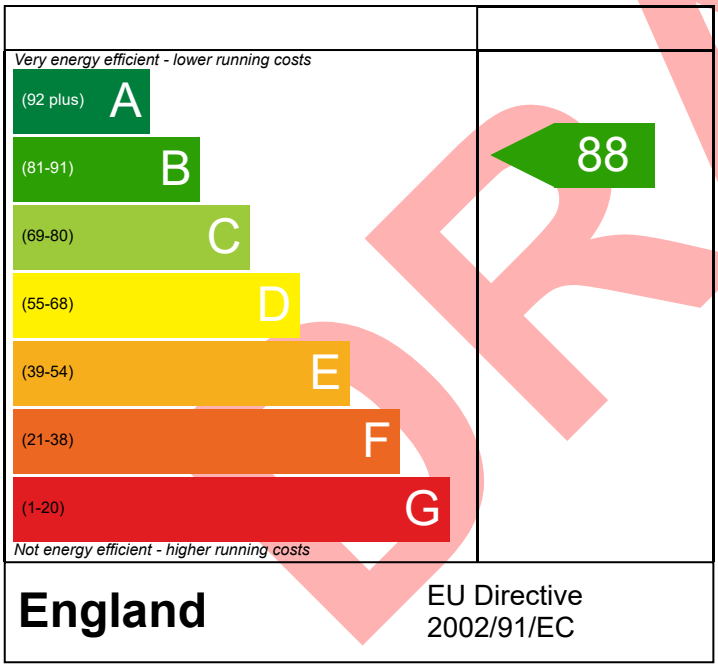
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.18 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

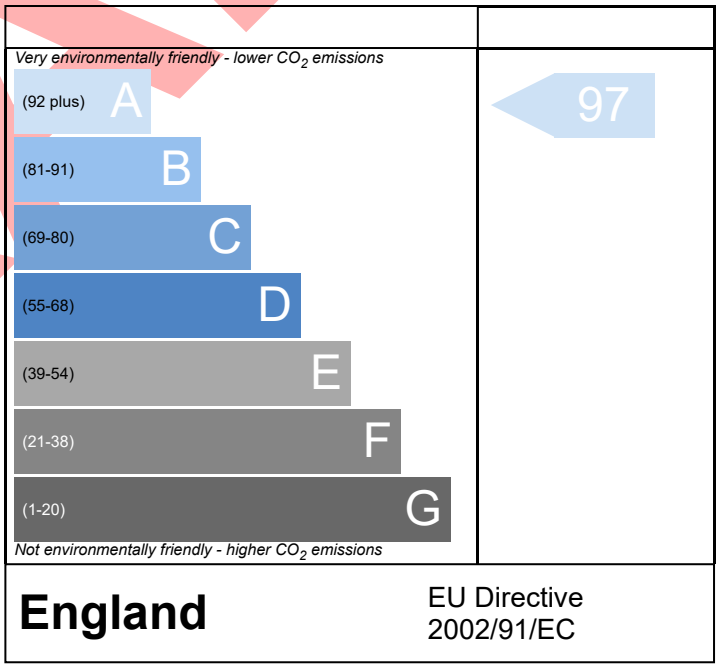
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

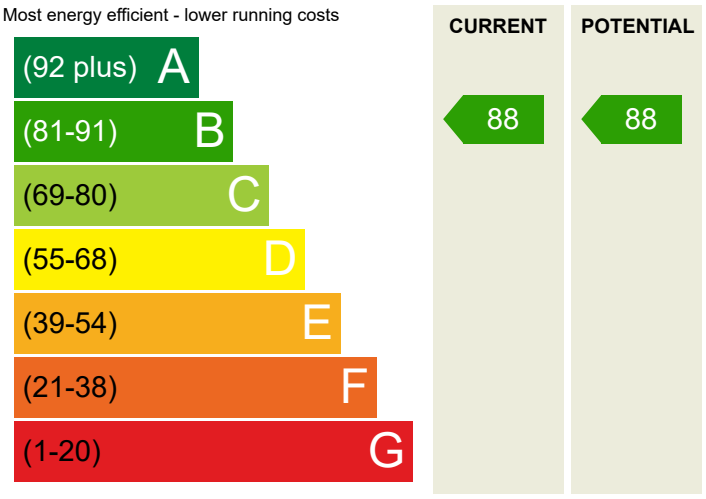
Energy Report

Dwelling Address	
Reference	Block A Appt 05 5F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

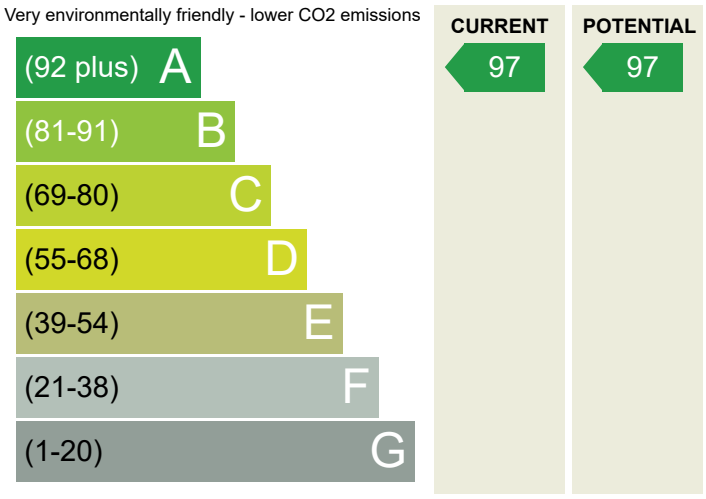
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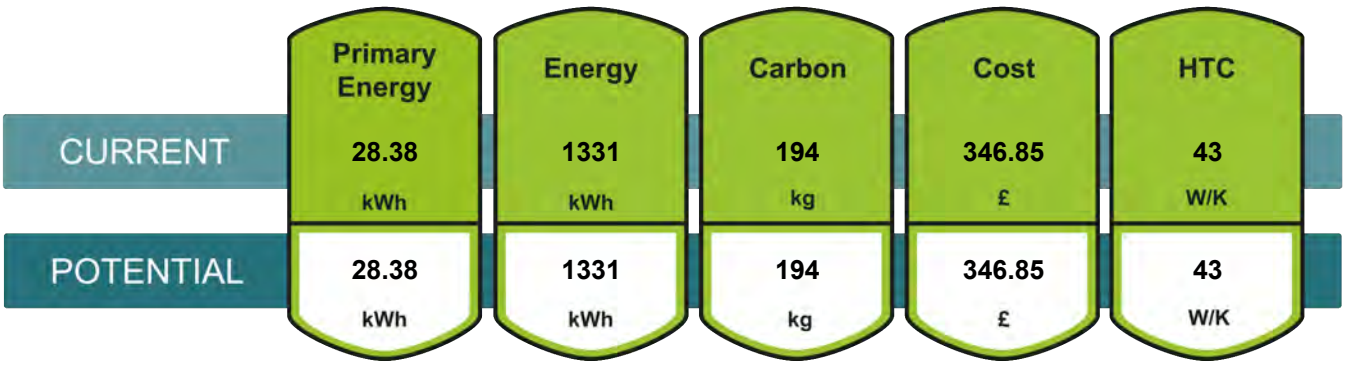
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£347

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings

Space Heating
324
kWh per year

Water Heating
678
kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 05 6F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	88 B	**DER**	3.41	**TER**	12.14
Environmental	97 A	**% DER < TER**			71.91
CO_2 Emissions (t/year)	0.19	**DFEE**	26.88	**TFEE**	26.13
Compliance Check	See BREL	**% DFEE < TFEE**			-2.86
% DPER < TPER	45.88	**DPER**	35.64	**TPER**	65.85

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	6	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	1.00 m	72.18 m²	2.45 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	30.56	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	41.15	24.73	0.00	None	16.42	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	55.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.18

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on rubber), carpeted	30.00	72.18

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
WINDOW SEW	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
WINDOW N	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20
SPANDREL PANEL	Manufacturer	Solid Door			Air Filled	0.00	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	WINDOW N	External Wall 1	North	6.71	0
DB 2	WINDOW N	External Wall 1	North	2.75	0
DB 2 SP	SPANDREL PANEL	External Wall 1	North	2.10	0
DB 1	WINDOW N	External Wall 1	North	2.75	0
DB 1 SP	SPANDREL PANEL	External Wall 1	North	2.10	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.34	0.09	0.09	No
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E23 Balcony within or between dwellings, balcony support penetrates wall insulation	Independently assessed	4.28	0.12	0.12	No
E2 Other lintels (including other steel lintels)	Independently assessed	6.83	0.05	0.05	Yes
E3 Sill	Independently assessed	5.08	0.05	0.05	Yes
E4 Jamb	Independently assessed	24.05	0.05	0.05	Yes
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.34	0.09	0.09	No

Y-value	0.14	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues	
21.0 Fixed Cooling System	No
22.0 Lighting	
No Fixed Lighting	No

Summary for Input Data

	Name	Efficacy	Power	Capacity	Count
	Lighting 1	95.00	140.00	13300.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	
25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.88	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	
26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

Summary for Input Data

elmhurst energy

Heat source 4	None	Space
Heat source 5	None	Space

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

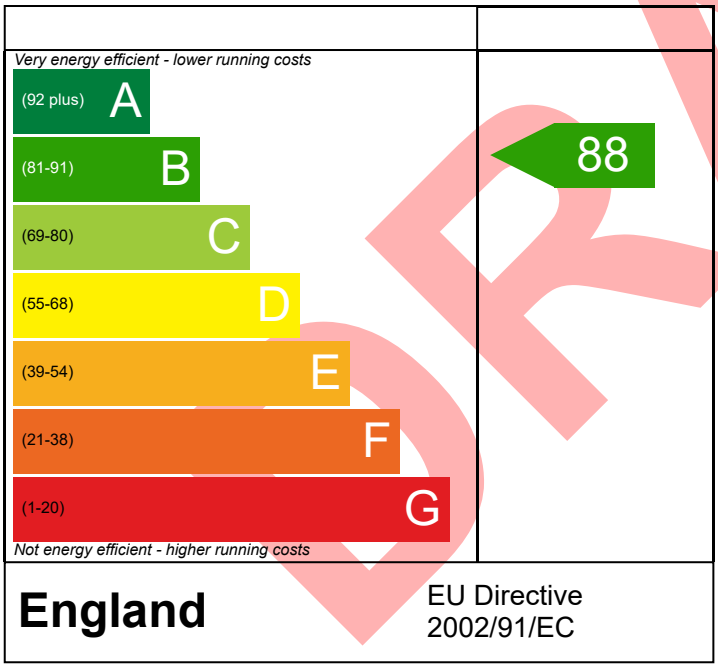
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.18 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

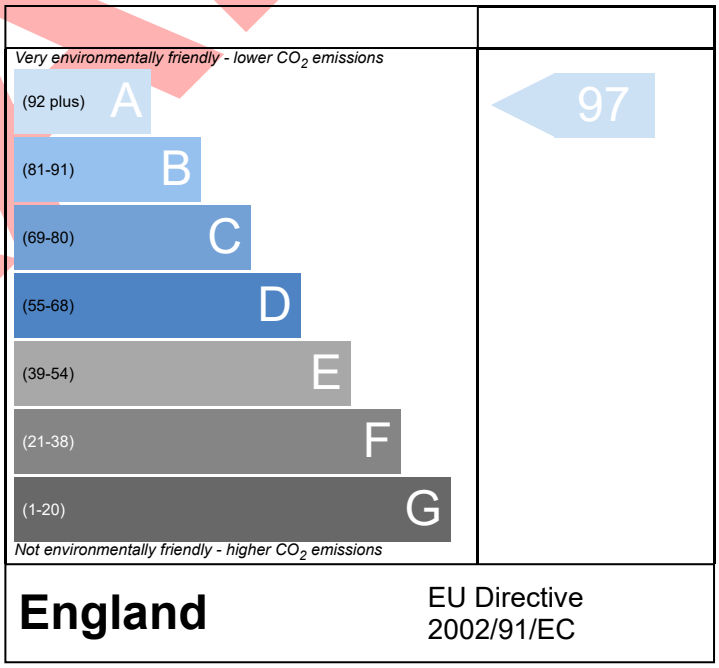
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

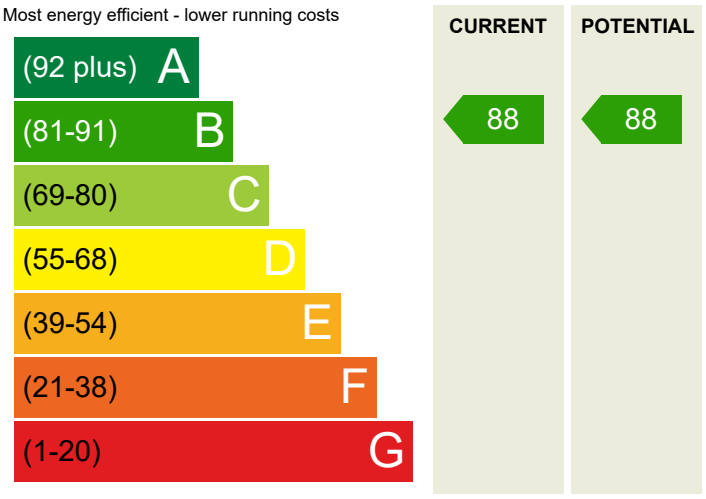
Energy Report

Dwelling Address	
Reference	Block A Appt 05 6F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

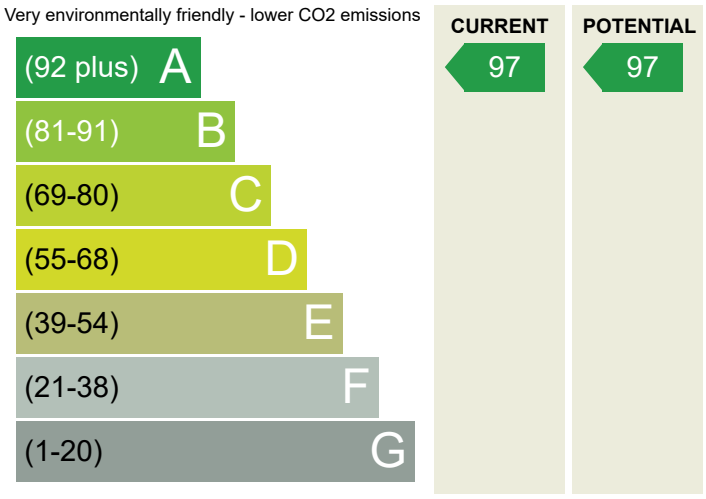
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

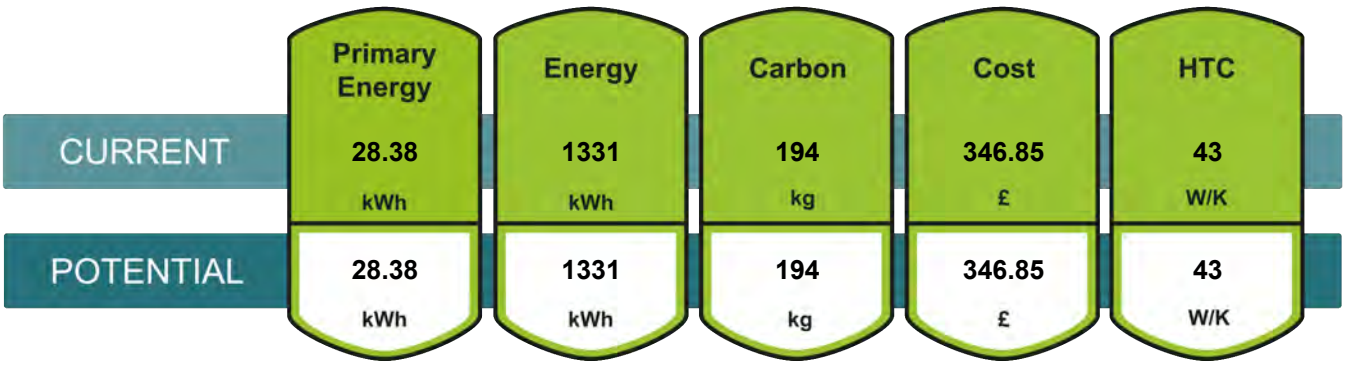
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£347

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings

Space Heating
324
kWh per year

Water Heating
678
kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 05 7F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	88 B	**DER**	3.41	**TER**	12.14
Environmental	97 A	**% DER < TER**			71.91
CO_2 Emissions (t/year)	0.19	**DFEE**	26.88	**TFEE**	26.13
Compliance Check	See BREL	**% DFEE < TFEE**			-2.86
% DPER < TPER	45.88	**DPER**	35.64	**TPER**	65.85

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	7	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	1.00 m	72.18 m²	2.45 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	30.56	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	41.15	24.73	0.00	None	16.42	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	55.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.18

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on rubber), carpeted	30.00	72.18

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
WINDOW SEW	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
WINDOW N	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20
SPANDREL PANEL	Manufacturer	Solid Door			Air Filled	0.00	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	WINDOW N	External Wall 1	North	6.71	0
DB 2	WINDOW N	External Wall 1	North	2.75	0
DB 2 SP	SPANDREL PANEL	External Wall 1	North	2.10	0
DB 1	WINDOW N	External Wall 1	North	2.75	0
DB 1 SP	SPANDREL PANEL	External Wall 1	North	2.10	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.34	0.09	0.09	No
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E23 Balcony within or between dwellings, balcony support penetrates wall insulation	Independently assessed	4.28	0.12	0.12	No
E2 Other lintels (including other steel lintels)	Independently assessed	6.83	0.05	0.05	Yes
E3 Sill	Independently assessed	5.08	0.05	0.05	Yes
E4 Jamb	Independently assessed	24.05	0.05	0.05	Yes
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.34	0.09	0.09	No

Y-value	0.14	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues	
21.0 Fixed Cooling System	No
22.0 Lighting	
No Fixed Lighting	No

Summary for Input Data

	Name	Efficacy	Power	Capacity	Count
	Lighting 1	95.00	140.00	13300.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	
25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.88	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	
26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

Summary for Input Data

elmhurst energy

Heat source 4	None	Space
Heat source 5	None	Space

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

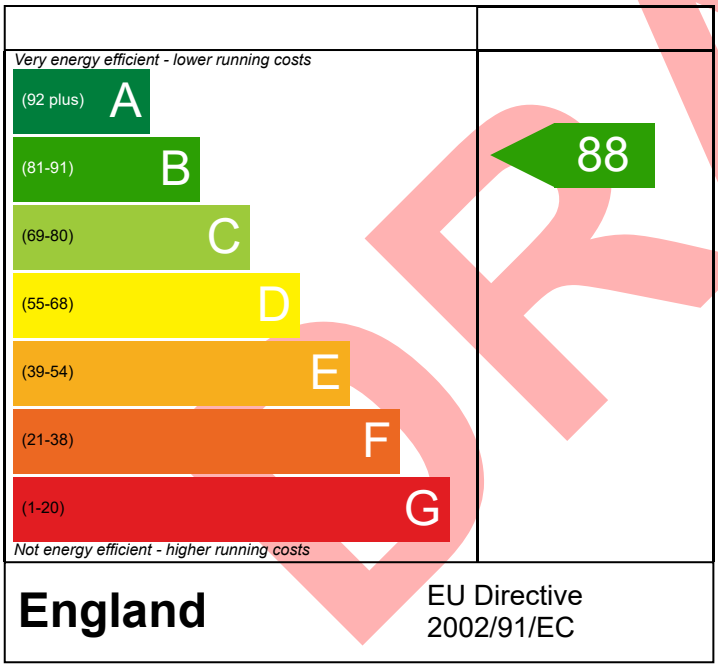
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.18 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

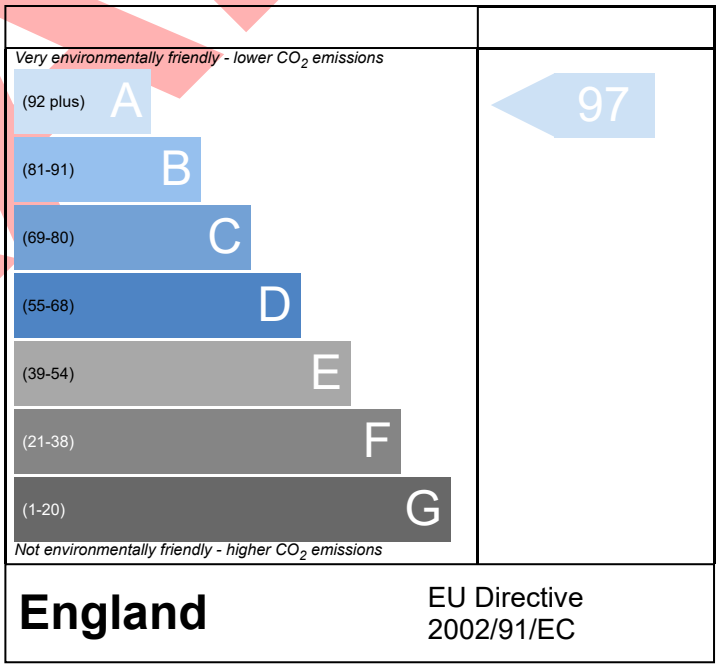
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

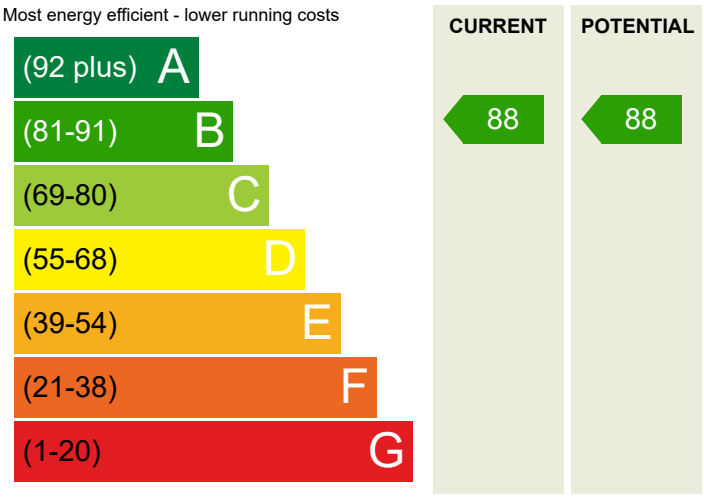
Energy Report

Dwelling Address	
Reference	Block A Appt 05 7F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

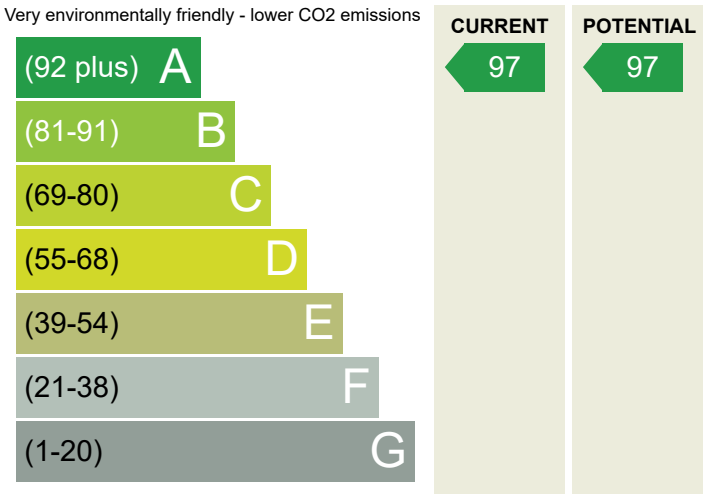
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

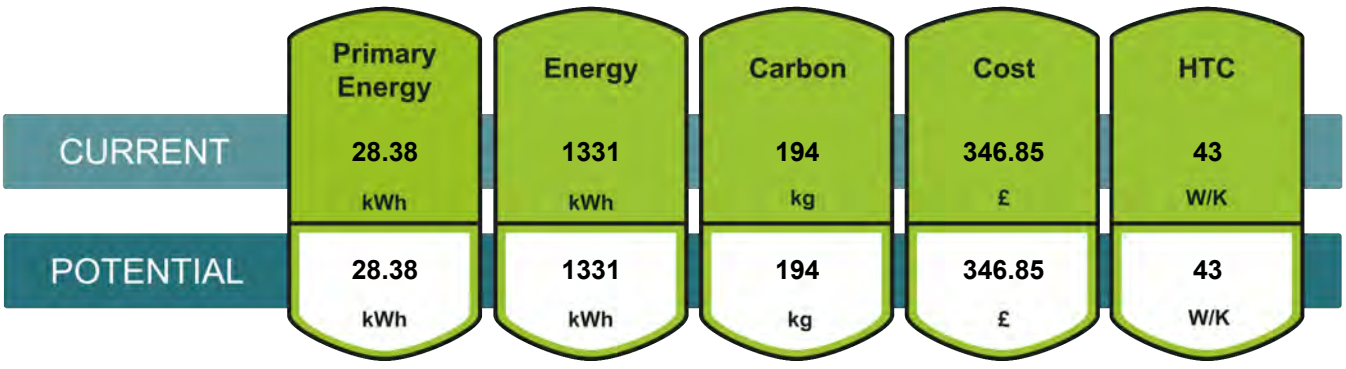
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£347

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings

Space Heating
324
kWh per year

Water Heating
678
kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 05 8F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	88 B	**DER**	3.41	**TER**	12.14
Environmental	97 A	**% DER < TER**			71.91
CO_2 Emissions (t/year)	0.19	**DFEE**	26.88	**TFEE**	26.13
Compliance Check	See BREL	**% DFEE < TFEE**			-2.86
% DPER < TPER	45.88	**DPER**	35.64	**TPER**	65.85

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	South	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	8	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	1.00 m	72.18 m²	2.45 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	30.56	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	41.15	24.73	0.00	None	16.42	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	55.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.18

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on rubber), carpeted	30.00	72.18

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
WINDOW SEW	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
WINDOW N	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20
SPANDREL PANEL	Manufacturer	Solid Door			Air Filled	0.00	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	WINDOW N	External Wall 1	North	6.71	0
DB 2	WINDOW N	External Wall 1	North	2.75	0
DB 2 SP	SPANDREL PANEL	External Wall 1	North	2.10	0
DB 1	WINDOW N	External Wall 1	North	2.75	0
DB 1 SP	SPANDREL PANEL	External Wall 1	North	2.10	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.34	0.09	0.09	No
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E23 Balcony within or between dwellings, balcony support penetrates wall insulation	Independently assessed	4.28	0.12	0.12	No
E2 Other lintels (including other steel lintels)	Independently assessed	6.83	0.05	0.05	Yes
E3 Sill	Independently assessed	5.08	0.05	0.05	Yes
E4 Jamb	Independently assessed	24.05	0.05	0.05	Yes
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	13.34	0.09	0.09	No

Y-value	0.14	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues	
21.0 Fixed Cooling System	No
22.0 Lighting	
No Fixed Lighting	No

Summary for Input Data

	Name	Efficacy	Power	Capacity	Count
	Lighting 1	95.00	140.00	13300.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	
25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.88	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	
26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

Summary for Input Data

elmhurst energy

Heat source 4	None	Space
Heat source 5	None	Space

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

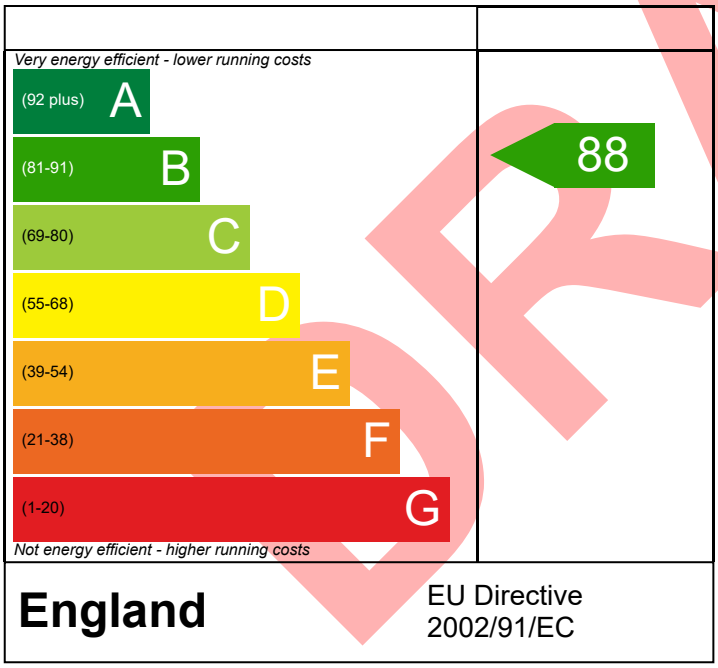
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.18 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

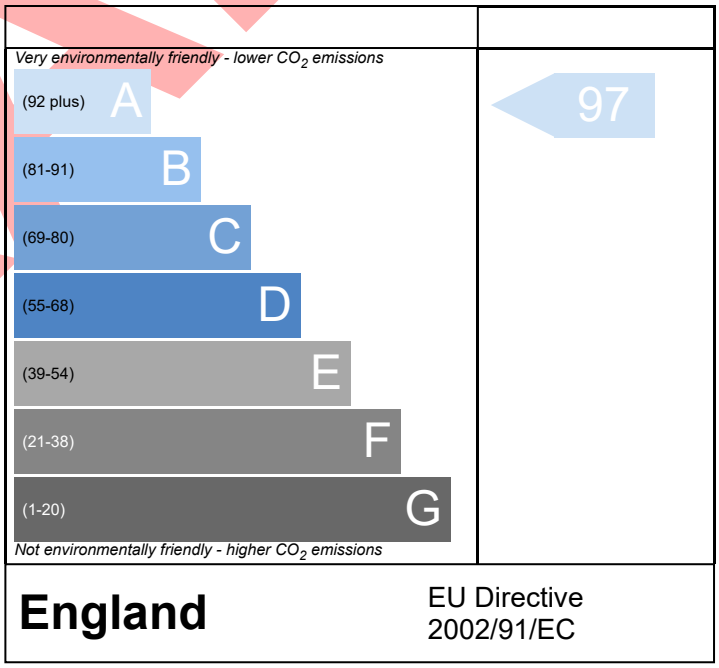
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

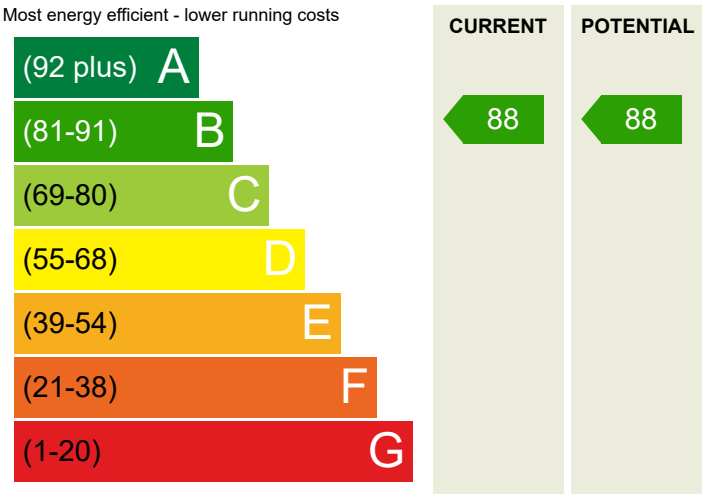
Energy Report

Dwelling Address	
Reference	Block A Appt 05 8F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

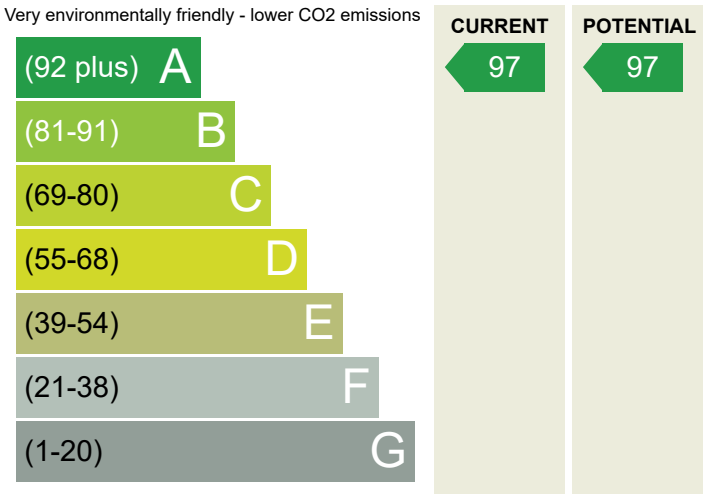
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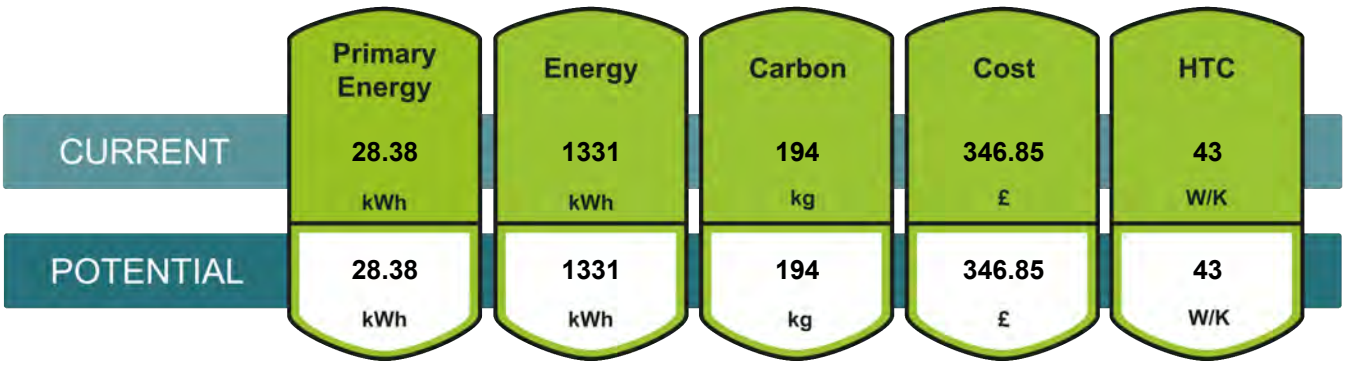
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£347

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings

Space Heating
324
kWh per year

Water Heating
678
kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 05 9F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	92 A	**DER**	2.28	**TER**	10.87
Environmental	98 A	**% DER < TER**			79.02
CO_2 Emissions (t/year)	0.12	**DFEE**	11.10	**TFEE**	11.71
Compliance Check	See BREL	**% DFEE < TFEE**			5.19
% DPER < TPER	58.96	**DPER**	24.49	**TPER**	59.67

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	West	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	9	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	13.51	0.00	None	4.78	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	East	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	1.48	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	2.94	0.05	0.05	Yes
E3 Sill	Independently assessed	2.94	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No

Y-value	0.10	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Flexible	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No	

22.0 Lighting

No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

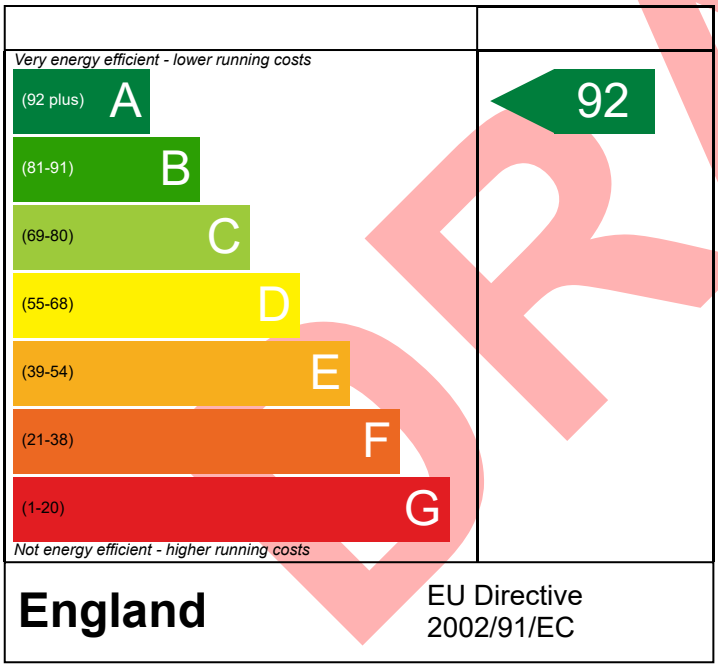
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

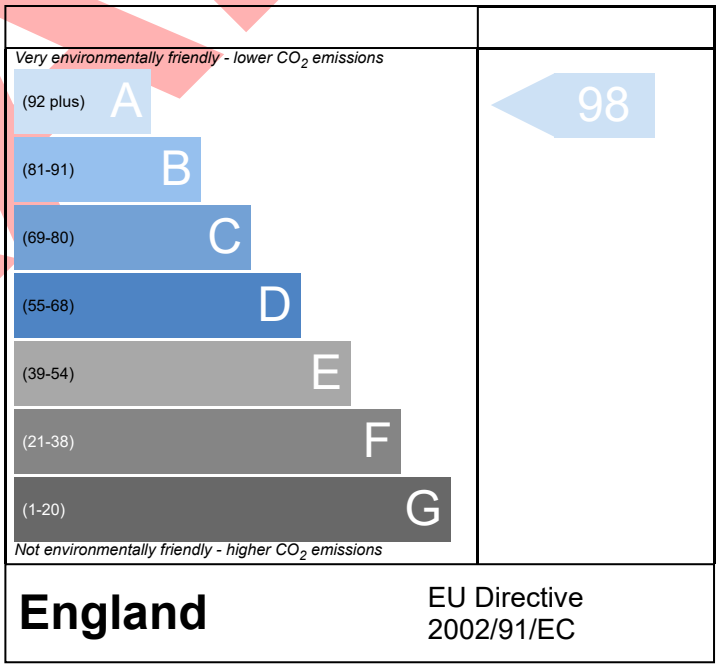
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

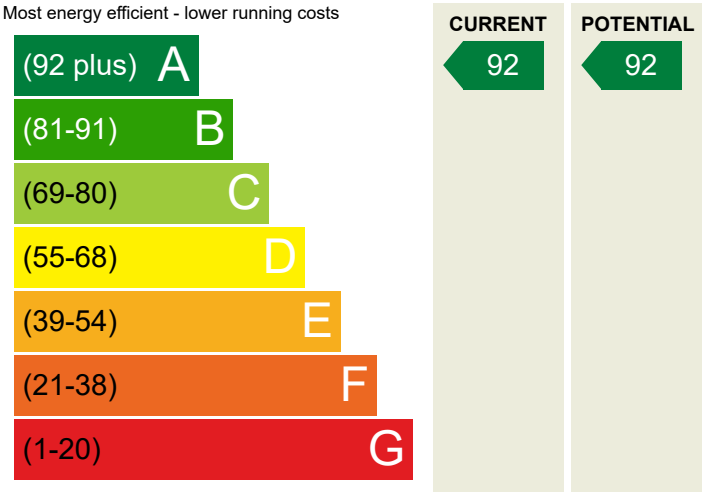
Energy Report

Dwelling Address	
Reference	Block A Appt 05 9F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

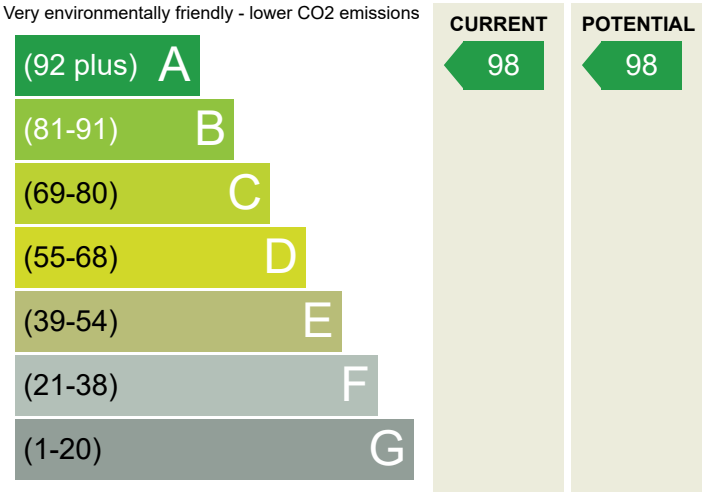
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This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

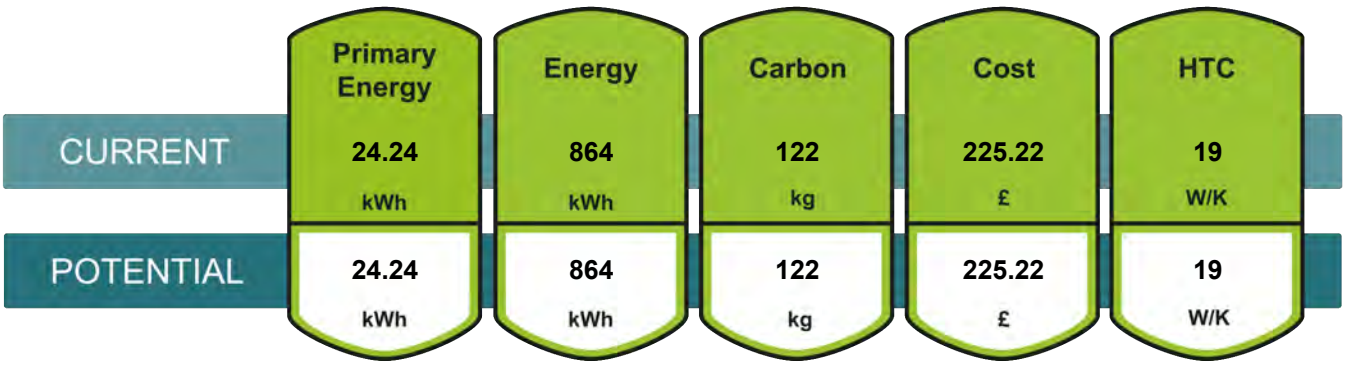
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£225

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

1

kWh per year



Water Heating

594

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 05 10F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	89 B	**DER**	3.12	**TER**	13.15
Environmental	98 A	**% DER < TER**			76.27
CO_2 Emissions (t/year)	0.14	**DFEE**	22.04	**TFEE**	23.16
Compliance Check	See BREL	**% DFEE < TFEE**			4.85
% DPER < TPER	54.19	**DPER**	32.95	**TPER**	71.93

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	West	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Top-floor flat	
Which Floor	10	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	13.51	0.00	None	4.78	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

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
External Roof 1	External Flat Roof	Plasterboard, insulated flat roof	0.10	9.00	54.30	54.30	None	0.00	Enter Gross Area	0.00

Summary for Input Data

elmhurst energy

11.1 Party Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	East	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	1.48	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	2.94	0.05	0.05	Yes
E3 Sill	Independently assessed	2.94	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No
E15 Flat roof with parapet	Independently assessed	6.00	0.50	0.50	No
P4 Party wall - Roof (insulation at ceiling level)	Independently assessed	21.80	0.12	0.12	No

Y-value	0.09	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer

Summary for Input Data

Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Summary for Input Data

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

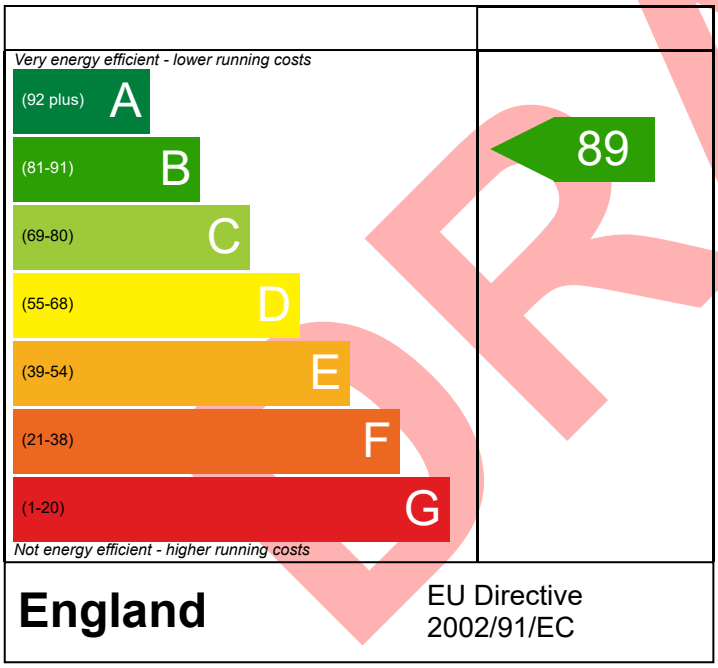
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

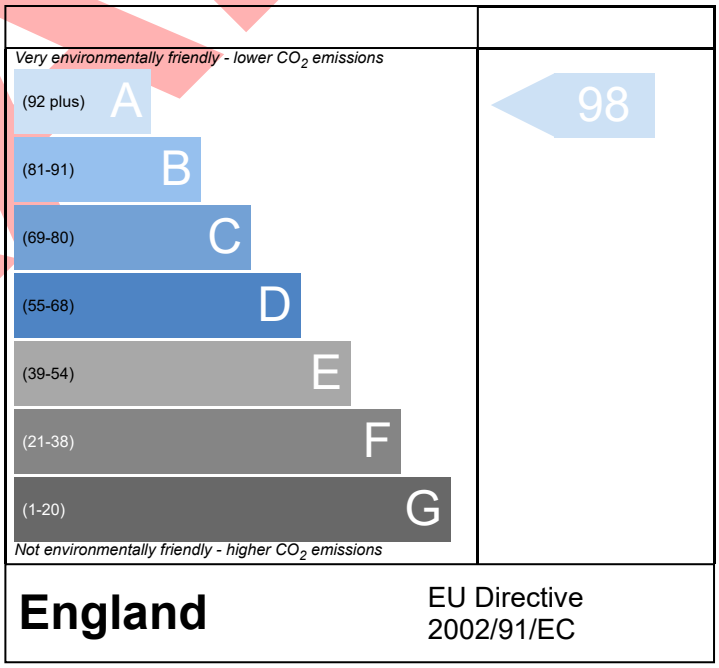
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

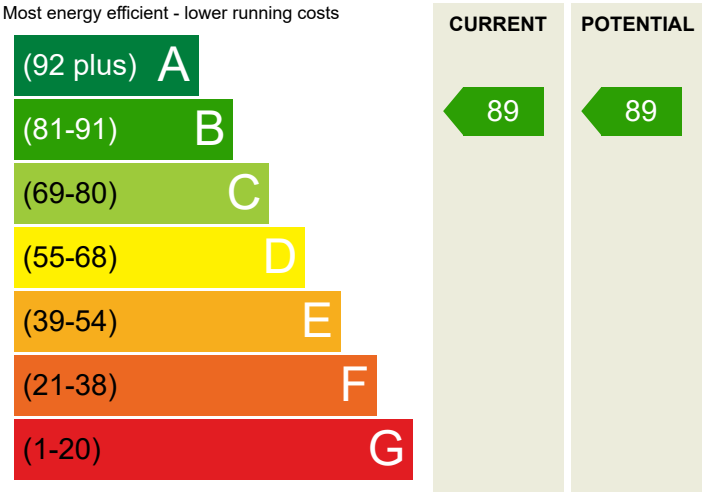
Energy Report

Dwelling Address	
Reference	Block A Appt 05 10F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

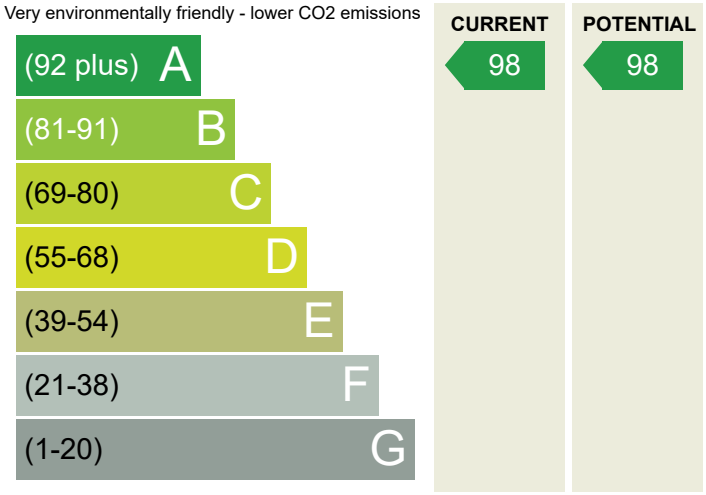
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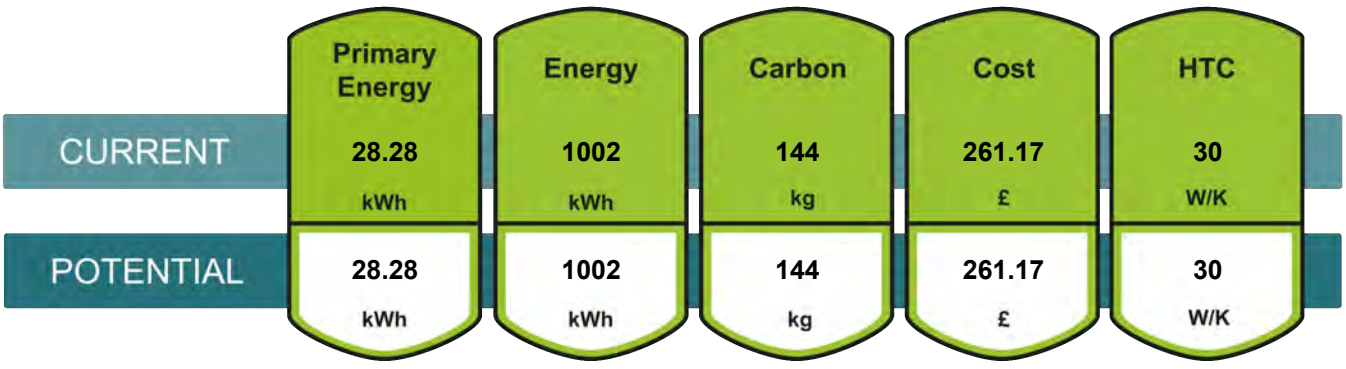
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Roof	Average thermal transmittance 0.1 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£261

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings

Space Heating
139
kWh per year

Water Heating
594
kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 06 1F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	87 B	**DER**	3.63	**TER**	14.04
Environmental	97 A	**% DER < TER**			74.15
CO_2 Emissions (t/year)	0.22	**DFEE**	27.63	**TFEE**	35.14
Compliance Check	See BREL	**% DFEE < TFEE**			21.38
% DPER < TPER	50.17	**DPER**	37.90	**TPER**	76.06

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	West	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	74.00 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	36.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	51.40	38.11	0.00	None	13.29	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	40.08	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	74.00

11.0 Heat Loss Floors

Summary for Input Data

elmhurst energy

Description	Type	Storey Index	Construction	U-Value (W/m²K)	Shelter Code	Shelter Factor	Kappa (kJ/m²K)	Area (m²)
Heatloss Floor 1	Exposed Floor - Solid	Lowest occupied	Other	0.05	None	0.00	0.00	74.00

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	3.30	0
DB 1	NORTH	External Wall 1	North	3.34	0
DB 2	NORTH	External Wall 1	North	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	16.70	0.09	0.09	No
E20 Exposed floor (normal)	Independently assessed	16.70	0.16	0.16	No
P7 Party Wall - Exposed floor (normal)	Independently assessed	16.70	0.05	0.05	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	8.14	0.05	0.05	Yes
E3 Sill	Independently assessed	8.14	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.06	0.05	0.05	Yes
E25 Staggered party wall between dwellings	Independently assessed	6.16	0.12	0.12	No

Y-value	0.06	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Flexible	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No	

22.0 Lighting

No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	144.00	13680.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.46	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

elmhurst energy

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

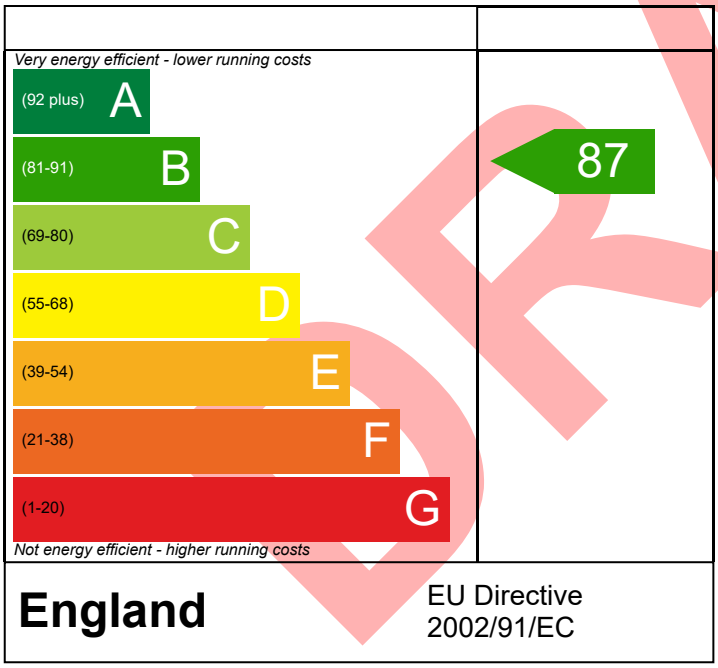
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	74 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

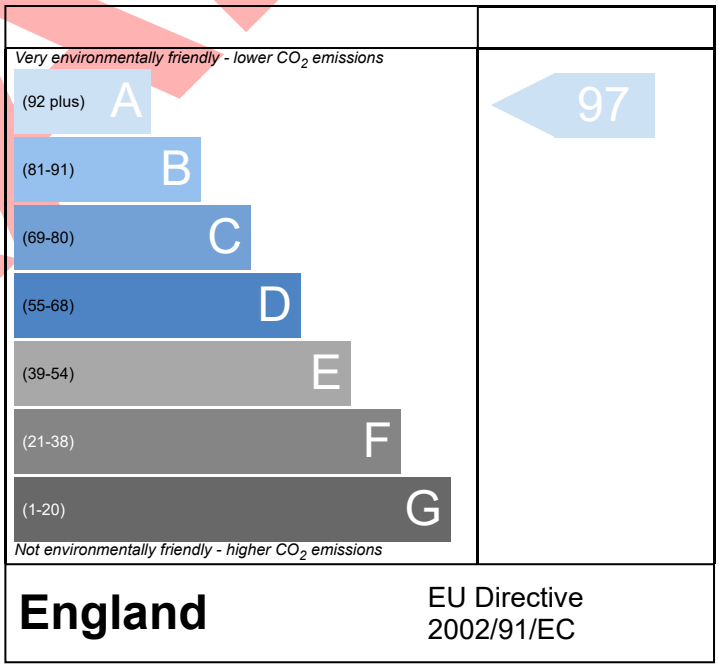
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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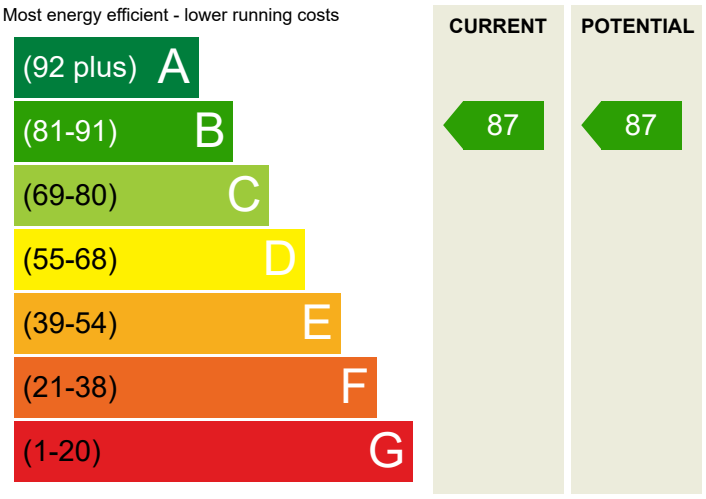
Energy Report

Dwelling Address	
Reference	Block A Appt 06 1F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	74

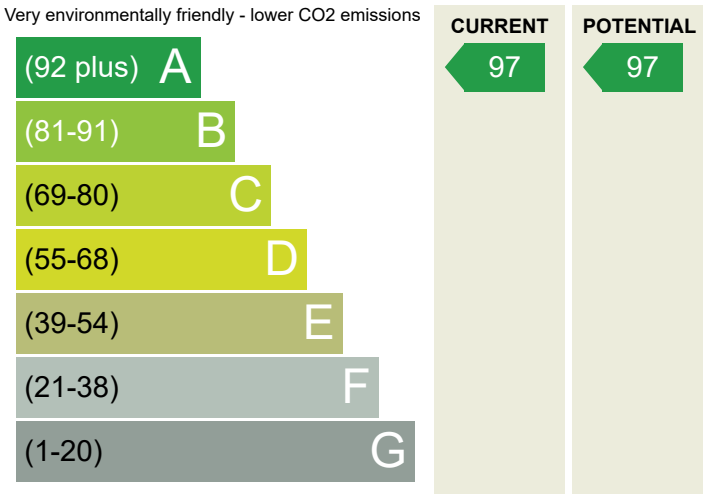
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

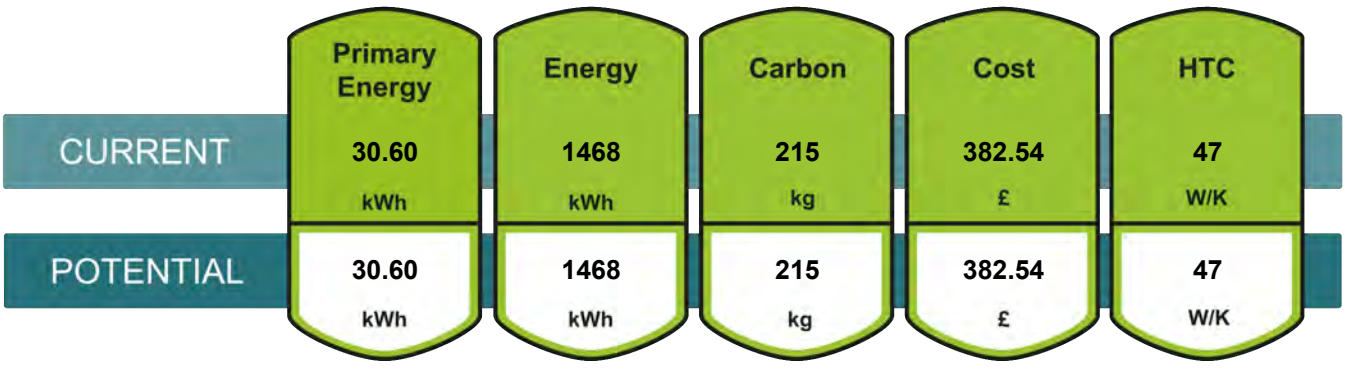
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Floor	Average thermal transmittance 0.05 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£383

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

451

kWh per year



Water Heating

685

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 06 2F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	89 B	**DER**	2.98	**TER**	11.32
Environmental	98 A	**% DER < TER**			73.67
CO_2 Emissions (t/year)	0.18	**DFEE**	23.10	**TFEE**	22.80
Compliance Check	See BREL	**% DFEE < TFEE**			-1.30
% DPER < TPER	49.12	**DPER**	31.26	**TPER**	61.43

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	West	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	74.00 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	36.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	51.40	38.11	0.00	None	13.29	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	40.08	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	74.00

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	74.00

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	3.30	0
DB 1	NORTH	External Wall 1	North	3.34	0
DB 2	NORTH	External Wall 1	North	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	16.70	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	8.14	0.05	0.05	Yes
E3 Sill	Independently assessed	8.14	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.06	0.05	0.05	Yes
E25 Staggered party wall between dwellings	Independently assessed	6.16	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	16.70	0.09	0.09	No

Y-value	0.11	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	144.00	13680.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.46	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

elmhurst energy

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

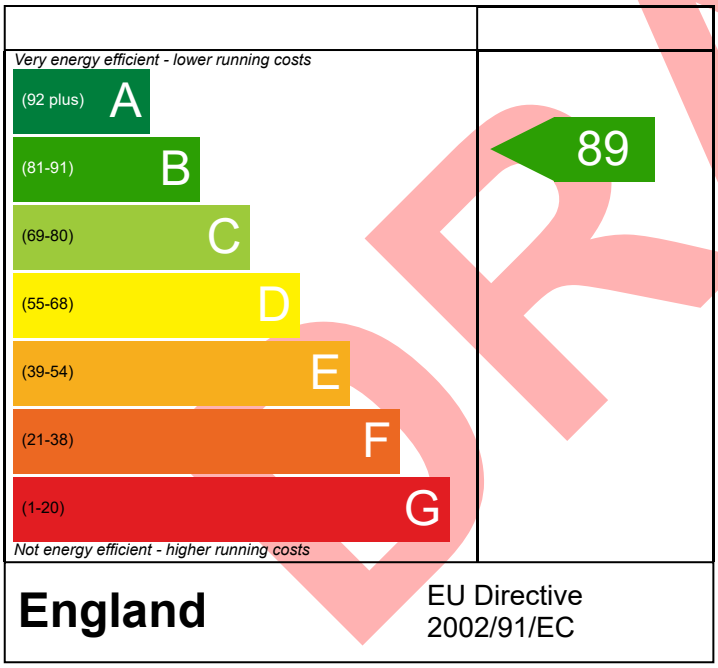
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	74 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

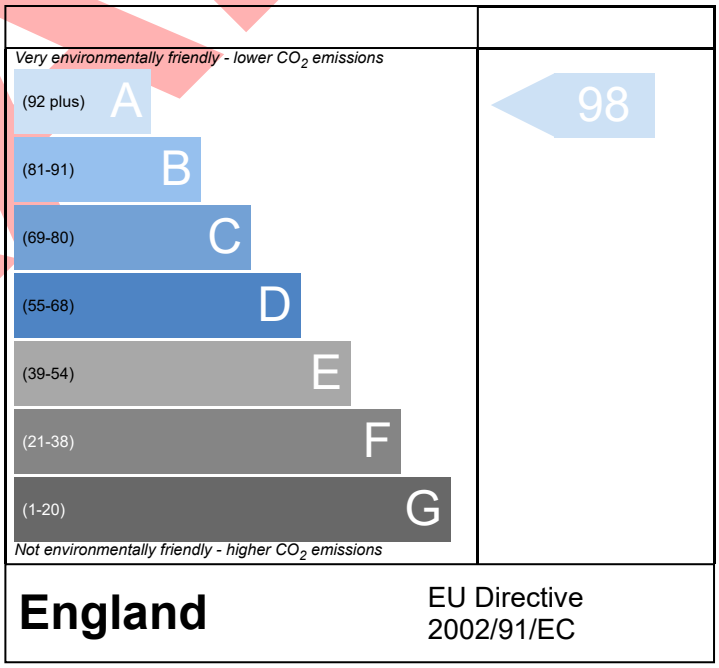
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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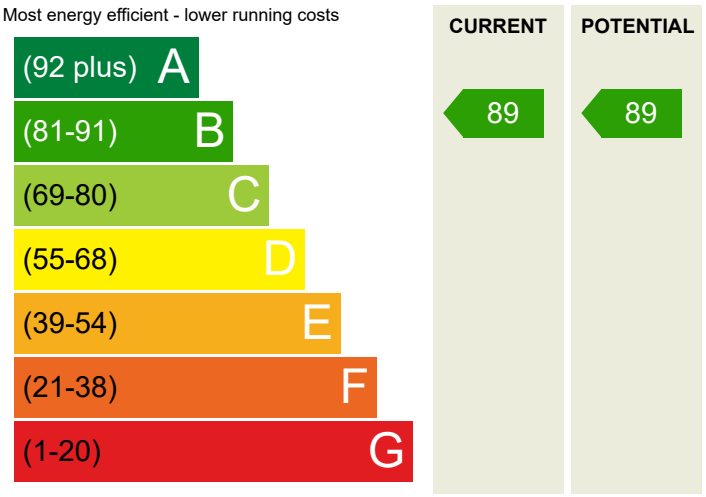
Energy Report

Dwelling Address	
Reference	Block A Appt 06 2F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	74

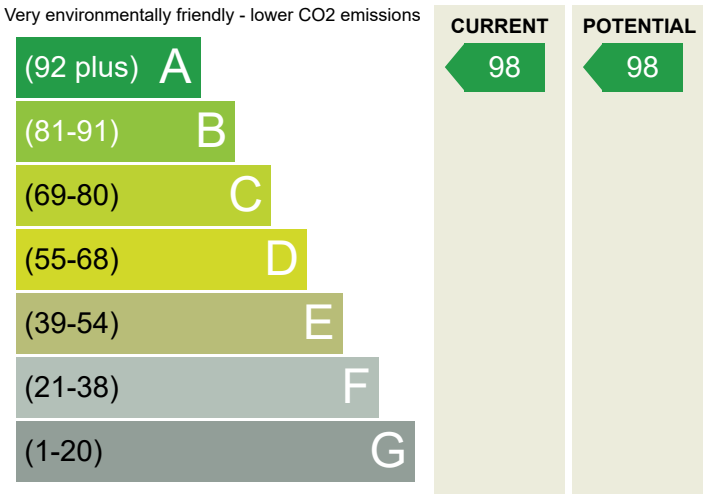
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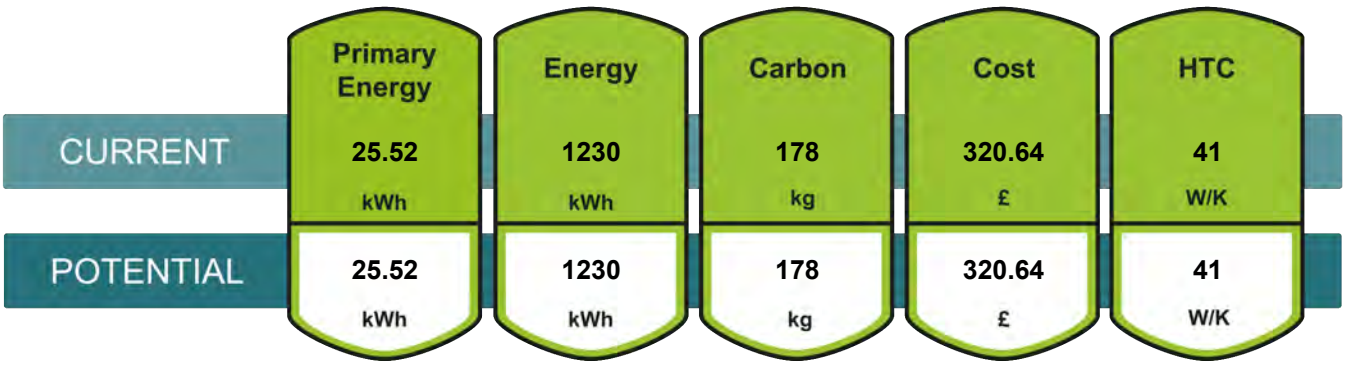
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£321

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

214

kWh per year



Water Heating

685

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 06 3F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	89 B	**DER**	2.98	**TER**	11.32
Environmental	98 A	**% DER < TER**			73.67
CO_2 Emissions (t/year)	0.18	**DFEE**	23.10	**TFEE**	22.80
Compliance Check	See BREL	**% DFEE < TFEE**			-1.30
% DPER < TPER	49.12	**DPER**	31.26	**TPER**	61.43

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	West	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	74.00 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	36.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	51.40	38.11	0.00	None	13.29	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	40.08	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	74.00

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	74.00

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	3.30	0
DB 1	NORTH	External Wall 1	North	3.34	0
DB 2	NORTH	External Wall 1	North	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	16.70	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	8.14	0.05	0.05	Yes
E3 Sill	Independently assessed	8.14	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.06	0.05	0.05	Yes
E25 Staggered party wall between dwellings	Independently assessed	6.16	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	16.70	0.09	0.09	No

Y-value	0.11	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	144.00	13680.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.46	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

elmhurst energy

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

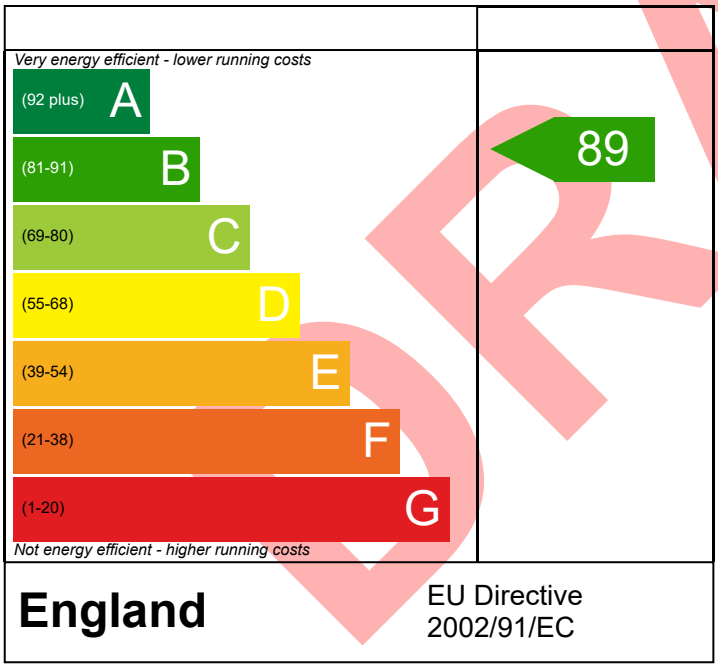
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	74 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

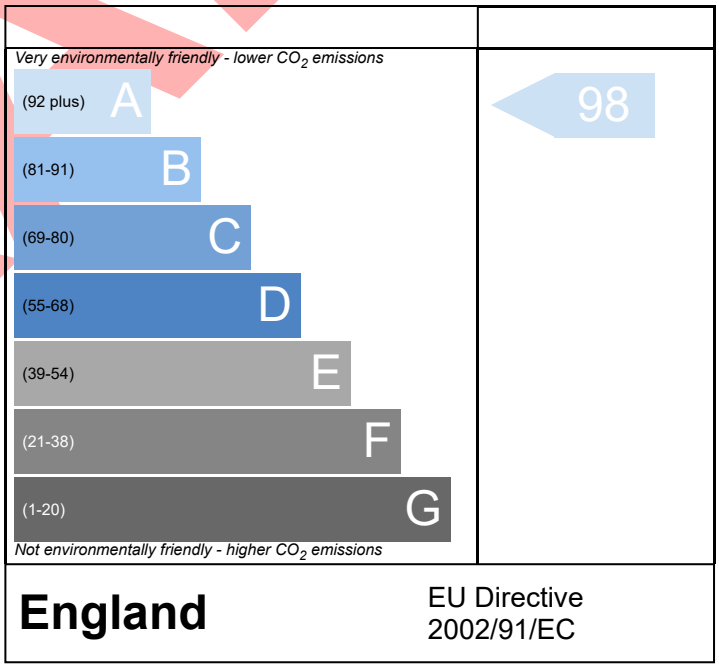
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

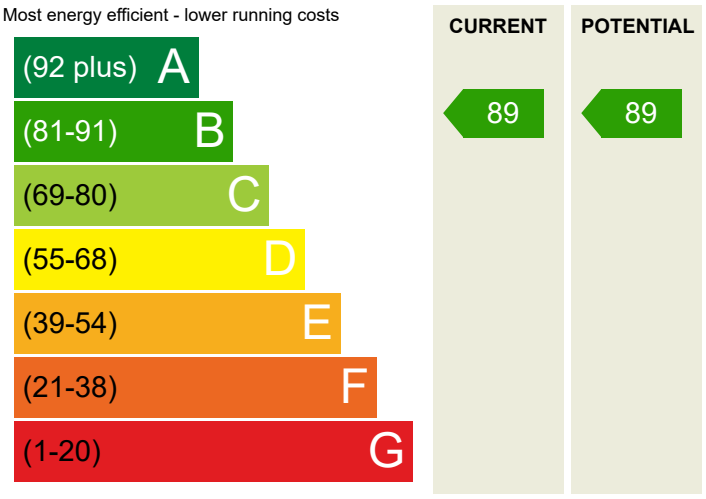
Energy Report

Dwelling Address	
Reference	Block A Appt 06 3F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	74

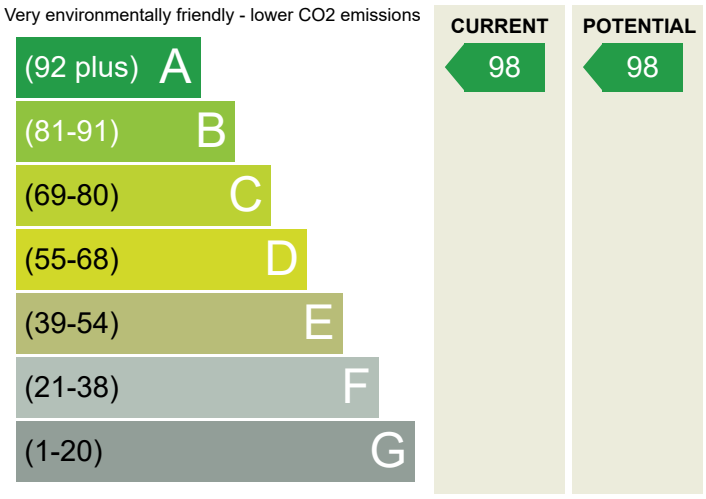
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

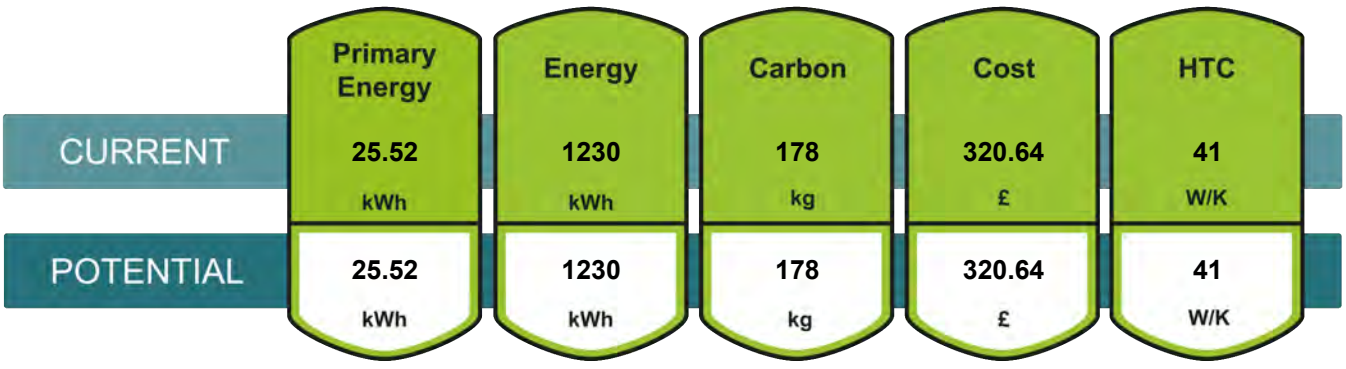
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£321

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

214

kWh per year



Water Heating

685

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
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This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 06 4F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	89 B	**DER**	2.98	**TER**	11.32
Environmental	98 A	**% DER < TER**			73.67
CO_2 Emissions (t/year)	0.18	**DFEE**	23.10	**TFEE**	22.80
Compliance Check	See BREL	**% DFEE < TFEE**			-1.30
% DPER < TPER	49.12	**DPER**	31.26	**TPER**	61.43

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	West	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	74.00 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	36.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	51.40	38.11	0.00	None	13.29	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	40.08	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	74.00

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	74.00

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	3.30	0
DB 1	NORTH	External Wall 1	North	3.34	0
DB 2	NORTH	External Wall 1	North	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	16.70	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	8.14	0.05	0.05	Yes
E3 Sill	Independently assessed	8.14	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.06	0.05	0.05	Yes
E25 Staggered party wall between dwellings	Independently assessed	6.16	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	16.70	0.09	0.09	No

Y-value	0.11	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	144.00	13680.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.46	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

elmhurst energy

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

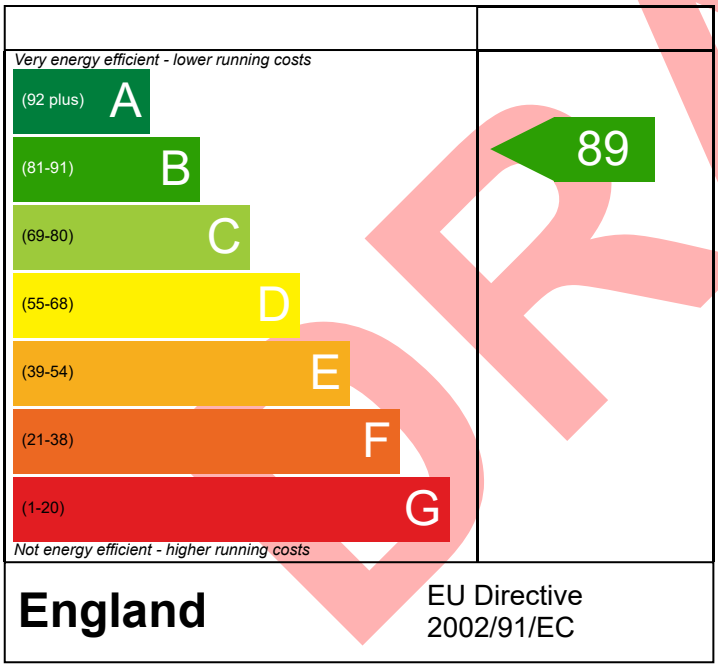
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	74 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

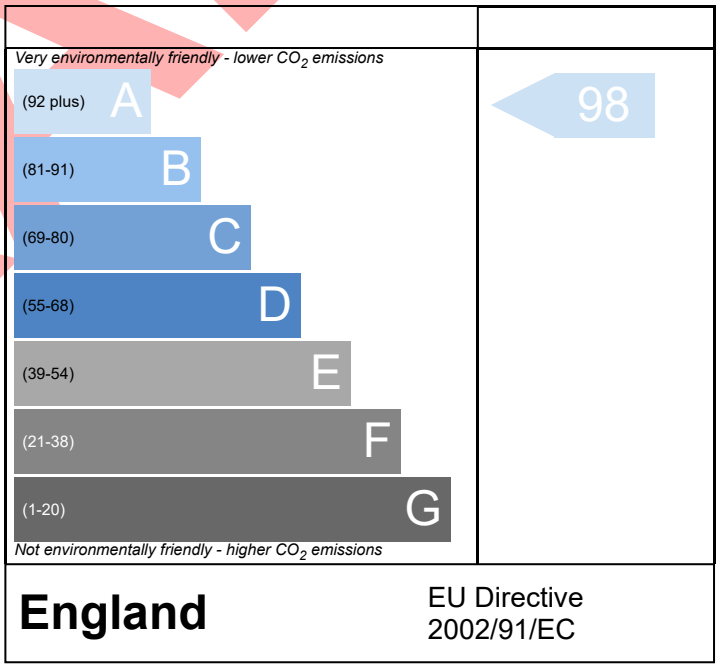
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

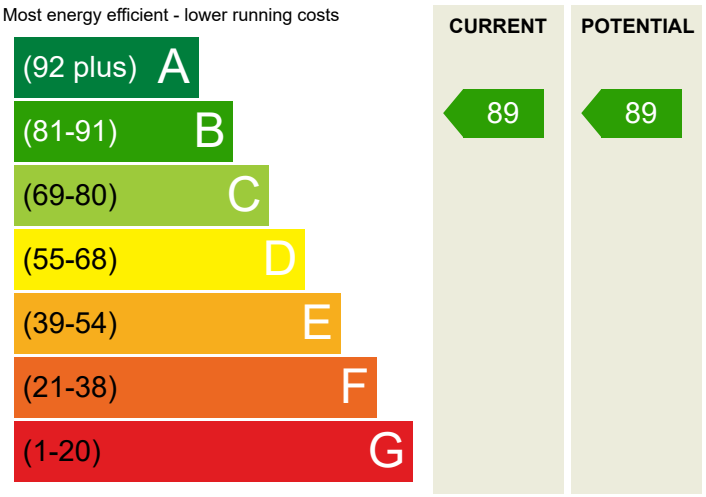
Energy Report

Dwelling Address	
Reference	Block A Appt 06 4F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	74

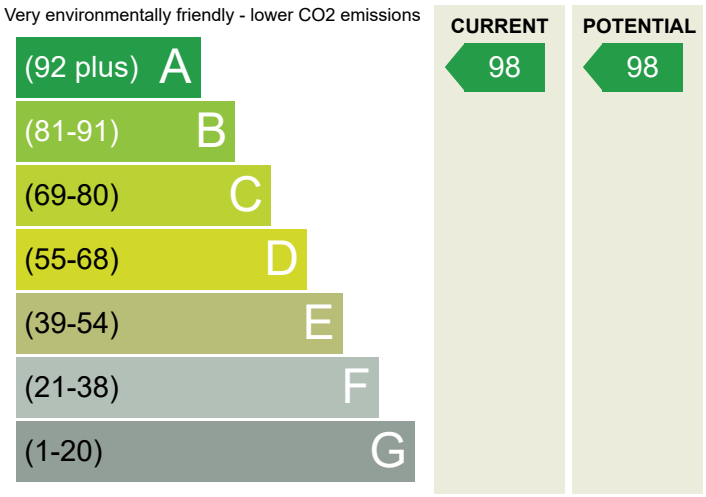
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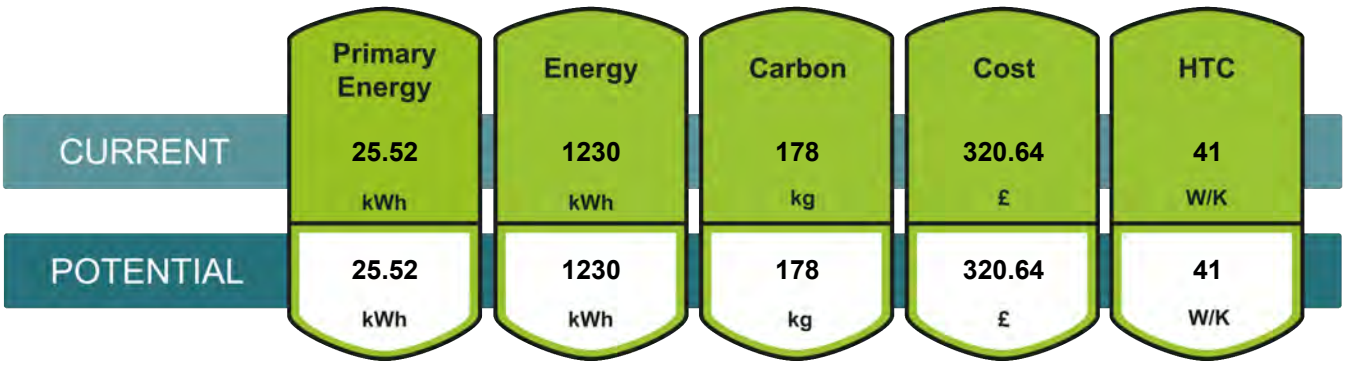
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£321

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

214

kWh per year



Water Heating

685

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 06 5F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	89 B	**DER**	2.98	**TER**	11.32
Environmental	98 A	**% DER < TER**			73.67
CO_2 Emissions (t/year)	0.18	**DFEE**	23.10	**TFEE**	22.80
Compliance Check	See BREL	**% DFEE < TFEE**			-1.30
% DPER < TPER	49.12	**DPER**	31.26	**TPER**	61.43

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	West	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	74.00 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	36.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	51.40	38.11	0.00	None	13.29	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	40.08	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	74.00

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	74.00

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	3.30	0
DB 1	NORTH	External Wall 1	North	3.34	0
DB 2	NORTH	External Wall 1	North	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	16.70	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	8.14	0.05	0.05	Yes
E3 Sill	Independently assessed	8.14	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.06	0.05	0.05	Yes
E25 Staggered party wall between dwellings	Independently assessed	6.16	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	16.70	0.09	0.09	No

Y-value	0.11	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	144.00	13680.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.46	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

elmhurst energy

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

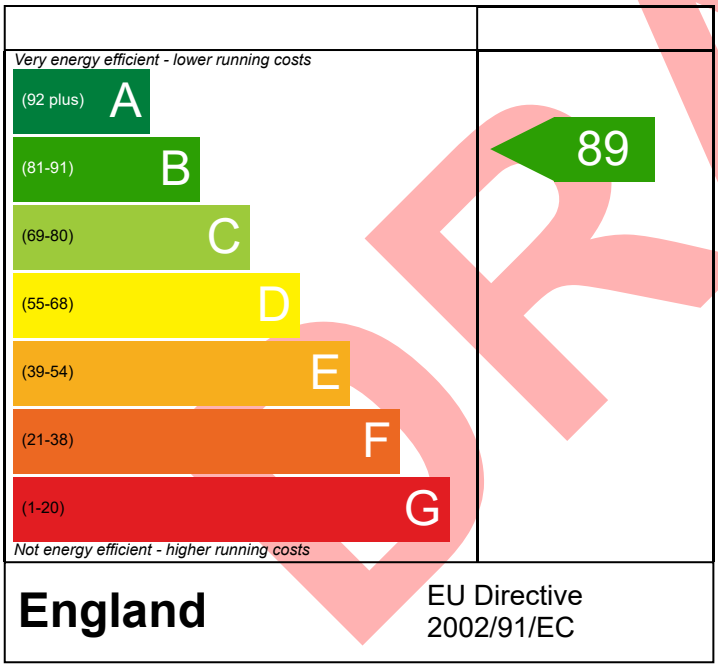
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	74 m²
DRRN:	

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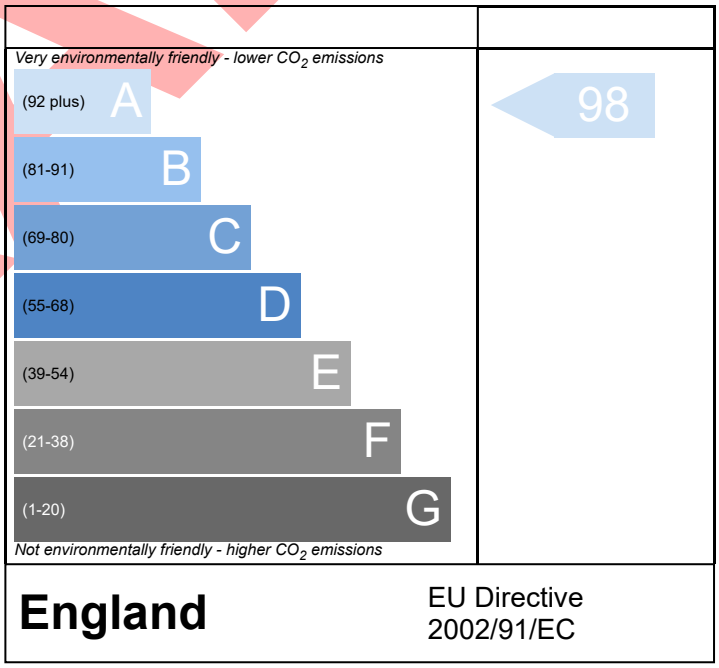
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Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

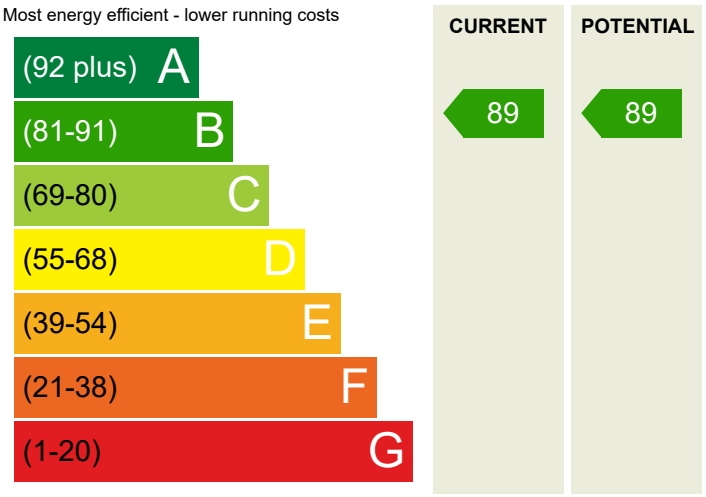
Energy Report

Dwelling Address	
Reference	Block A Appt 06 5F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	74

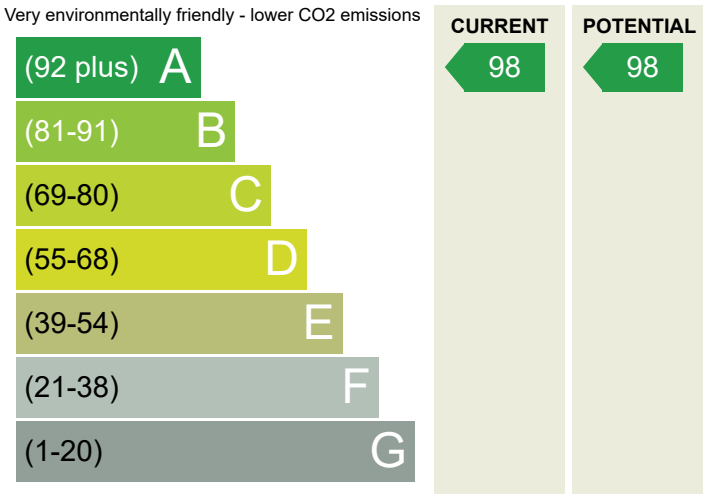
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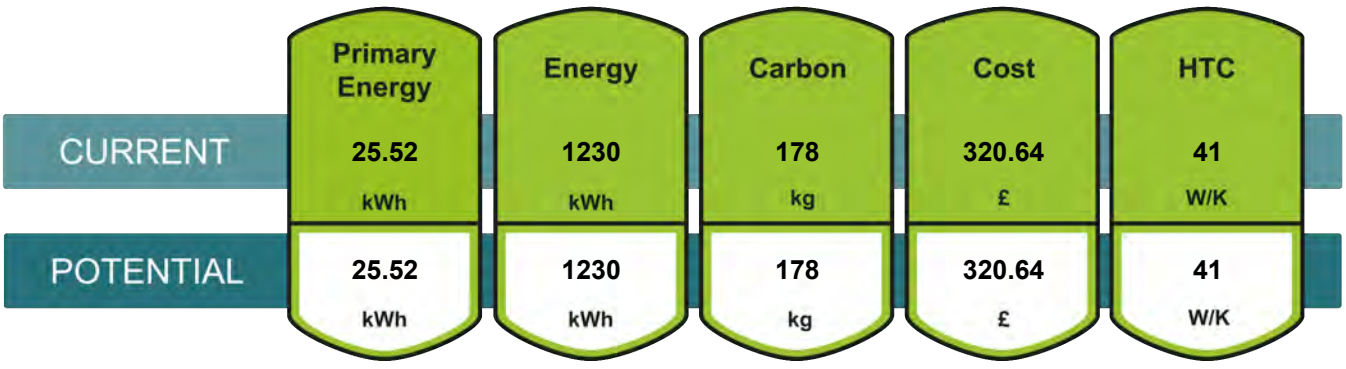
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£321

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

214

kWh per year



Water Heating

685

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

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Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 06 6F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	83 B	**DER**	4.57	**TER**	14.36
Environmental	96 A	**% DER < TER**			68.18
CO_2 Emissions (t/year)	0.27	**DFEE**	35.87	**TFEE**	36.60
Compliance Check	See BREL	**% DFEE < TFEE**			2.01
% DPER < TPER	39.27	**DPER**	47.22	**TPER**	77.75

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	West	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	6	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	74.00 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	36.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	51.40	38.11	0.00	None	13.29	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	40.08	0.00	None

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
External Roof 1	External Flat Roof	Plasterboard, insulated flat roof	0.10	9.00	74.00	74.00	None	0.00	Enter Gross Area	0.00

Summary for Input Data

elmhurst energy

11.1 Party Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	74.00

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	NORTH	External Wall 1	North	3.30	0
DB 1	NORTH	External Wall 1	North	3.34	0
DB 2	NORTH	External Wall 1	North	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging — Calculate Bridges

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	8.14	0.05	0.05	Yes
E3 Sill	Independently assessed	8.14	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.06	0.05	0.05	Yes
E25 Staggered party wall between dwellings	Independently assessed	6.16	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	16.70	0.09	0.09	No
E15 Flat roof with parapet	Independently assessed	16.70	0.50	0.50	No
P4 Party wall - Roof (insulation at ceiling level)	Independently assessed	17.48	0.12	0.12	No

Y-value	0.12	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System — No

22.0 Lighting

No Fixed Lighting — No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	144.00	13680.00	1

24.0 Main Heating 1 — Manufacturer

Summary for Input Data

Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.46	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Summary for Input Data

elmhurst energy

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
In Airing Cupboard	No	
31.0 Thermal Store	None	
32.0 Photovoltaic Unit	One Dwelling	
Export Capable Meter?	No	
Connected To Dwelling	Yes	
Diverter	No	
Battery Capacity [kWh]	0.00	

PV Cells kWp	Orientation	Elevation	Overshading	FGHRS	MCS Certificate	Overshading Factor	MCS Certificate Reference	Panel Manufacturer
0.20	South	45°	None Or Little	No	No	1.00		

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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

Predicted Energy Assessment

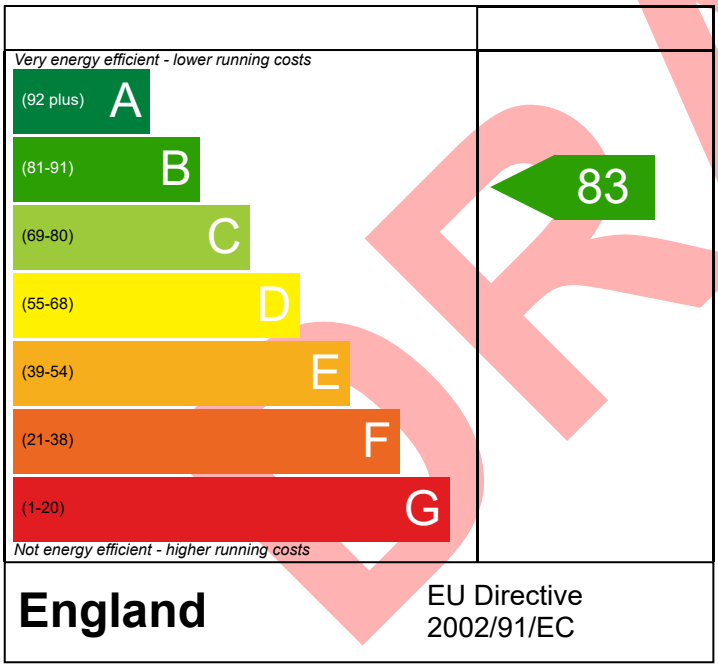
elmhurst energy

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	74 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

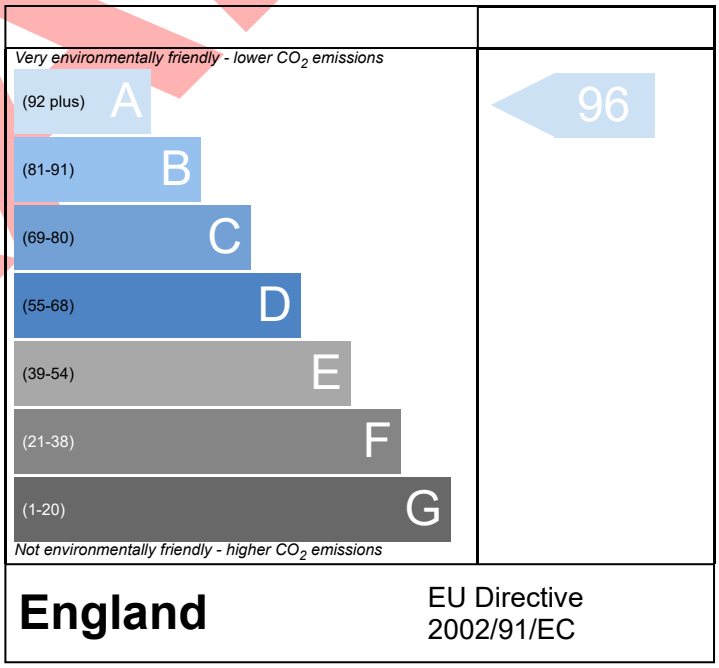
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

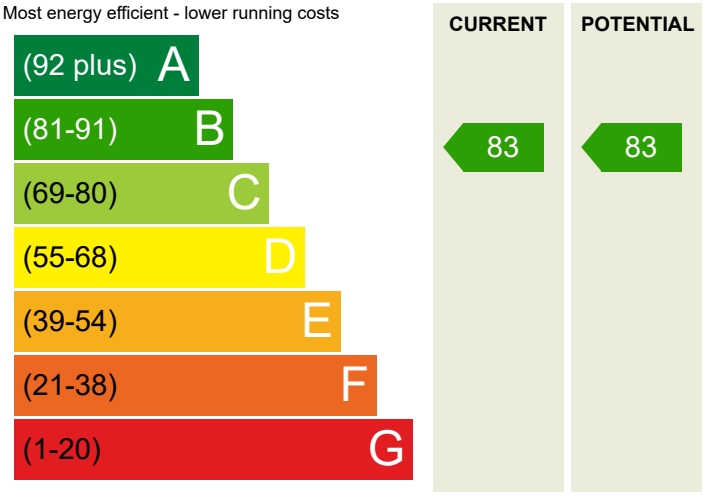
Energy Report

Dwelling Address	
Reference	Block A Appt 06 6F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	74

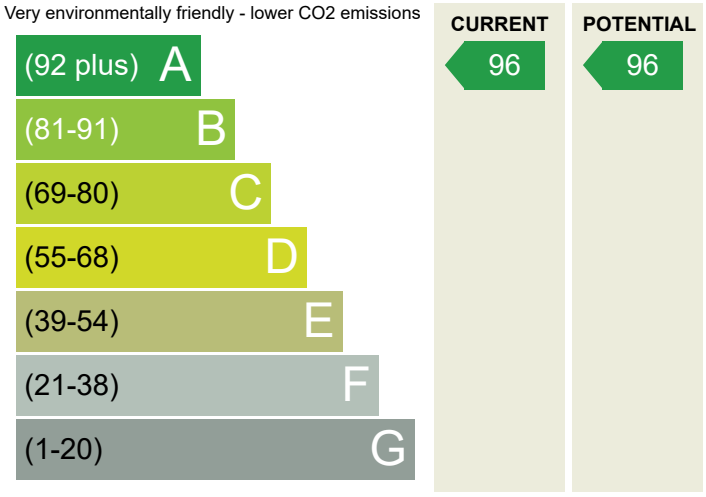
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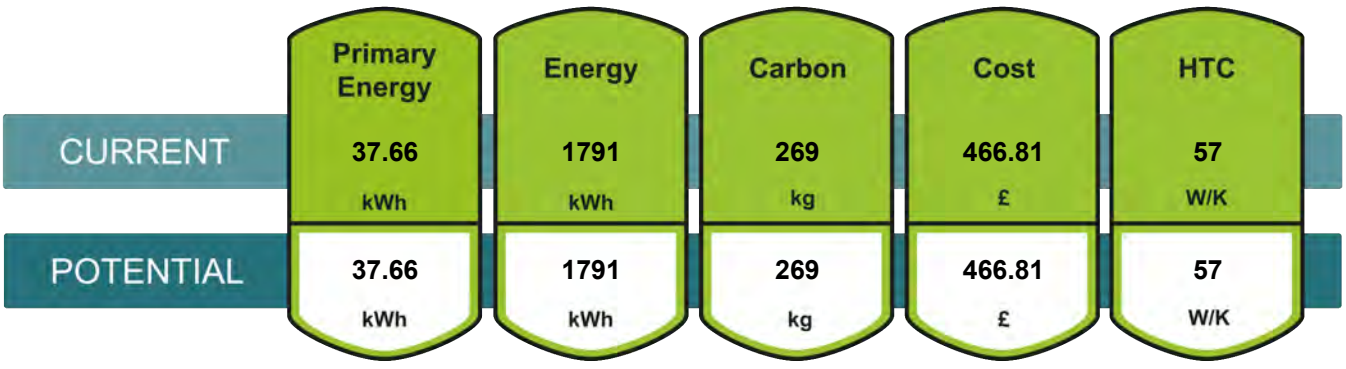
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Roof	Average thermal transmittance 0.1 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£467

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

916

kWh per year



Water Heating

685

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 06 7F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	92 A	**DER**	2.28	**TER**	10.87
Environmental	98 A	**% DER < TER**			79.02
CO_2 Emissions (t/year)	0.12	**DFEE**	11.10	**TFEE**	11.71
Compliance Check	See BREL	**% DFEE < TFEE**			5.19
% DPER < TPER	58.96	**DPER**	24.49	**TPER**	59.67

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	West	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	7	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	13.51	0.00	None	4.78	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	East	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	1.48	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	2.94	0.05	0.05	Yes
E3 Sill	Independently assessed	2.94	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No

Y-value	0.10	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Flexible	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No	

22.0 Lighting

No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

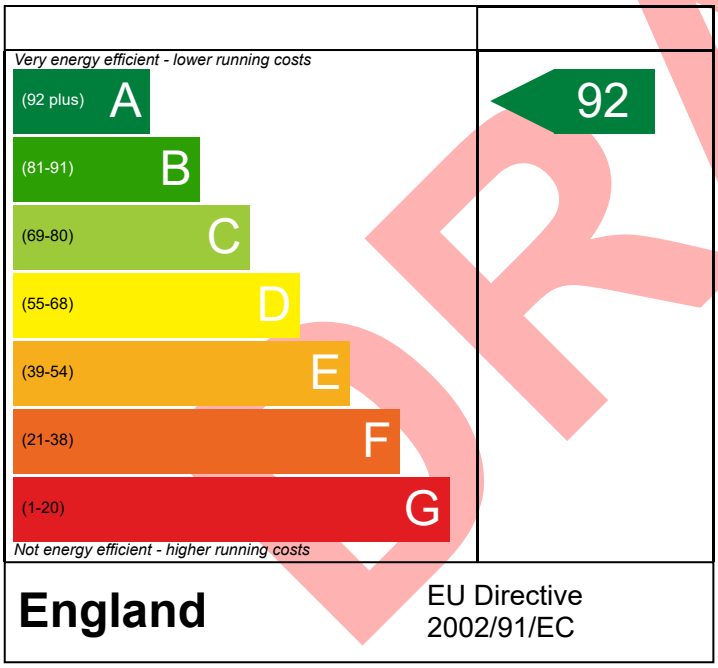
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

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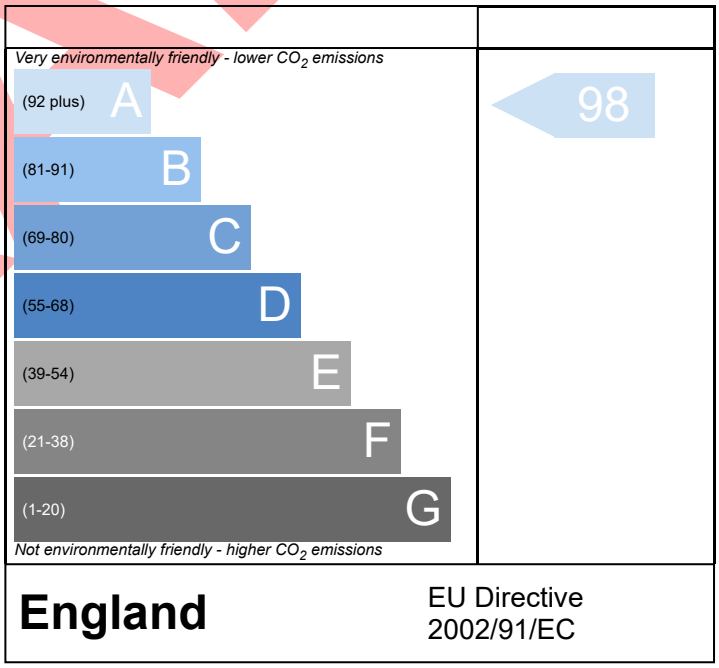
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

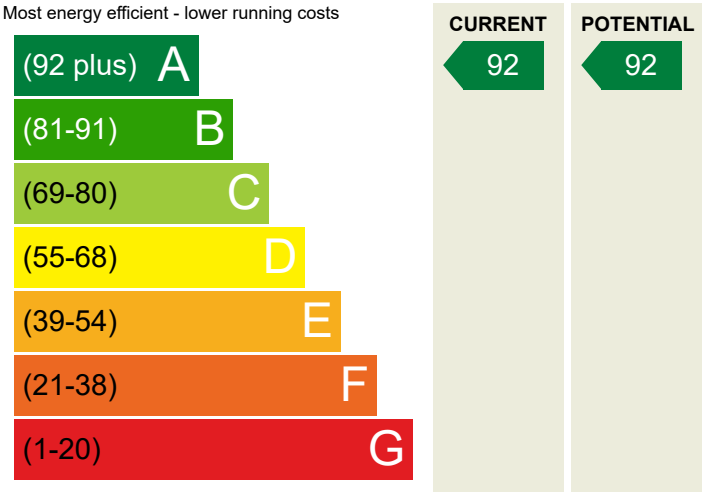
Energy Report

Dwelling Address	
Reference	Block A Appt 06 7F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

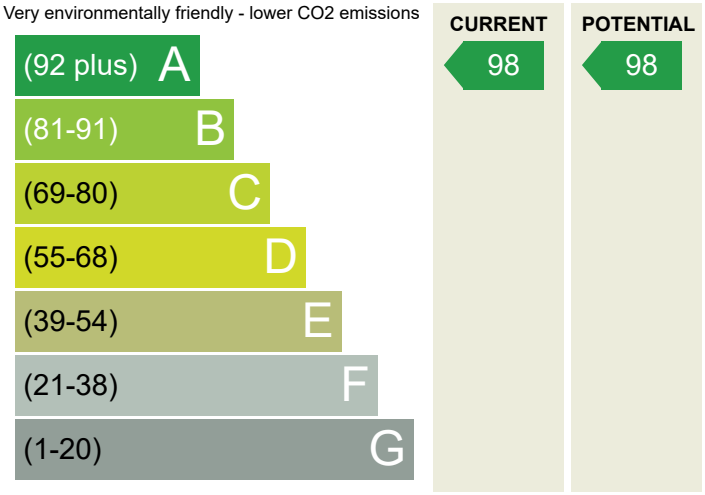
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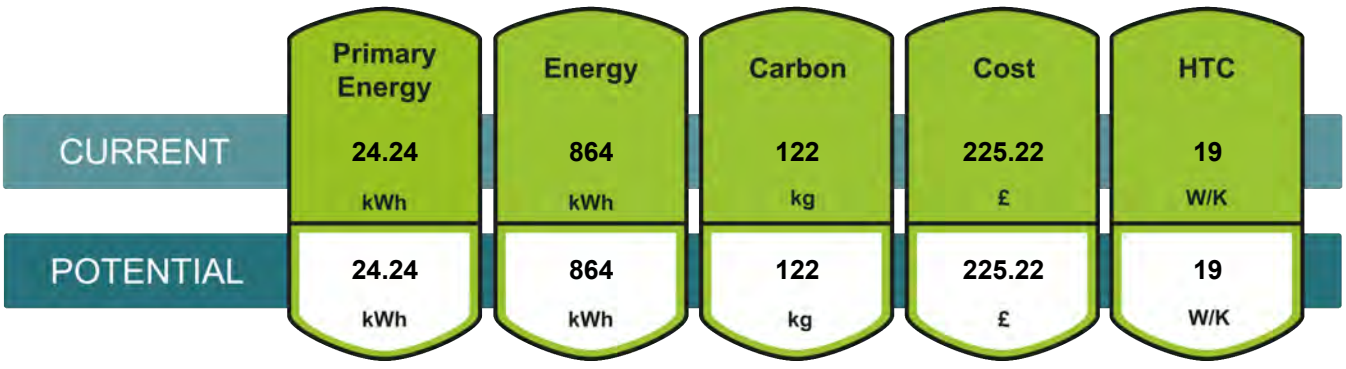
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£225

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

1

kWh per year



Water Heating

594

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 06 8F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	92 A	**DER**	2.28	**TER**	10.87
Environmental	98 A	**% DER < TER**			79.02
CO_2 Emissions (t/year)	0.12	**DFEE**	11.10	**TFEE**	11.71
Compliance Check	See BREL	**% DFEE < TFEE**			5.19
% DPER < TPER	58.96	**DPER**	24.49	**TPER**	59.67

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	West	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	8	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	13.51	0.00	None	4.78	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	East	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	1.48	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	2.94	0.05	0.05	Yes
E3 Sill	Independently assessed	2.94	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No

Y-value	0.10	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Flexible	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No	

22.0 Lighting

No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

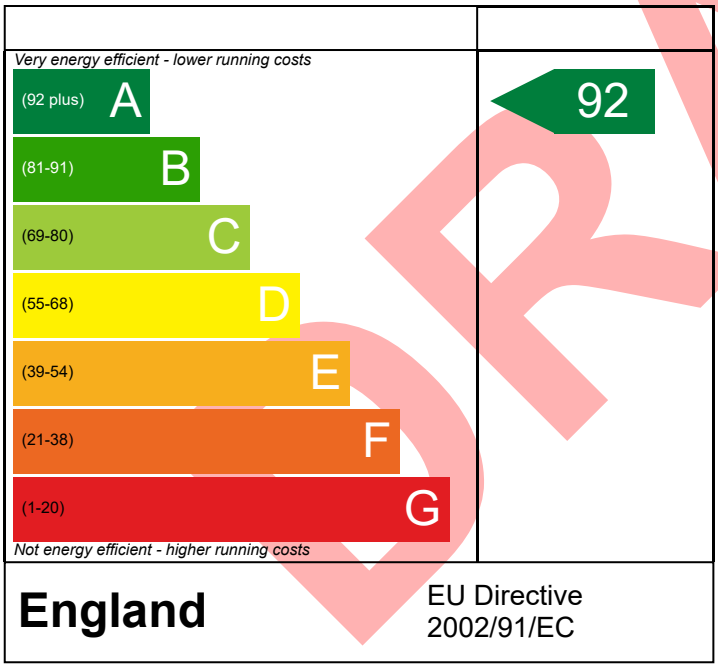
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

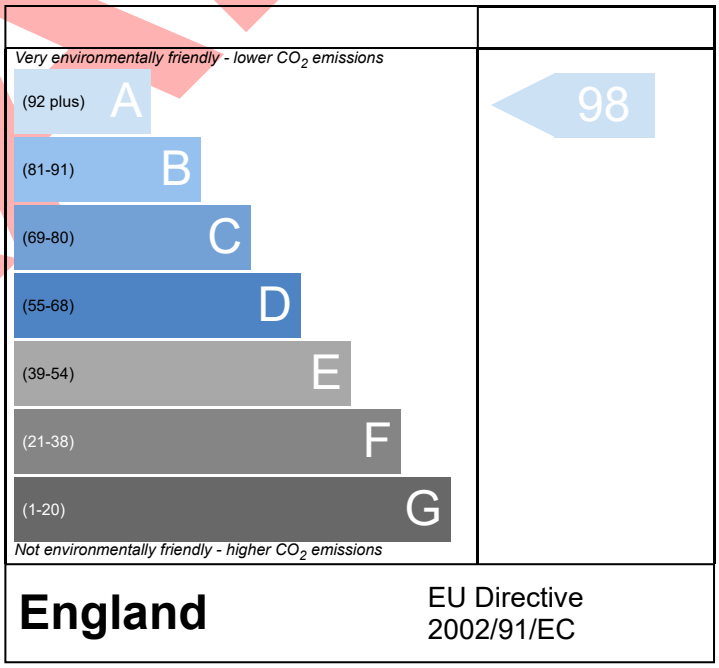
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

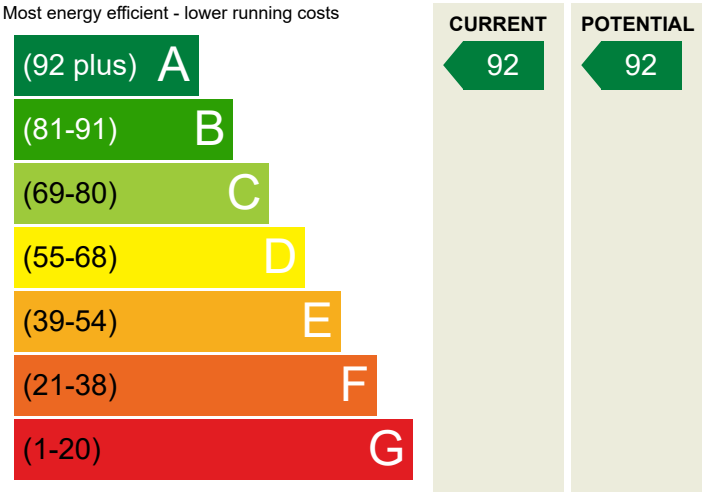
Energy Report

Dwelling Address	
Reference	Block A Appt 06 8F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

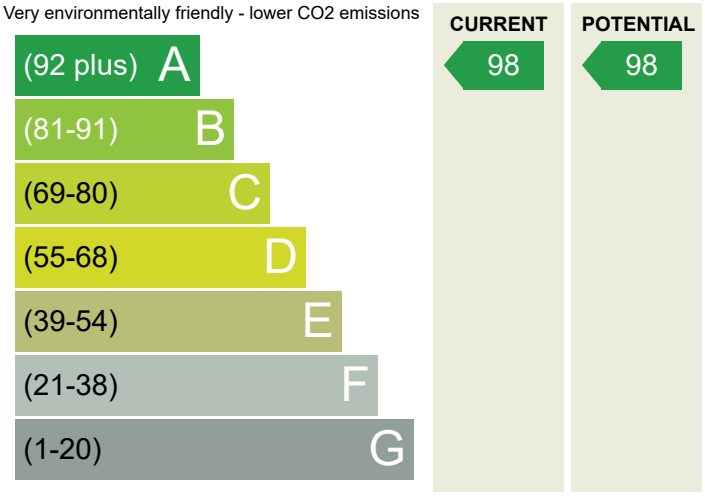
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

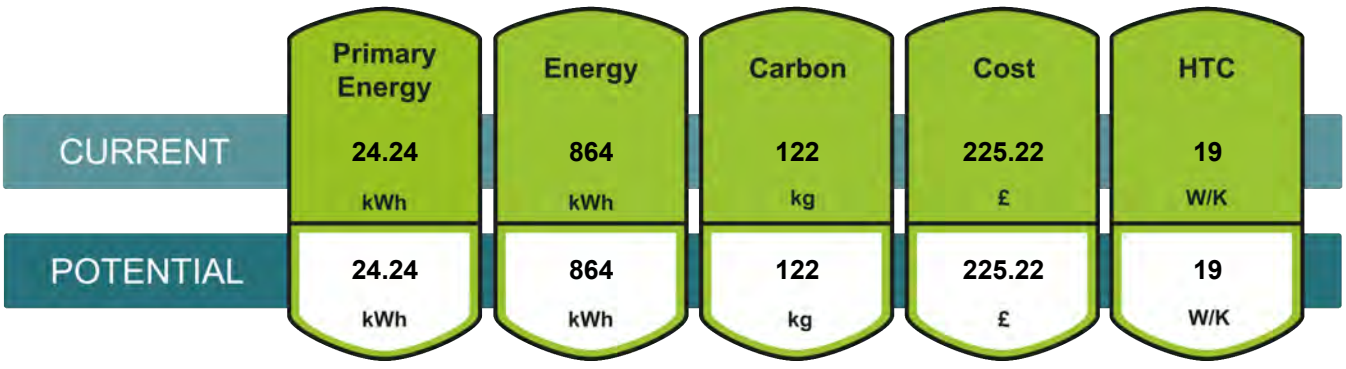
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£225

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

1

kWh per year



Water Heating

594

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 06 9F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	92 A	**DER**	2.33	**TER**	11.18
Environmental	98 A	**% DER < TER**			79.16
CO_2 Emissions (t/year)	0.12	**DFEE**	13.52	**TFEE**	13.99
Compliance Check	See BREL	**% DFEE < TFEE**			3.37
% DPER < TPER	59.15	**DPER**	24.99	**TPER**	61.19

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	West	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	9	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	11.65	0.00	None	6.64	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	East	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	7.60	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.07	0.05	0.05	Yes
E3 Sill	Independently assessed	4.07	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	7.60	0.09	0.09	No

Y-value	0.14	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	

Summary for Input Data

SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No

Summary for Input Data

elmhurst energy

Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

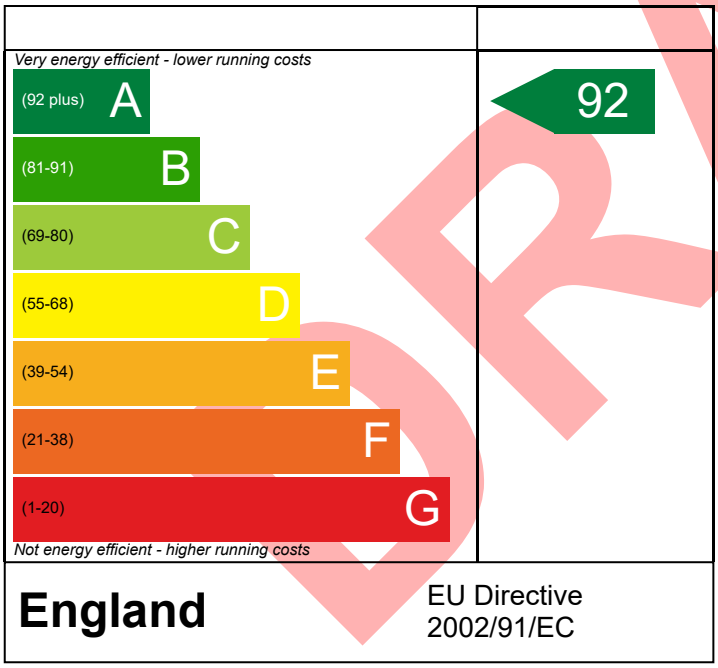
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

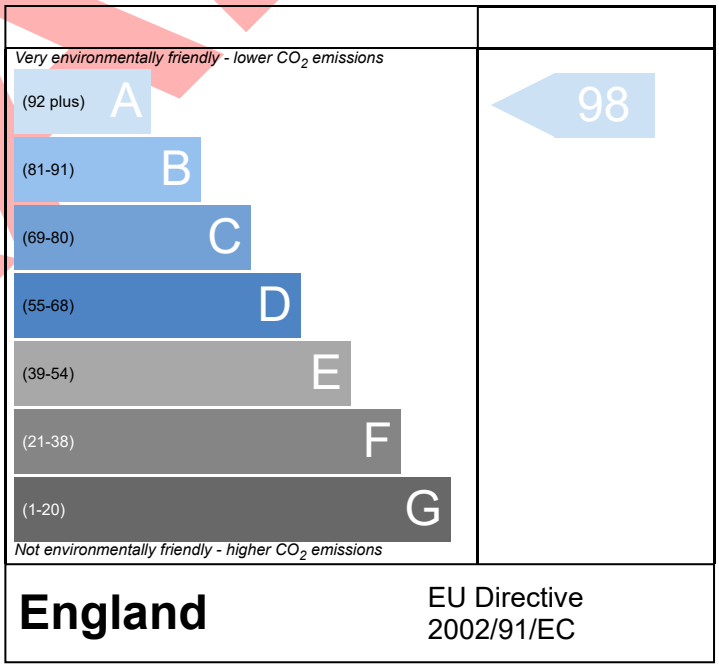
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

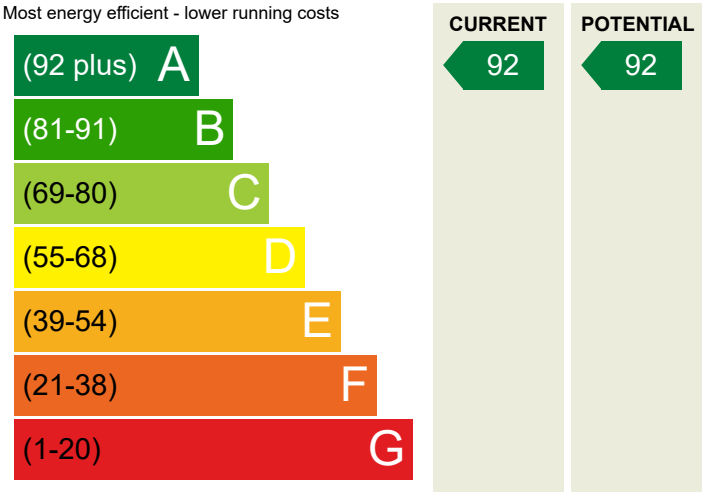
Energy Report

Dwelling Address	
Reference	Block A Appt 06 9F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

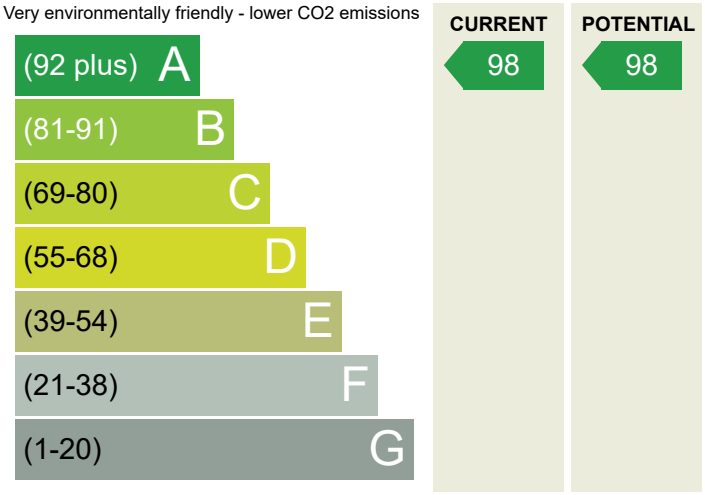
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

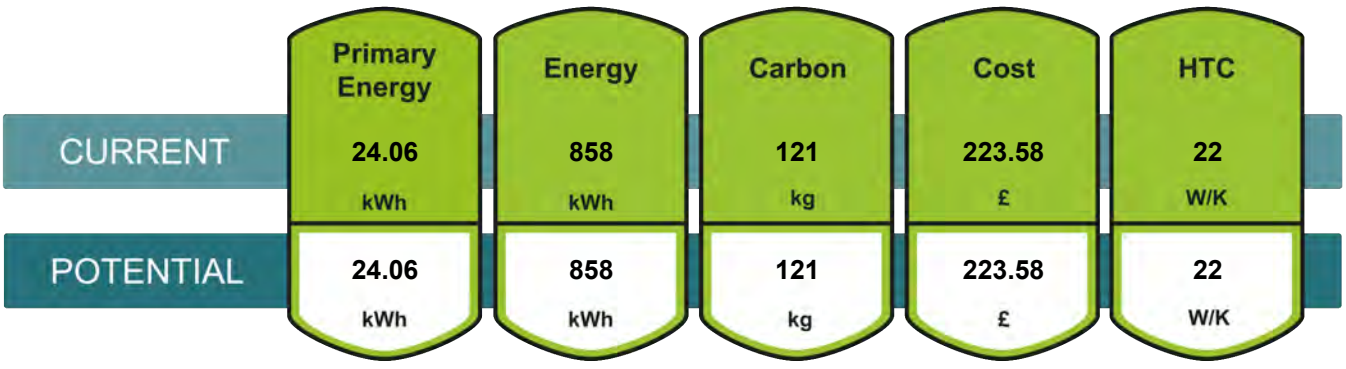
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£224

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

4

kWh per year



Water Heating

594

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 06 10F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	88 B	**DER**	3.49	**TER**	13.67
Environmental	98 A	**% DER < TER**			74.47
CO_2 Emissions (t/year)	0.16	**DFEE**	25.12	**TFEE**	26.06
Compliance Check	See BREL	**% DFEE < TFEE**			3.60
% DPER < TPER	50.83	**DPER**	36.65	**TPER**	74.55

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	West	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Top-floor flat	
Which Floor	10	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	11.65	0.00	None	6.64	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

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
External Roof 1	External Flat Roof	Plasterboard, insulated flat roof	0.10	9.00	54.30	54.30	None	0.00	Enter Gross Area	0.00

Summary for Input Data

elmhurst energy

11.1 Party Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	East	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.07	0.05	0.05	Yes
E3 Sill	Independently assessed	4.07	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	7.60	0.09	0.09	No
E15 Flat roof with parapet	Independently assessed	7.60	0.50	0.50	No
P4 Party wall - Roof (insulation at ceiling level)	Independently assessed	21.80	0.12	0.12	No

Y-value	0.11	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Flexible	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No	

22.0 Lighting

No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

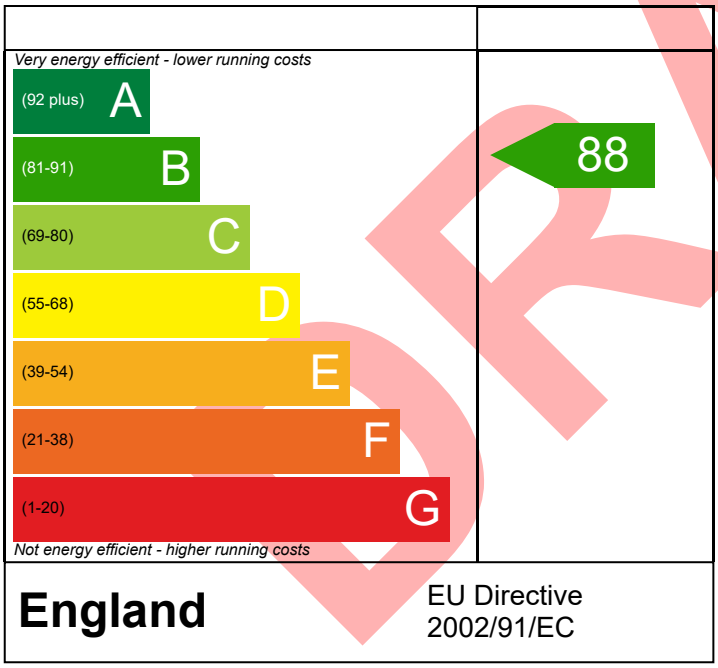
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

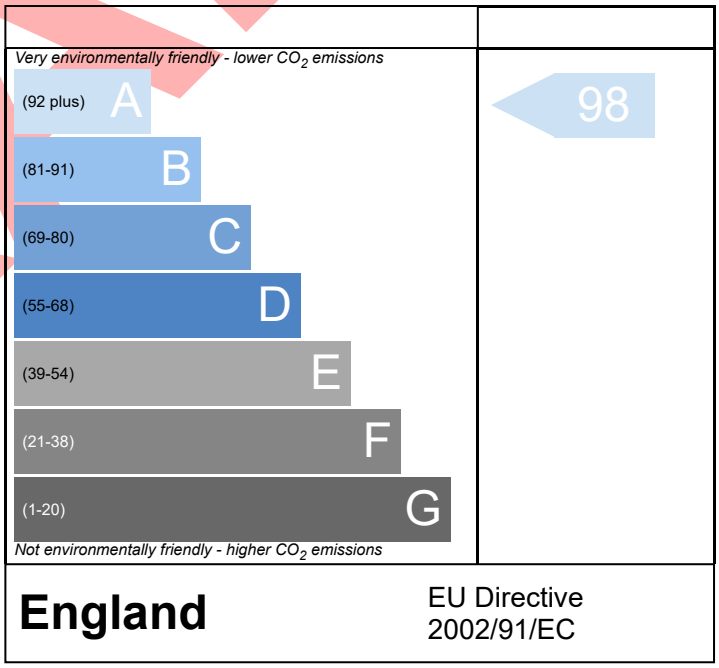
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

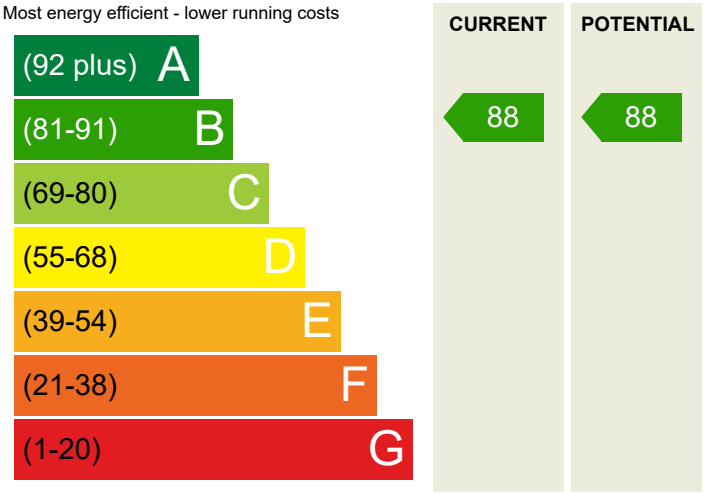
Energy Report

Dwelling Address	
Reference	Block A Appt 06 10F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

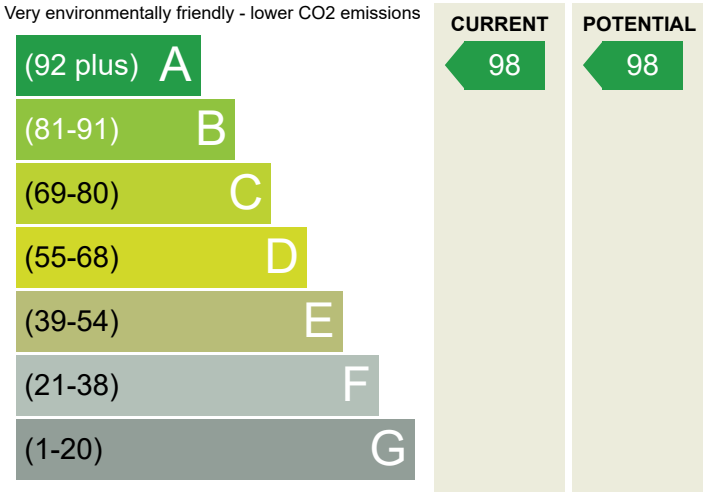
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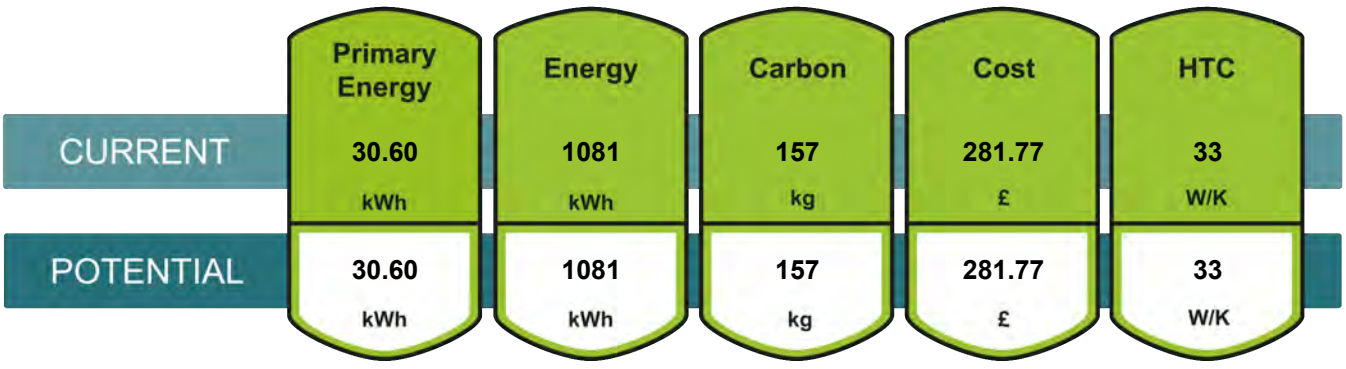
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Roof	Average thermal transmittance 0.1 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£282

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

228

kWh per year



Water Heating

594

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 07 1F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	91 B	**DER**	2.50	**TER**	13.28
Environmental	98 A	**% DER < TER**			81.17
CO_2 Emissions (t/year)	0.13	**DFEE**	15.52	**TFEE**	23.75
Compliance Check	See BREL	**% DFEE < TFEE**			34.63
% DPER < TPER	63.23	**DPER**	26.72	**TPER**	72.65

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	West	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	13.51	0.00	None	4.78	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

11.0 Heat Loss Floors

Summary for Input Data

Description	Type	Storey Index	Construction	U-Value (W/m²K)	Shelter Code	Shelter Factor	Kappa (kJ/m²K)	Area (m²)
Heatloss Floor 1	Exposed Floor - Solid	Lowest occupied	Other	0.05	None	0.00	0.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	East	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	1.48	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No
E20 Exposed floor (normal)	Independently assessed	6.00	0.16	0.16	No
P7 Party Wall - Exposed floor (normal)	Independently assessed	21.80	0.05	0.05	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	2.94	0.05	0.05	Yes
E3 Sill	Independently assessed	2.94	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No

Y-value	0.05	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Flexible	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No	

22.0 Lighting

No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

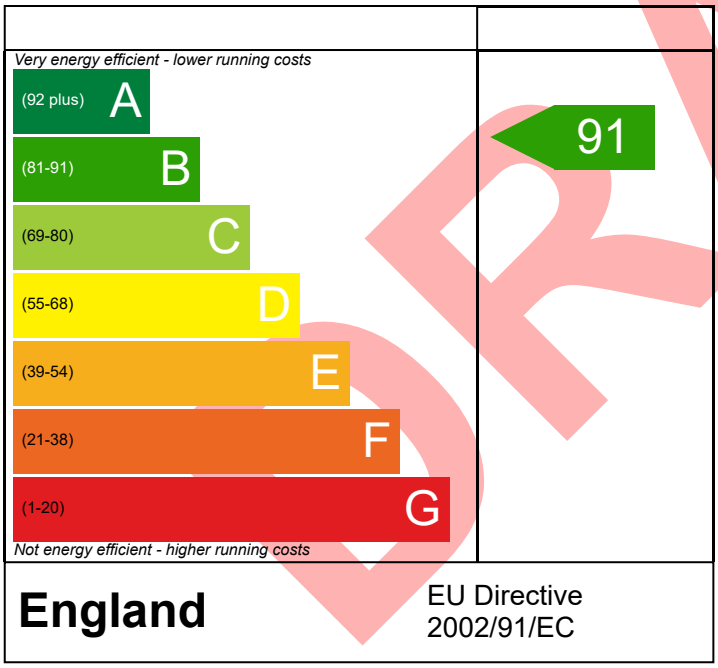
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

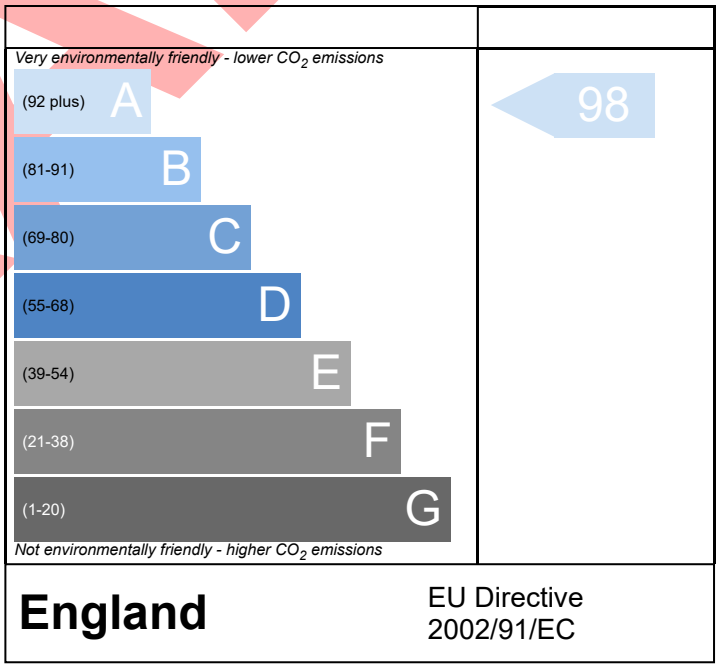
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

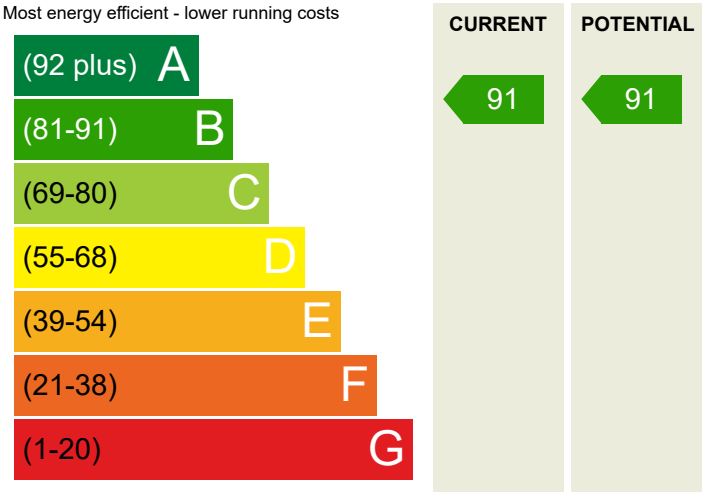
Energy Report

Dwelling Address	
Reference	Block A Appt 07 1F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

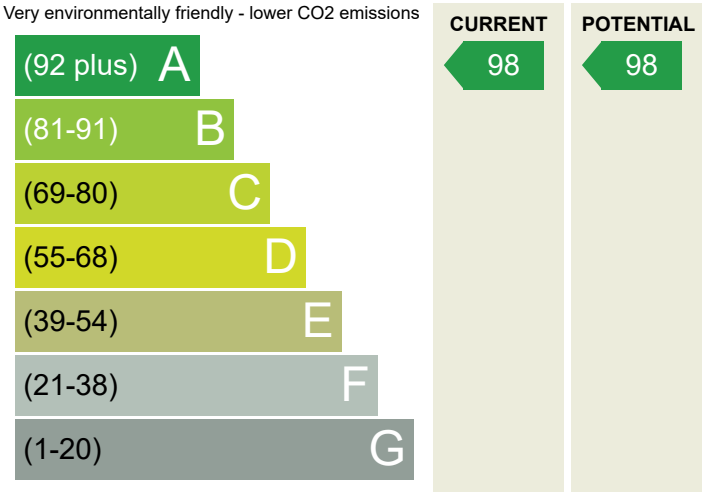
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

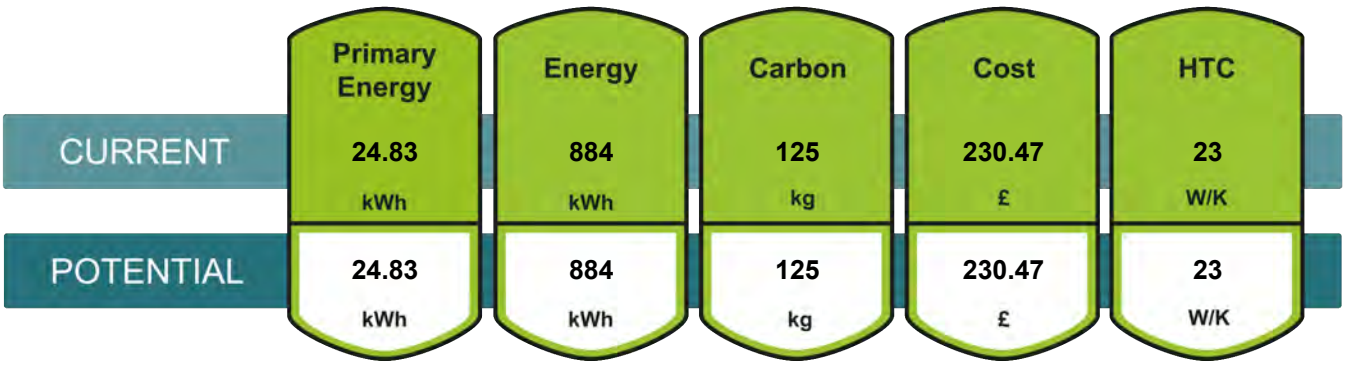
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Floor	Average thermal transmittance 0.05 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£230

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

21

kWh per year



Water Heating

594

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

Property Reference	Block A Appt 07 2F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	92 A	**DER**	2.29	**TER**	10.87
Environmental	98 A	**% DER < TER**			78.93
CO_2 Emissions (t/year)	0.12	**DFEE**	11.55	**TFEE**	11.71
Compliance Check	See BREL	**% DFEE < TFEE**			1.33
% DPER < TPER	58.80	**DPER**	24.59	**TPER**	59.67

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	West	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	13.51	0.00	None	4.78	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	East	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	1.48	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.13	0.13	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	2.94	0.05	0.05	Yes
E3 Sill	Independently assessed	2.94	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.13	0.13	No

Y-value	0.12	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

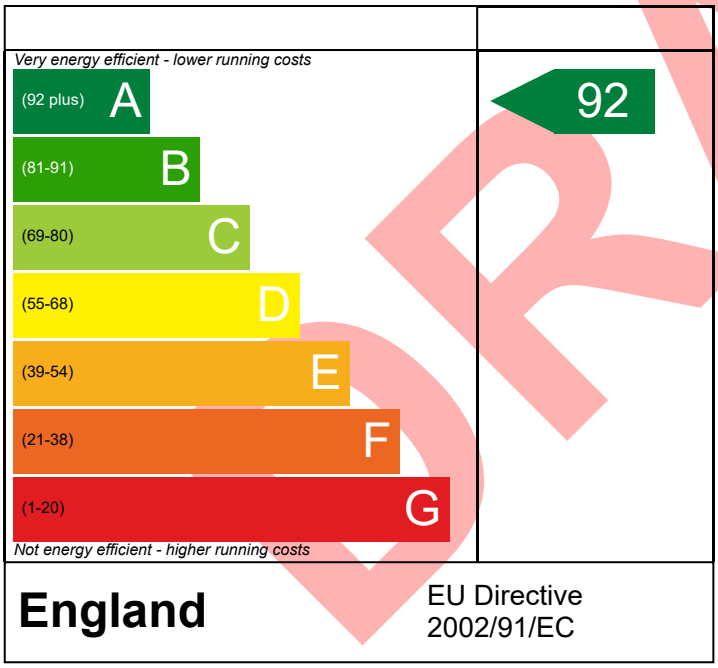
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

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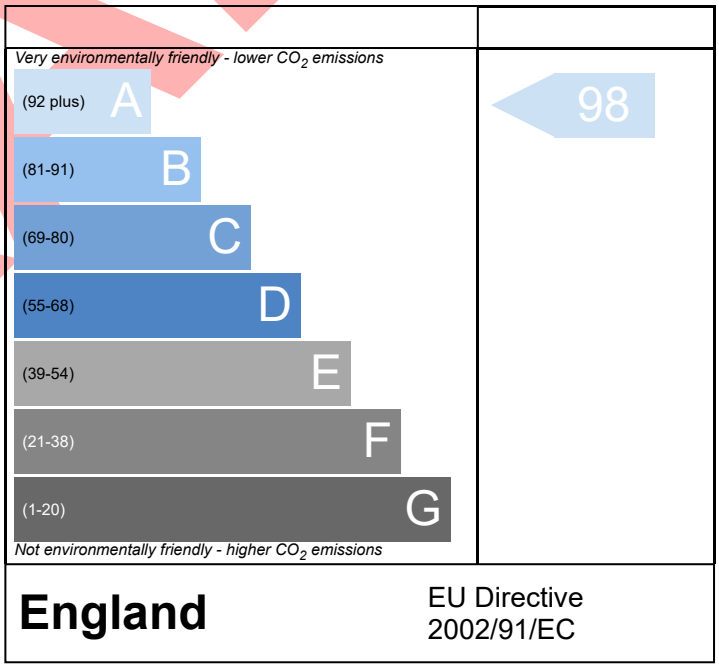
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

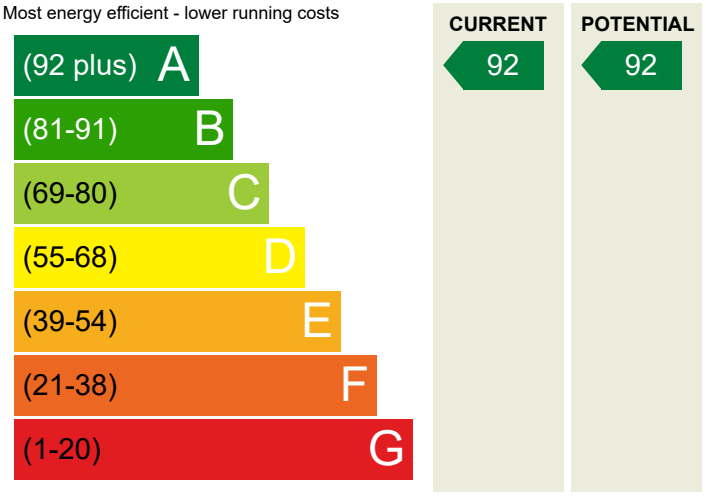
Energy Report

Dwelling Address	
Reference	Block A Appt 07 2F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

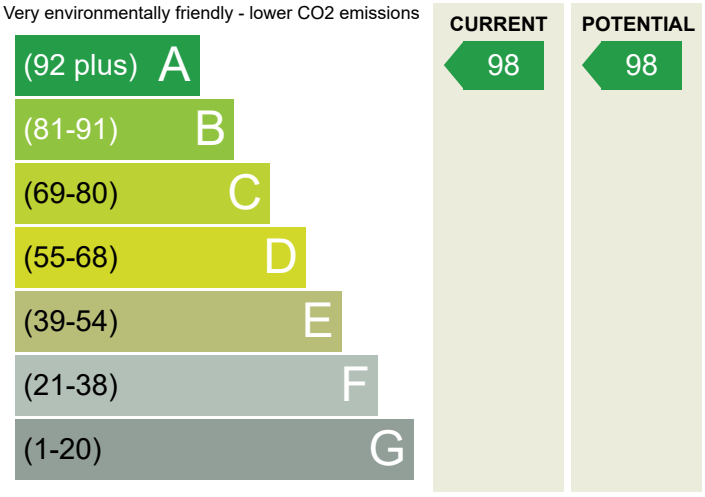
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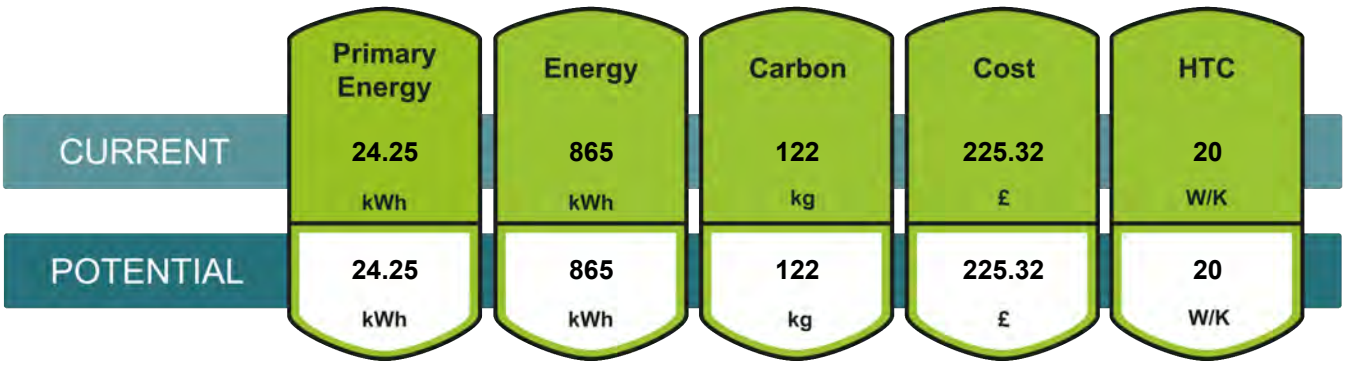
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£225

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

1

kWh per year



Water Heating

594

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 07 3F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	92 A	**DER**	2.28	**TER**	10.87
Environmental	98 A	**% DER < TER**			79.02
CO_2 Emissions (t/year)	0.12	**DFEE**	11.10	**TFEE**	11.71
Compliance Check	See BREL	**% DFEE < TFEE**			5.19
% DPER < TPER	58.96	**DPER**	24.49	**TPER**	59.67

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	West	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	13.51	0.00	None	4.78	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	East	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	1.48	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	2.94	0.05	0.05	Yes
E3 Sill	Independently assessed	2.94	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No

Y-value	0.10	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Flexible	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No	

22.0 Lighting

No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

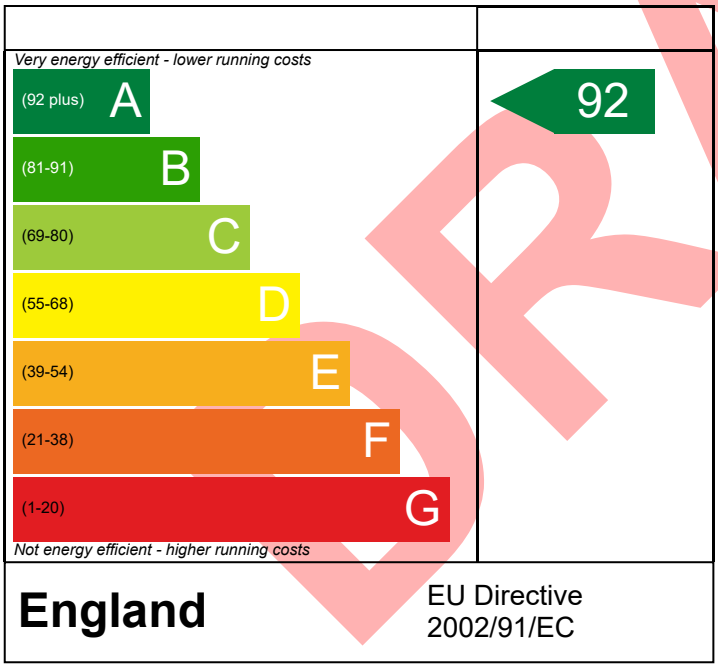
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

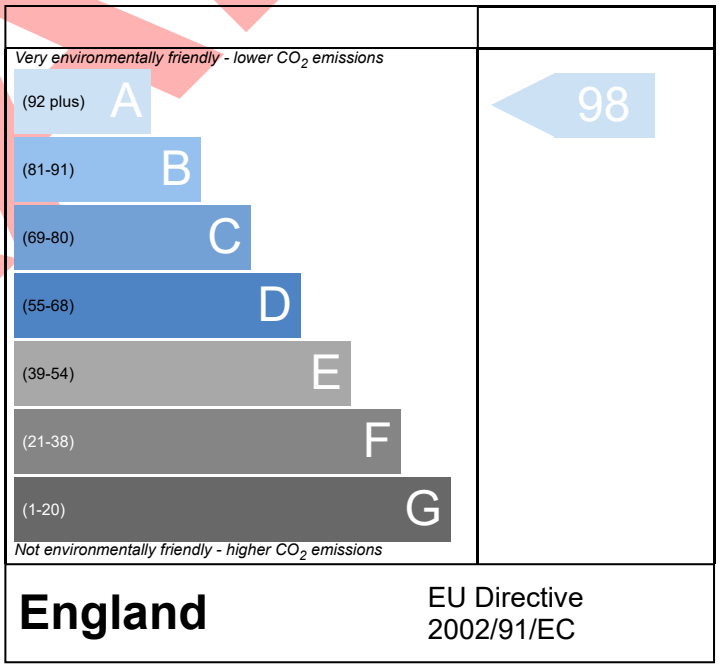
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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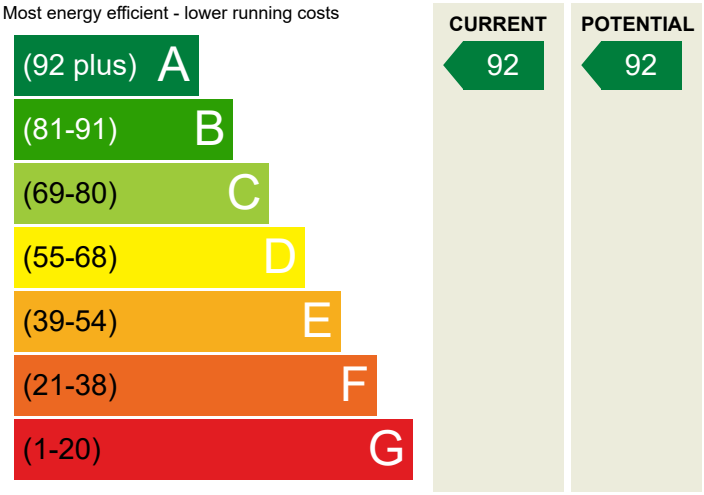
Energy Report

Dwelling Address	
Reference	Block A Appt 07 3F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

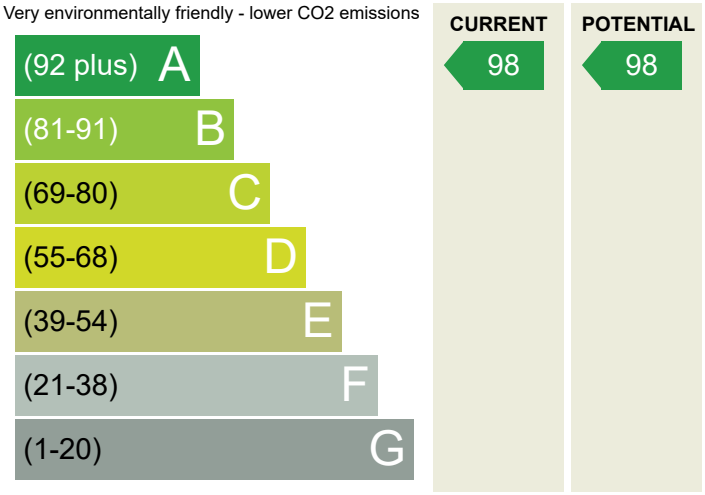
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

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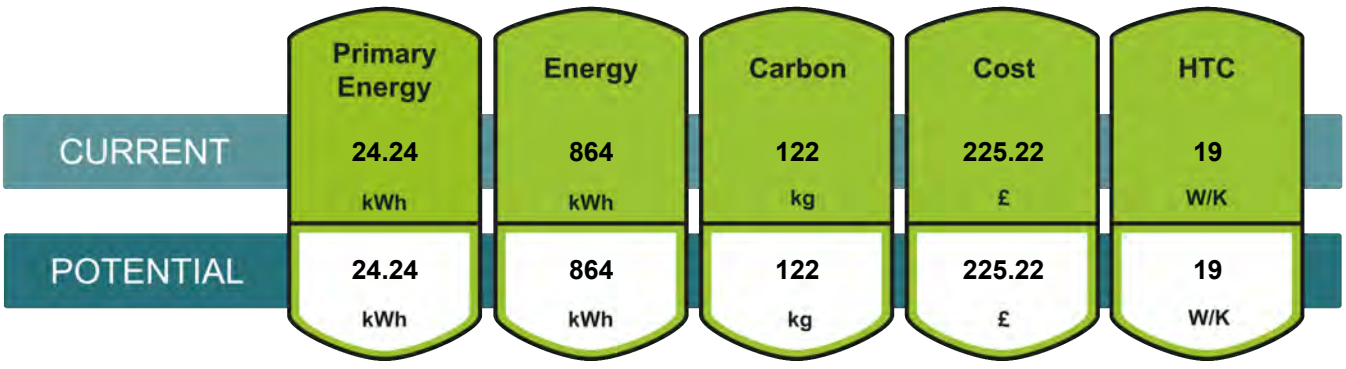
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£225

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

1

kWh per year



Water Heating

594

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

Property Reference	Block A Appt 07 4F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	92 A	**DER**	2.28	**TER**	10.87
Environmental	98 A	**% DER < TER**			79.02
CO_2 Emissions (t/year)	0.12	**DFEE**	11.10	**TFEE**	11.71
Compliance Check	See BREL	**% DFEE < TFEE**			5.19
% DPER < TPER	58.96	**DPER**	24.49	**TPER**	59.67

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	West	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	13.51	0.00	None	4.78	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	East	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	1.48	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	2.94	0.05	0.05	Yes
E3 Sill	Independently assessed	2.94	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No

Y-value	0.10	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Flexible	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No	

22.0 Lighting

No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

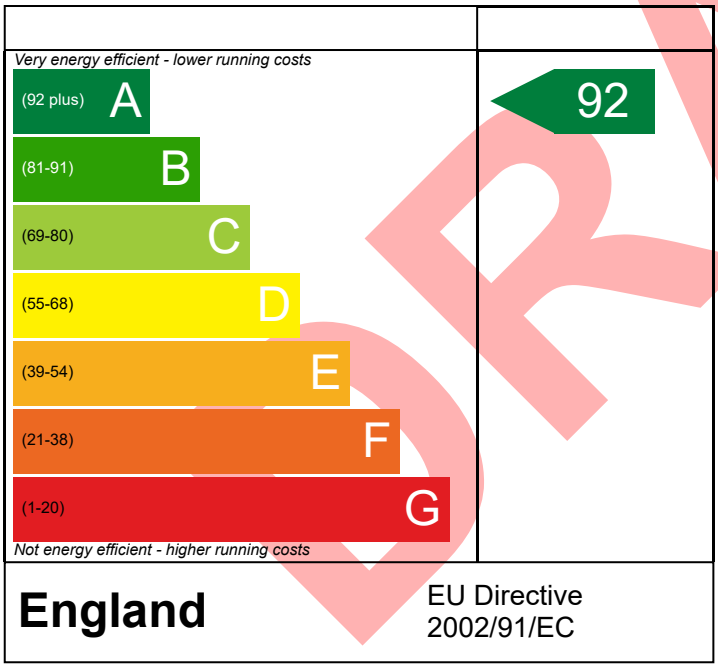
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

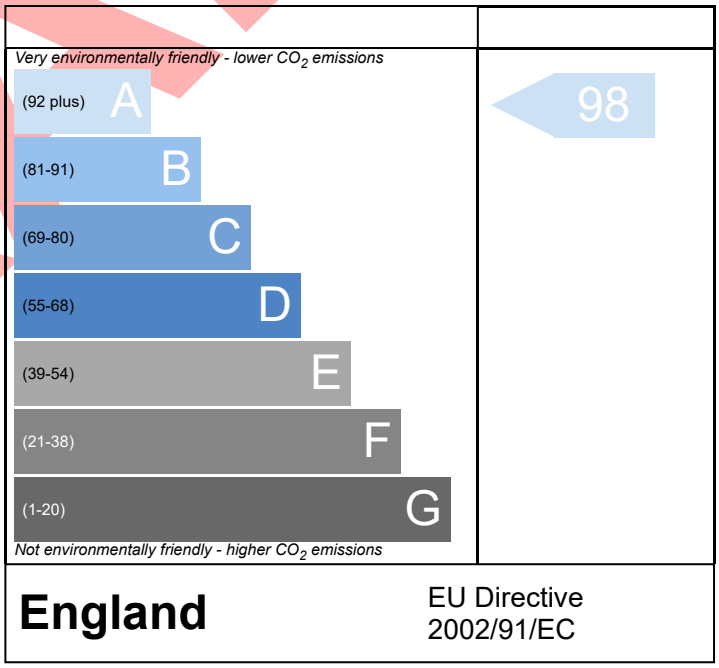
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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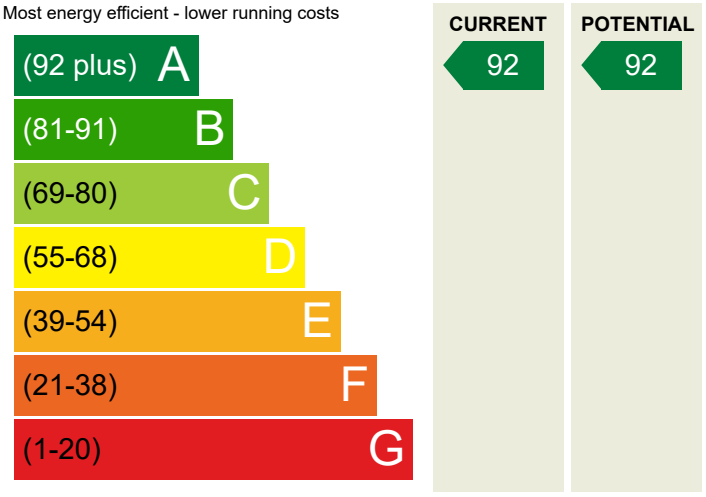
Energy Report

Dwelling Address	
Reference	Block A Appt 07 4F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

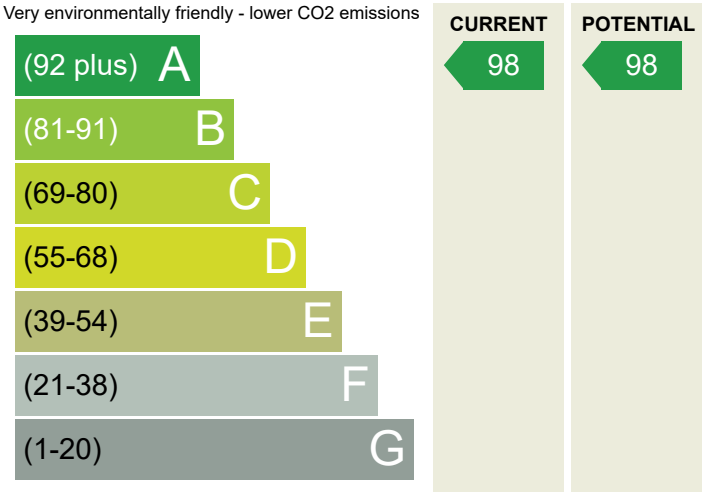
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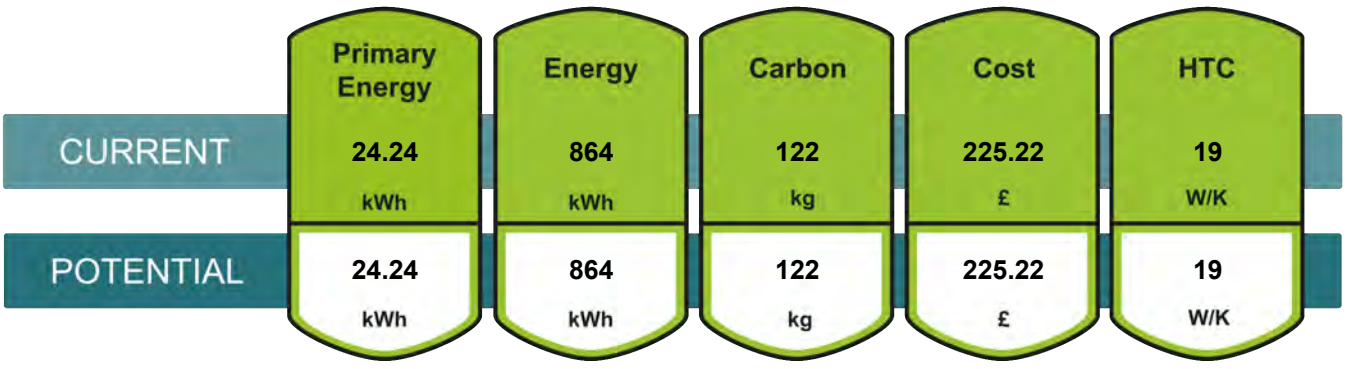
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£225

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

1

kWh per year



Water Heating

594

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 07 5F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	92 A	**DER**	2.28	**TER**	10.87
Environmental	98 A	**% DER < TER**			79.02
CO_2 Emissions (t/year)	0.12	**DFEE**	11.10	**TFEE**	11.71
Compliance Check	See BREL	**% DFEE < TFEE**			5.19
% DPER < TPER	58.96	**DPER**	24.49	**TPER**	59.67

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	West	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	13.51	0.00	None	4.78	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	East	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	1.48	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	2.94	0.05	0.05	Yes
E3 Sill	Independently assessed	2.94	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No

Y-value	0.10	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Flexible	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No	

22.0 Lighting

No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

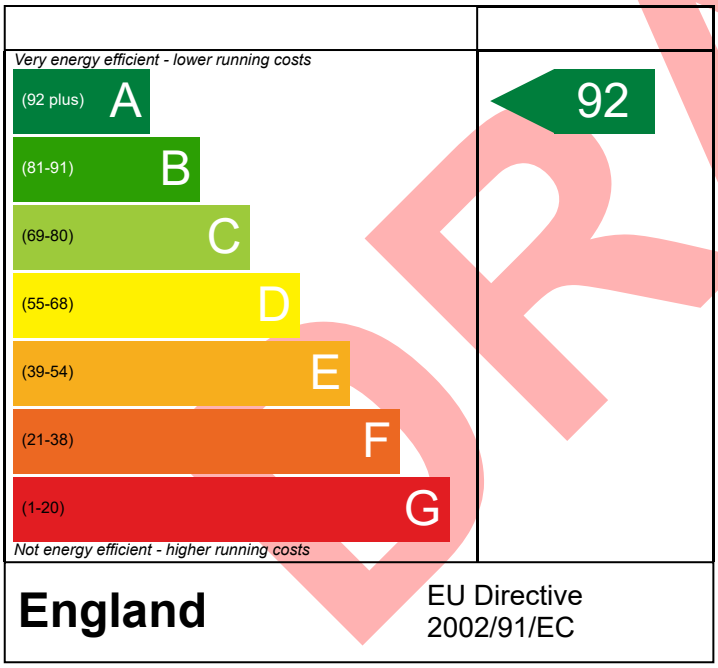
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

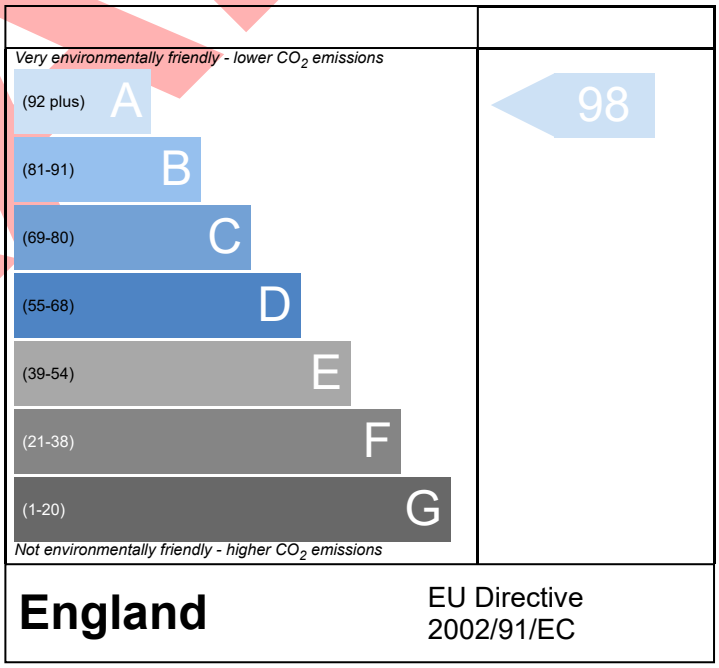
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

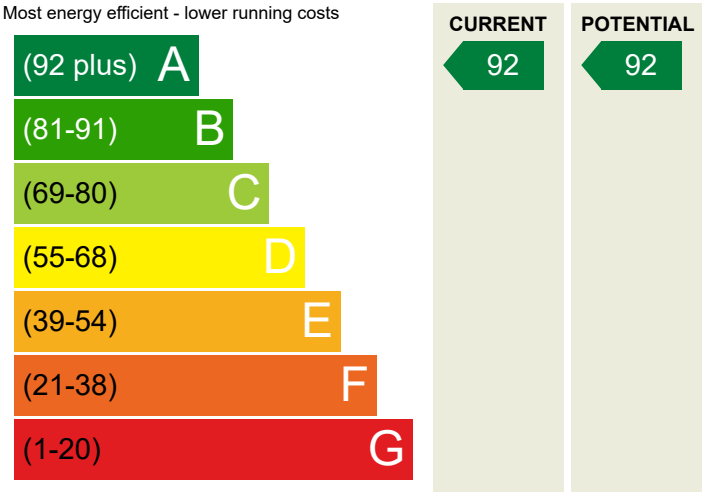
Energy Report

Dwelling Address	
Reference	Block A Appt 07 5F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

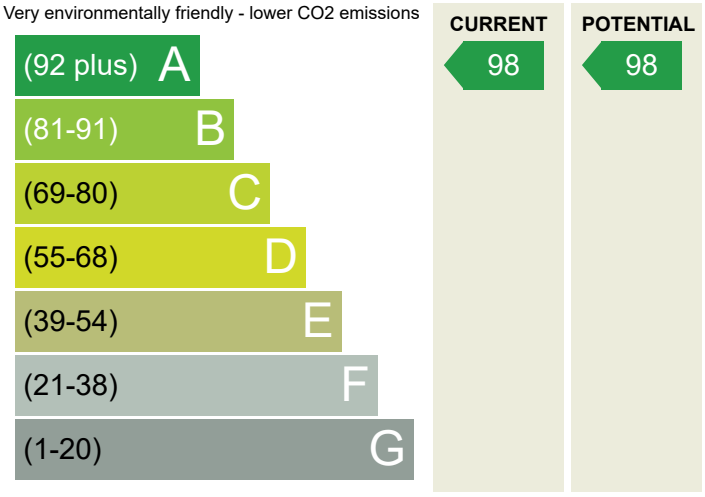
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

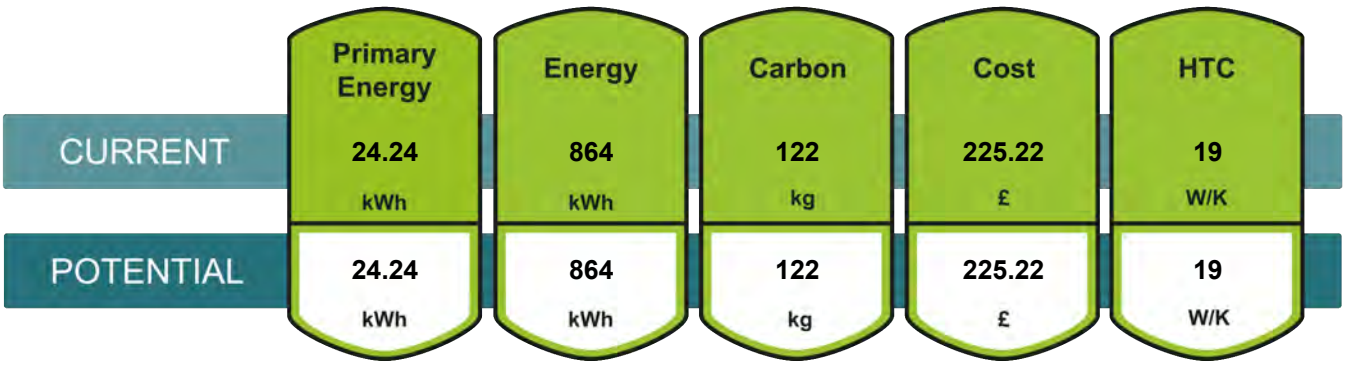
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£225

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

1

kWh per year



Water Heating

594

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 07 6F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	92 A	**DER**	2.28	**TER**	10.87
Environmental	98 A	**% DER < TER**			79.02
CO_2 Emissions (t/year)	0.12	**DFEE**	11.10	**TFEE**	11.71
Compliance Check	See BREL	**% DFEE < TFEE**			5.19
% DPER < TPER	58.96	**DPER**	24.49	**TPER**	59.67

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	West	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	6	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	13.51	0.00	None	4.78	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	East	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	1.48	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	2.94	0.05	0.05	Yes
E3 Sill	Independently assessed	2.94	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.08	-0.03	-0.03	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No

Y-value	0.10	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Flexible	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No	

22.0 Lighting

No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

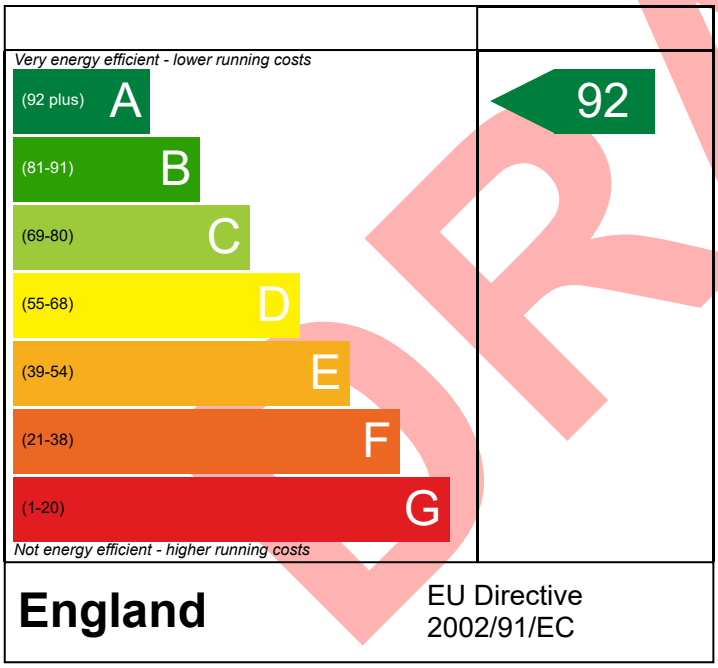
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

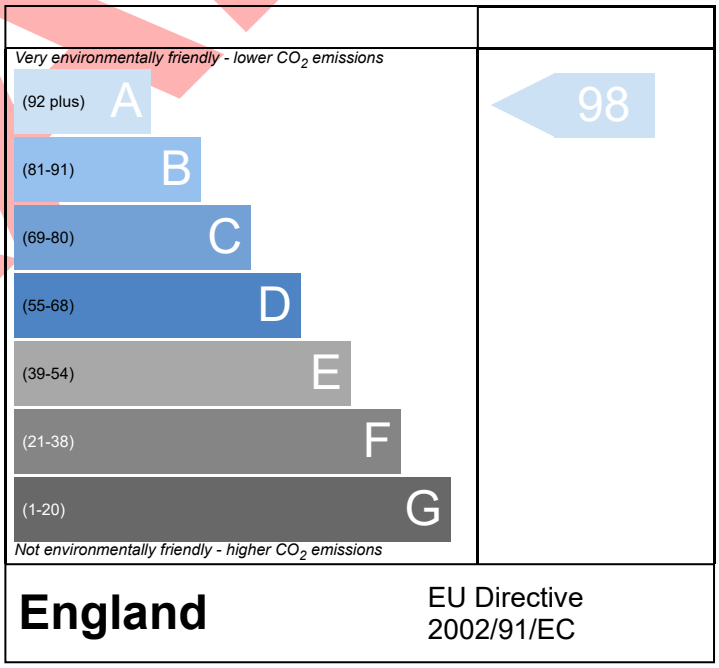
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

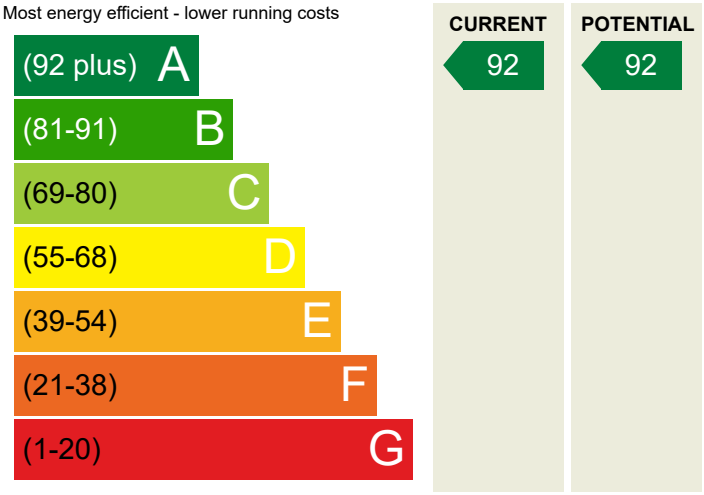
Energy Report

Dwelling Address	
Reference	Block A Appt 07 6F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

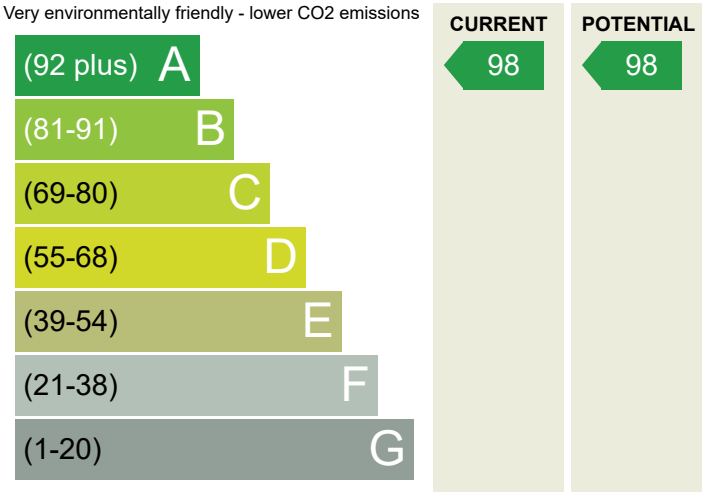
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This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

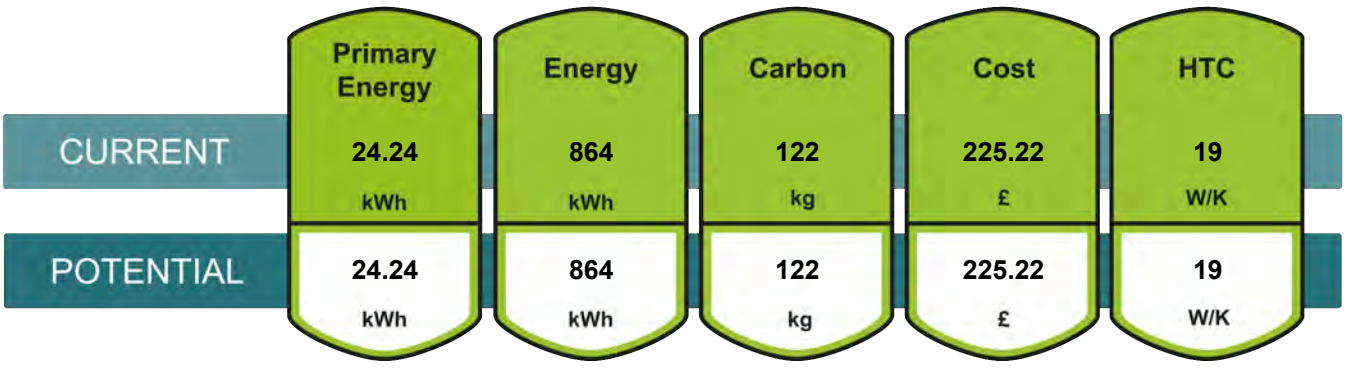
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£225

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

1

kWh per year



Water Heating

594

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 07 7F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	92 A	**DER**	2.33	**TER**	11.18
Environmental	98 A	**% DER < TER**			79.16
CO_2 Emissions (t/year)	0.12	**DFEE**	13.52	**TFEE**	13.99
Compliance Check	See BREL	**% DFEE < TFEE**			3.37
% DPER < TPER	59.15	**DPER**	24.99	**TPER**	61.19

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	West	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	7	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	11.65	0.00	None	6.64	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	East	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	7.60	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.07	0.05	0.05	Yes
E3 Sill	Independently assessed	4.07	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	7.60	0.09	0.09	No

Y-value	0.14	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	

Summary for Input Data

SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No

Summary for Input Data

elmhurst energy

Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

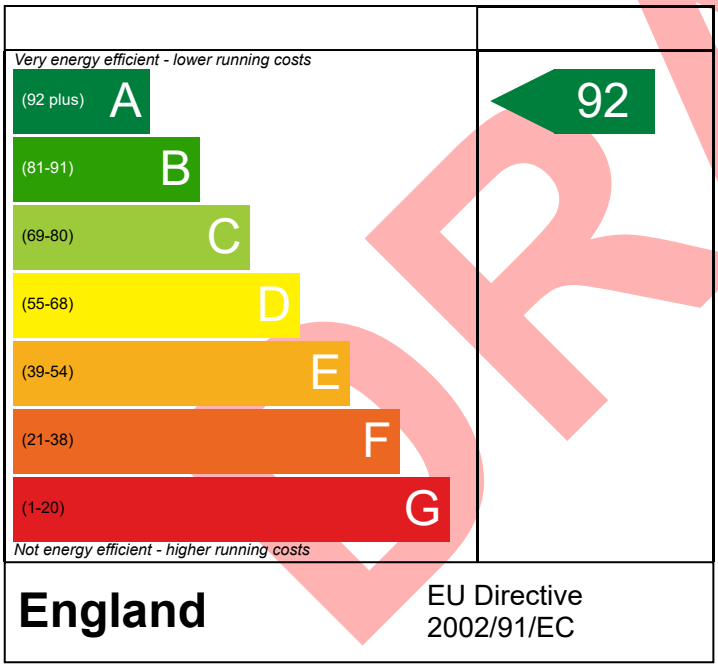
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

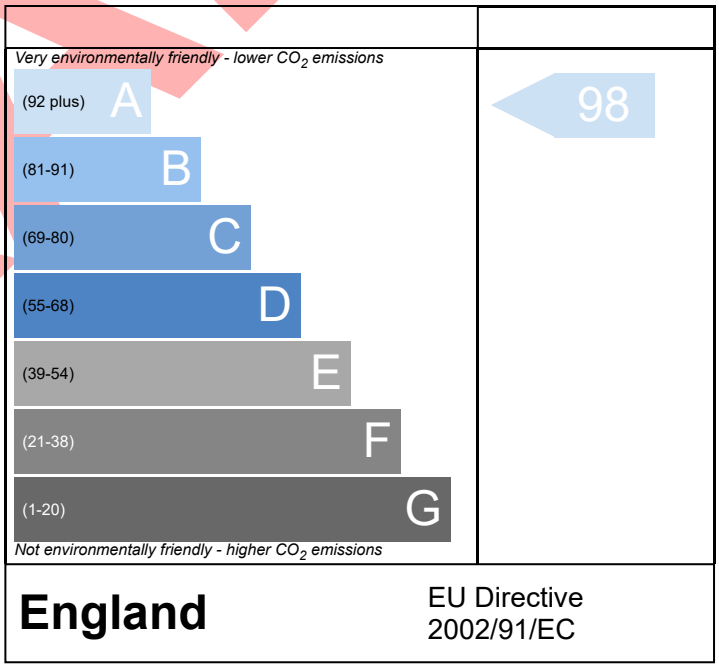
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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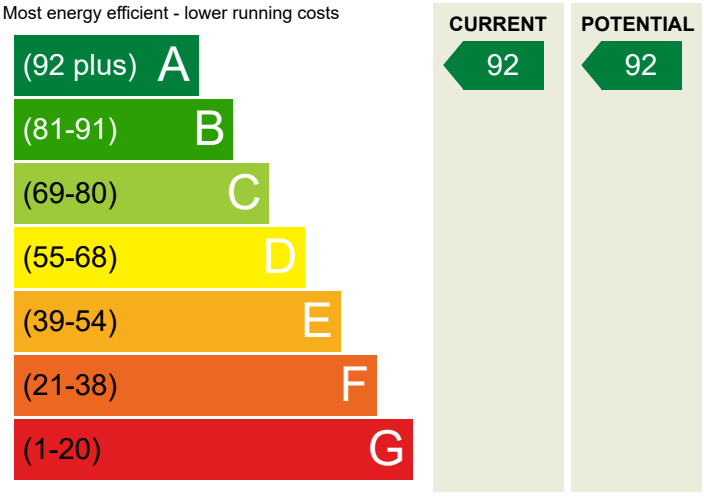
Energy Report

Dwelling Address	
Reference	Block A Appt 07 7F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

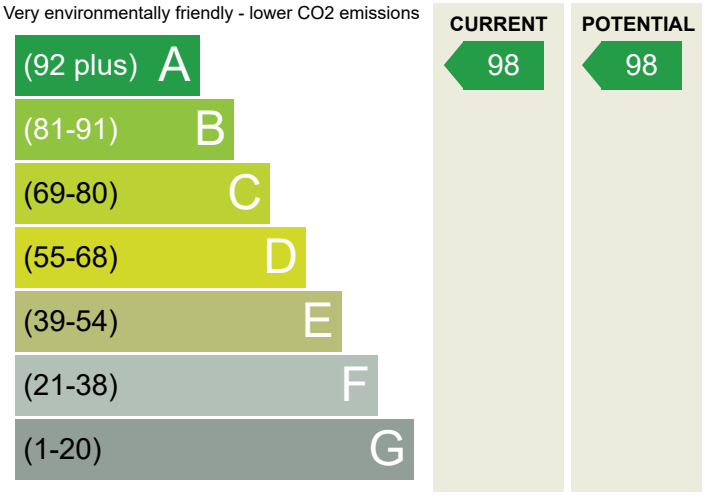
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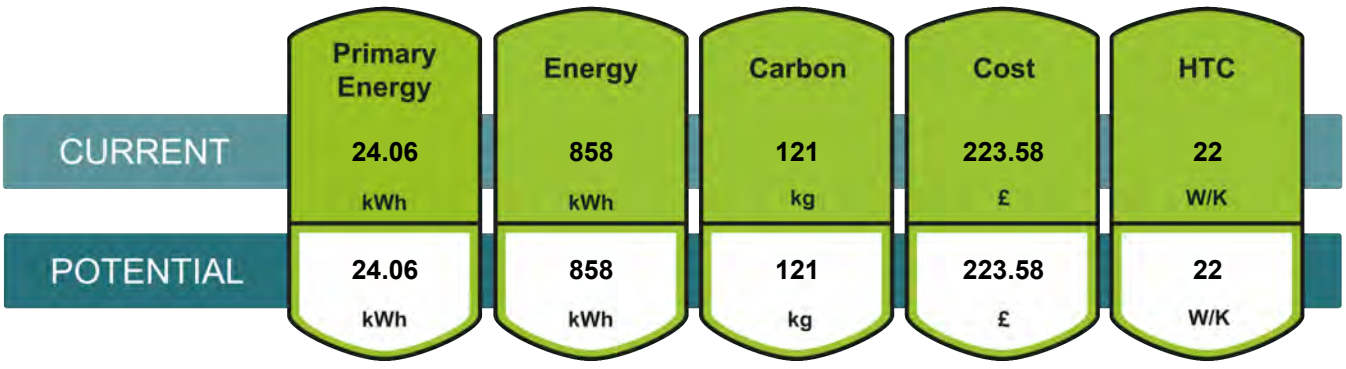
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£224

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

4

kWh per year



Water Heating

594

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

Property Reference	Block A Appt 07 8F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	92 A	**DER**	2.33	**TER**	11.18
Environmental	98 A	**% DER < TER**			79.16
CO_2 Emissions (t/year)	0.12	**DFEE**	13.52	**TFEE**	13.99
Compliance Check	See BREL	**% DFEE < TFEE**			3.37
% DPER < TPER	59.15	**DPER**	24.99	**TPER**	61.19

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	West	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	8	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	11.65	0.00	None	6.64	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	East	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	7.60	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.07	0.05	0.05	Yes
E3 Sill	Independently assessed	4.07	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	7.60	0.09	0.09	No

Y-value	0.14	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	

Summary for Input Data

SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No

Summary for Input Data

elmhurst energy

Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

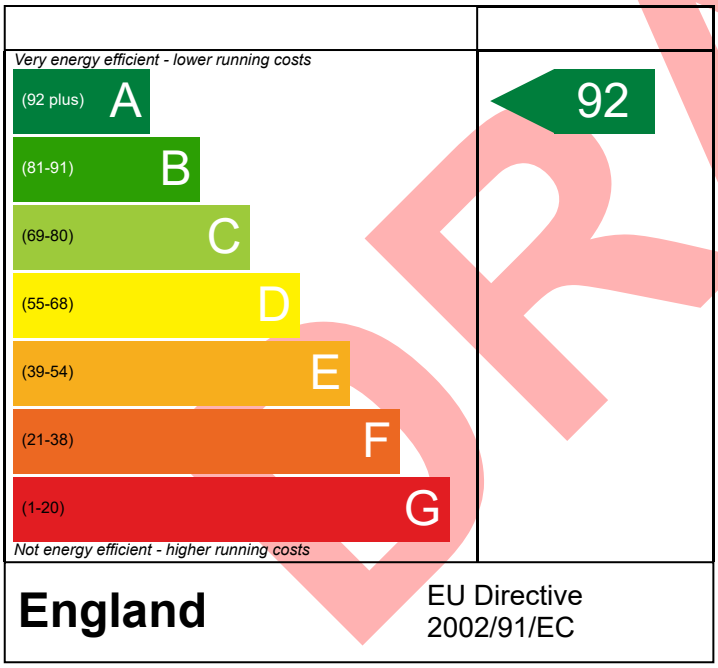
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

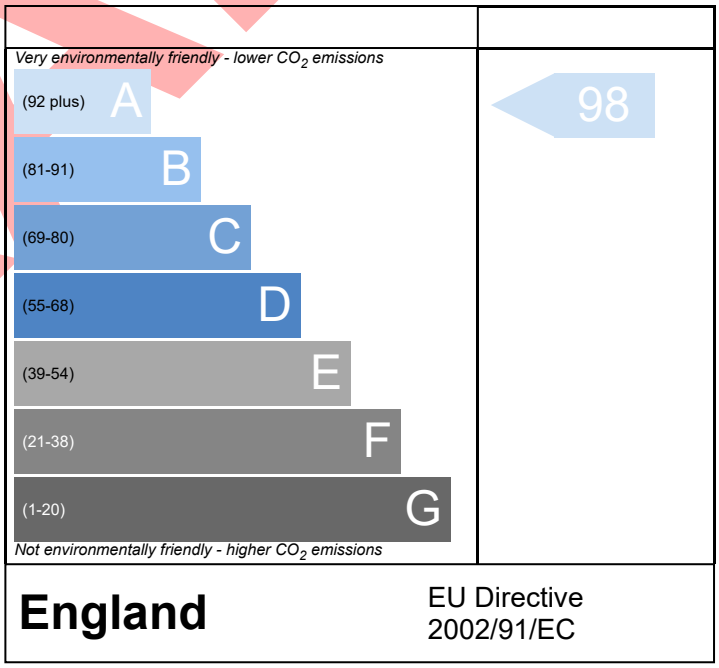
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

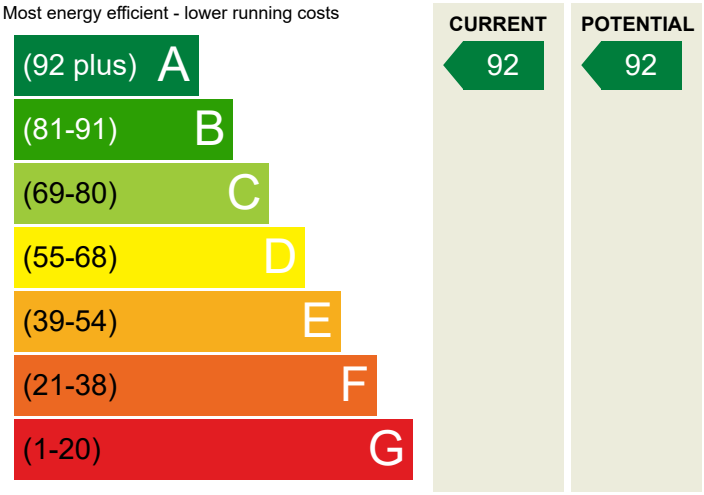
Energy Report

Dwelling Address	
Reference	Block A Appt 07 8F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

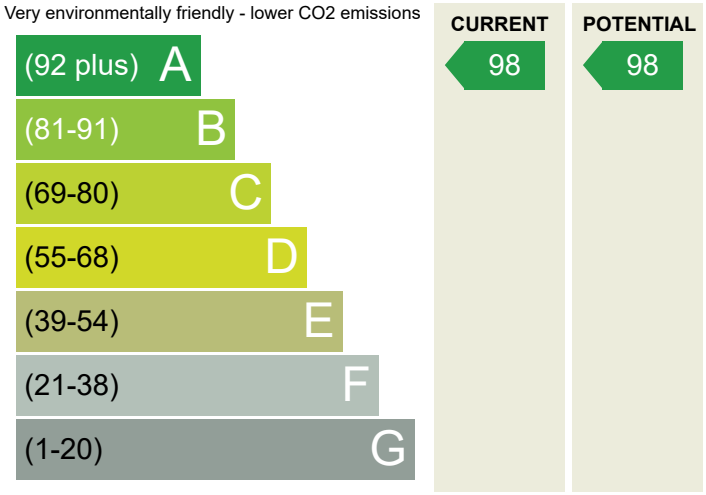
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

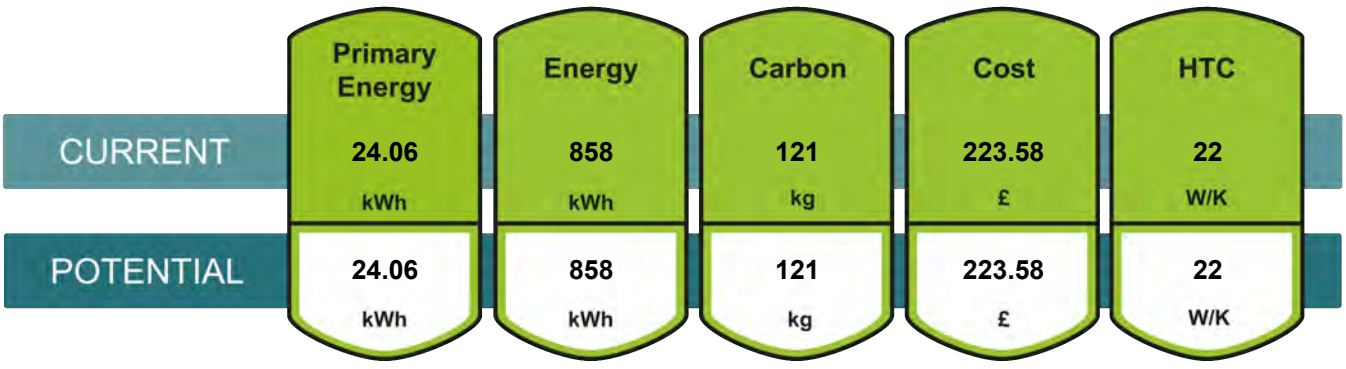
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£224

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

4

kWh per year



Water Heating

594

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 07 9F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	1B4P
Property			

SAP Rating	90 B	**DER**	2.96	**TER**	12.56
Environmental	98 A	**% DER < TER**			76.43
CO_2 Emissions (t/year)	0.13	**DFEE**	20.64	**TFEE**	20.12
Compliance Check	See BREL	**% DFEE < TFEE**			-2.58
% DPER < TPER	54.34	**DPER**	31.31	**TPER**	68.57

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	West	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	9	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	52.15 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.28	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	44.50	36.39	0.00	None	8.11	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	34.66	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	52.15

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	52.15

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	East	1.46	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	14.43	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.97	0.05	0.05	Yes
E3 Sill	Independently assessed	4.97	0.05	0.05	Yes
E4 Jamb	Independently assessed	9.78	0.05	0.05	Yes
E16 Corner (normal)	Independently assessed	3.08	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.10	0.10	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	14.43	0.09	0.09	No

Y-value	0.10	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No
22.0 Lighting	
No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	101.00	9595.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	348.45	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

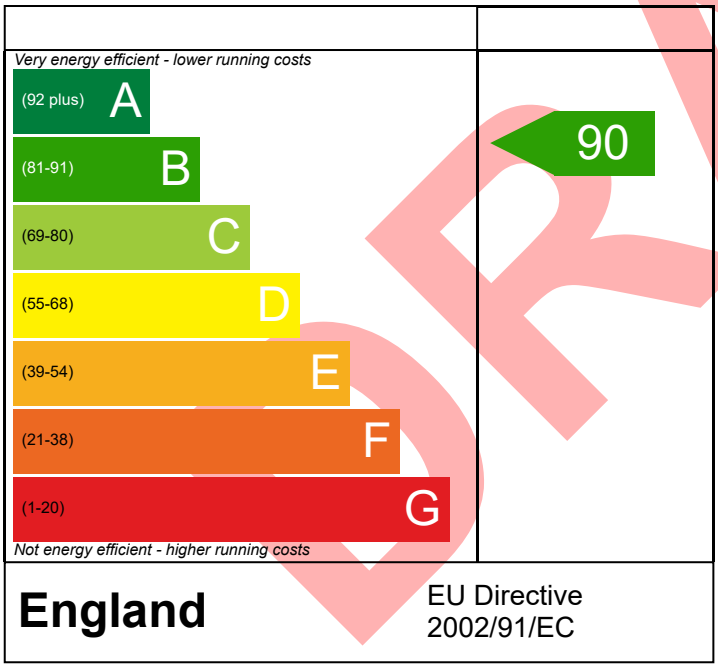
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	52.15 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

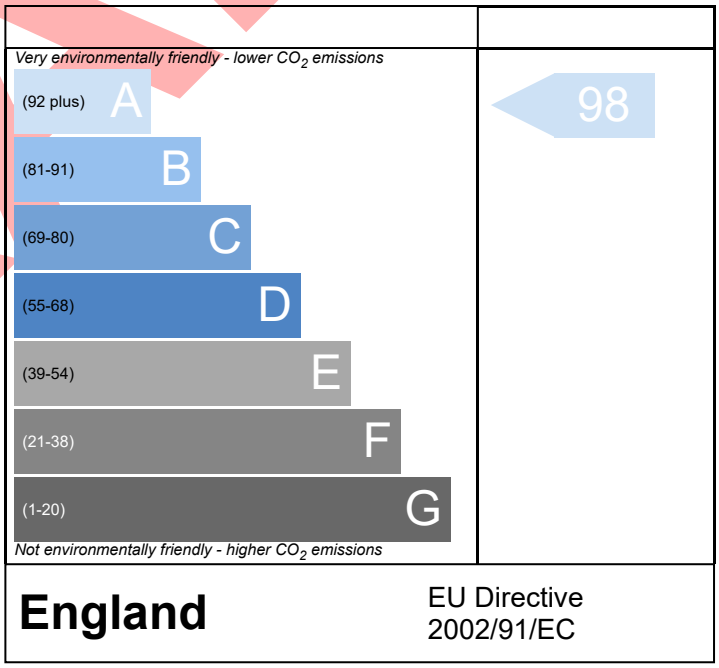
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

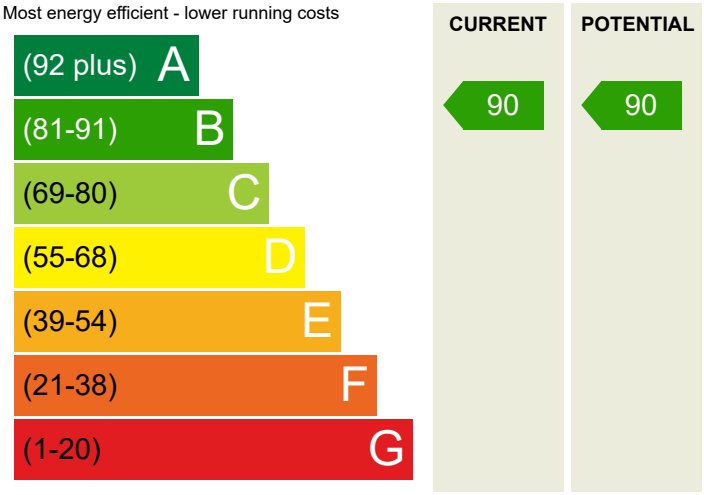
Energy Report

Dwelling Address	
Reference	Block A Appt 07 9F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	52

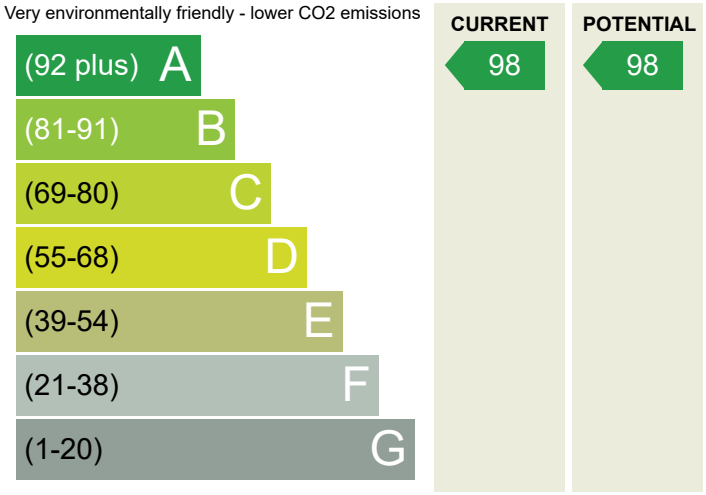
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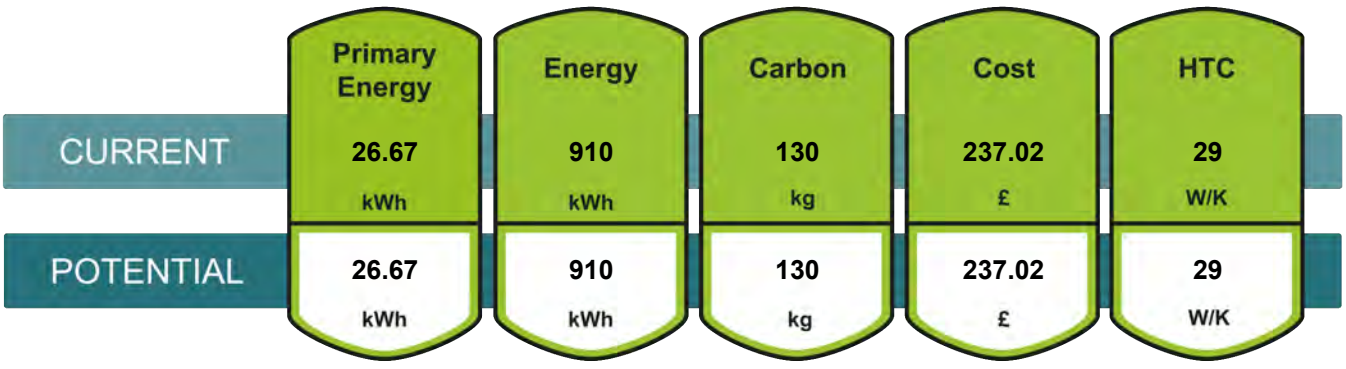
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£237

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

83

kWh per year



Water Heating

583

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 07 10F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	1B4P
Property			

SAP Rating	84 B	**DER**	4.92	**TER**	15.87
Environmental	97 A	**% DER < TER**			69.00
CO_2 Emissions (t/year)	0.21	**DFEE**	35.16	**TFEE**	35.54
Compliance Check	See BREL	**% DFEE < TFEE**			1.08
% DPER < TPER	40.75	**DPER**	51.17	**TPER**	86.36

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	West	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Top-floor flat	
Which Floor	10	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	52.15 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.28	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	44.50	36.39	0.00	None	8.11	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	34.66	0.00	None

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
External Roof 1	External Flat Roof	Plasterboard, insulated flat roof	0.10	9.00	52.15	52.15	None	0.00	Enter Gross Area	0.00

Summary for Input Data

elmhurst energy

11.1 Party Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	52.15

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	East	1.46	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.97	0.05	0.05	Yes
E3 Sill	Independently assessed	4.97	0.05	0.05	Yes
E4 Jamb	Independently assessed	9.78	0.05	0.05	Yes
E16 Corner (normal)	Independently assessed	3.08	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.10	0.10	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	14.43	0.09	0.09	No
E15 Flat roof with parapet	Independently assessed	14.53	0.50	0.50	No
P4 Party wall - Roof (insulation at ceiling level)	Independently assessed	14.43	0.12	0.12	No

Y-value	0.12	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	101.00	9595.00	1

24.0 Main Heating 1	Manufacturer

Summary for Input Data

Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	348.45	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Summary for Input Data

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

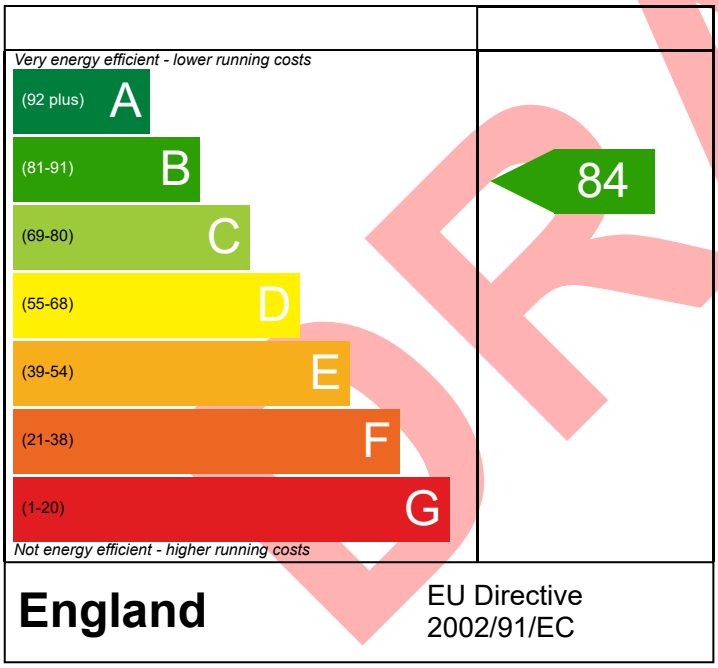
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	52.15 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

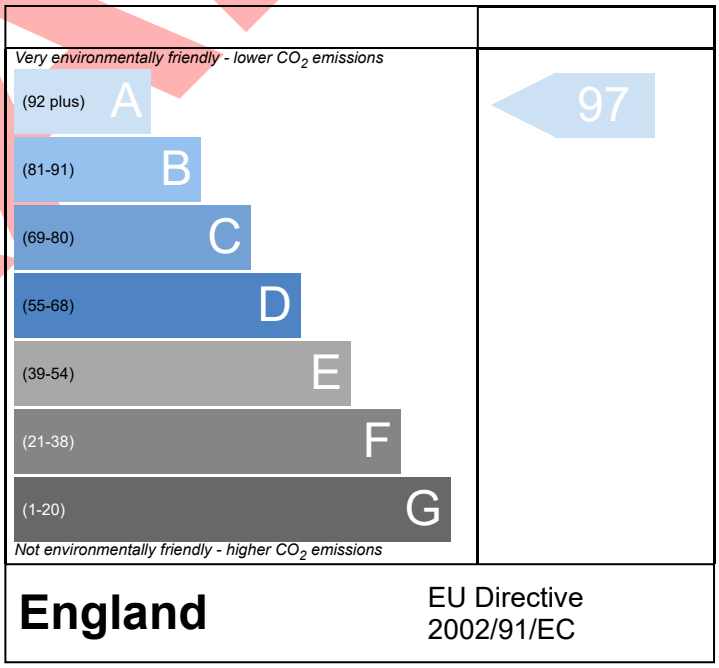
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

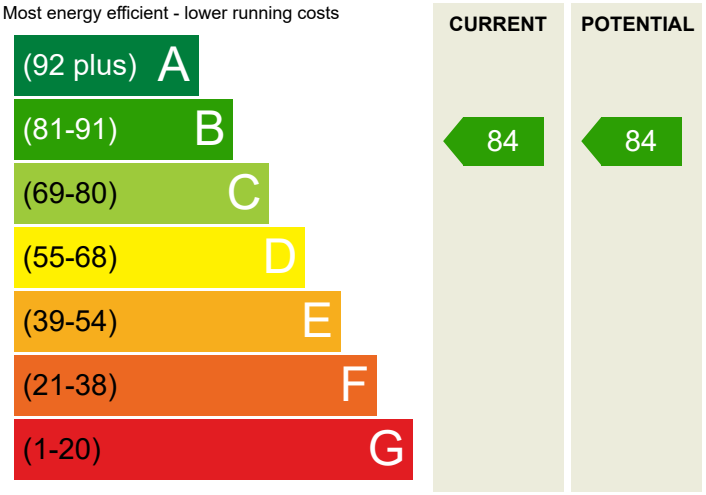
Energy Report

Dwelling Address	
Reference	Block A Appt 07 10F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	52

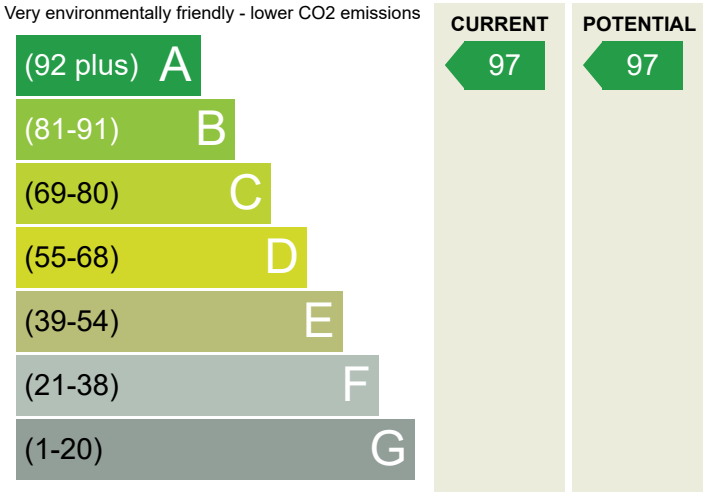
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

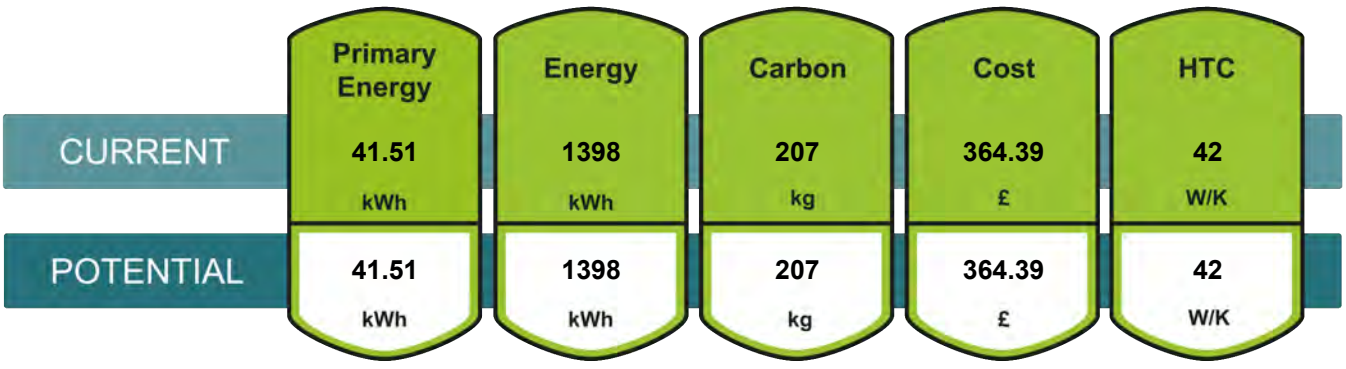
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Roof	Average thermal transmittance 0.1 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£364

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

572

kWh per year



Water Heating

583

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 08 1F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	91 B	**DER**	2.69	**TER**	13.72
Environmental	98 A	**% DER < TER**			80.39
CO_2 Emissions (t/year)	0.13	**DFEE**	18.08	**TFEE**	26.24
Compliance Check	See BREL	**% DFEE < TFEE**			31.09
% DPER < TPER	61.71	**DPER**	28.65	**TPER**	74.83

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	West	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	11.65	0.00	None	6.64	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

11.0 Heat Loss Floors

Summary for Input Data

Description	Type	Storey Index	Construction	U-Value (W/m²K)	Shelter Code	Shelter Factor	Kappa (kJ/m²K)	Area (m²)
Heatloss Floor 1	Exposed Floor - Solid	Lowest occupied	Other	0.05	None	0.00	0.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	East	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	7.60	0.09	0.09	No
E20 Exposed floor (normal)	Independently assessed	7.60	0.16	0.16	No
P7 Party Wall - Exposed floor (normal)	Independently assessed	21.80	0.05	0.05	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.07	0.05	0.05	Yes
E3 Sill	Independently assessed	4.07	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes

Y-value	0.06	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	

Summary for Input Data

Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	
SAP Code	914	

Summary for Input Data

Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

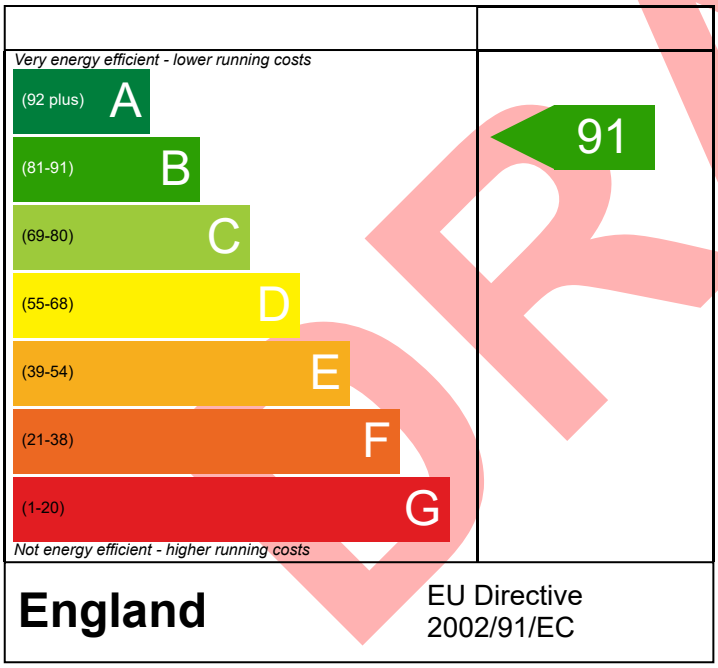
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

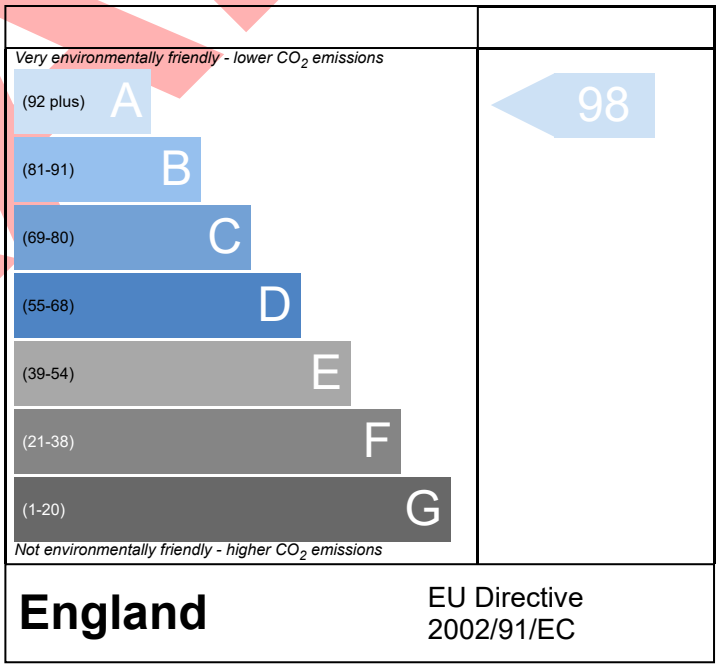
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

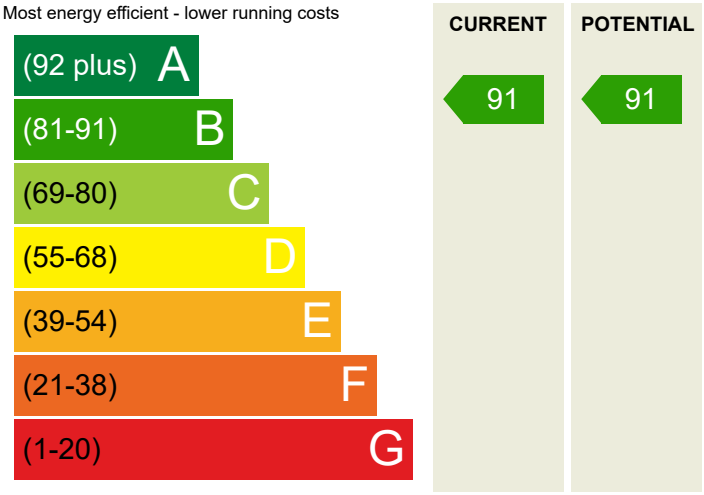
Energy Report

Dwelling Address	
Reference	Block A Appt 08 1F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

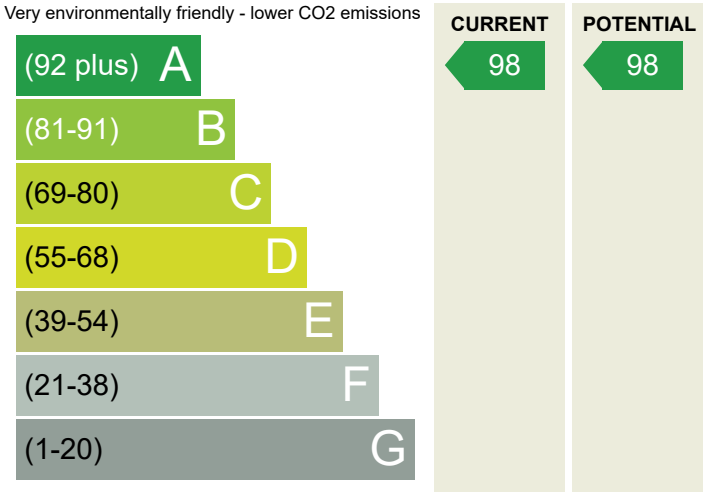
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

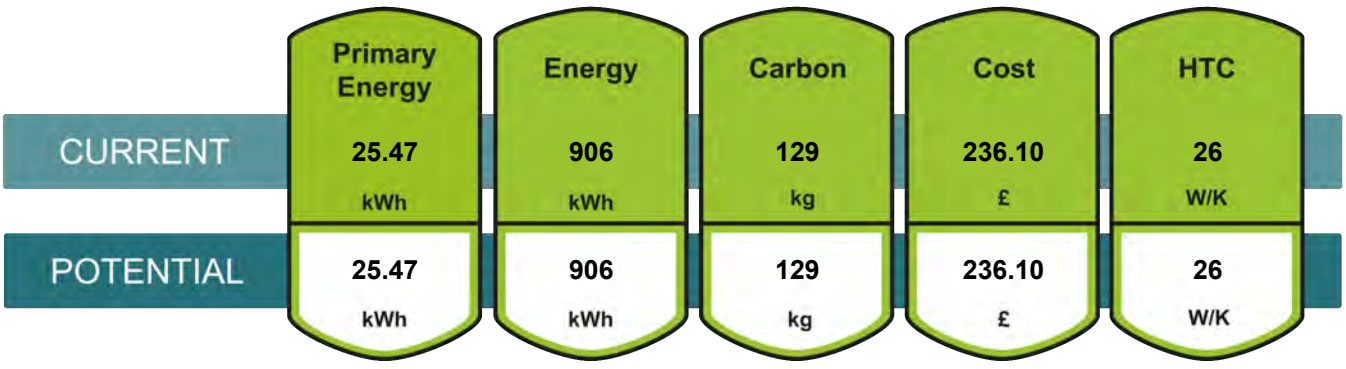
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Floor	Average thermal transmittance 0.05 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£236

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

52

kWh per year



Water Heating

594

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 08 2F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	92 A	**DER**	2.33	**TER**	11.18
Environmental	98 A	**% DER < TER**			79.16
CO_2 Emissions (t/year)	0.12	**DFEE**	13.52	**TFEE**	13.99
Compliance Check	See BREL	**% DFEE < TFEE**			3.37
% DPER < TPER	59.15	**DPER**	24.99	**TPER**	61.19

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	West	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	11.65	0.00	None	6.64	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	East	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	7.60	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.07	0.05	0.05	Yes
E3 Sill	Independently assessed	4.07	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	7.60	0.09	0.09	No

Y-value	0.14	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	

Summary for Input Data

SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No

Summary for Input Data

elmhurst energy

Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

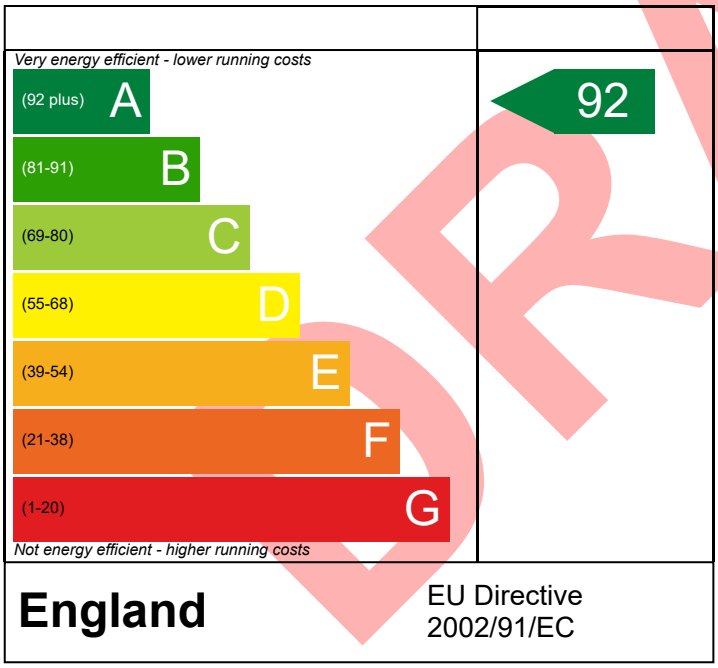
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

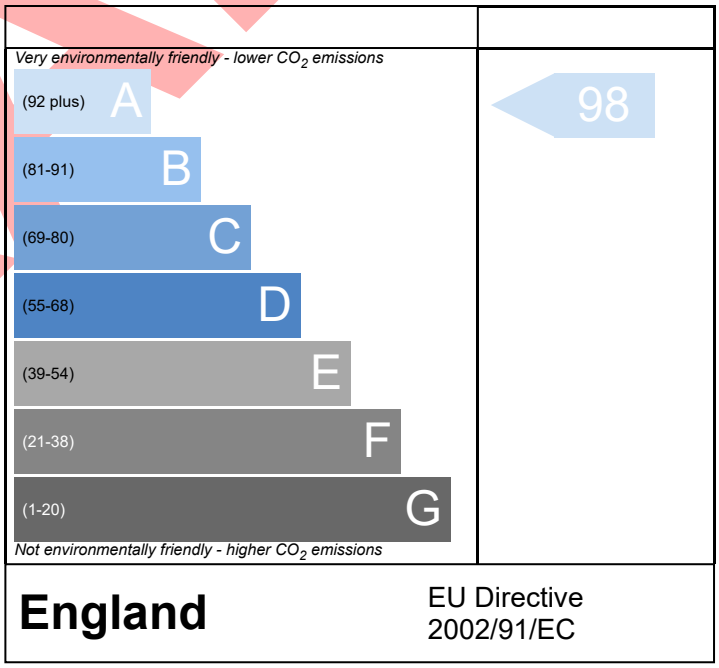
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

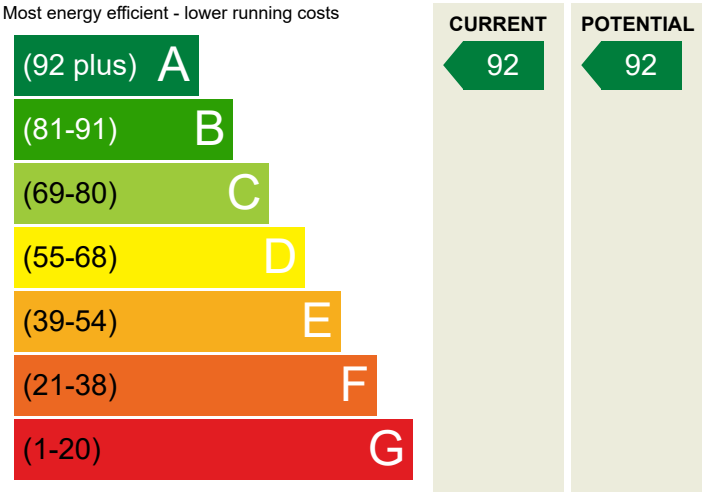
Energy Report

Dwelling Address	
Reference	Block A Appt 08 2F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

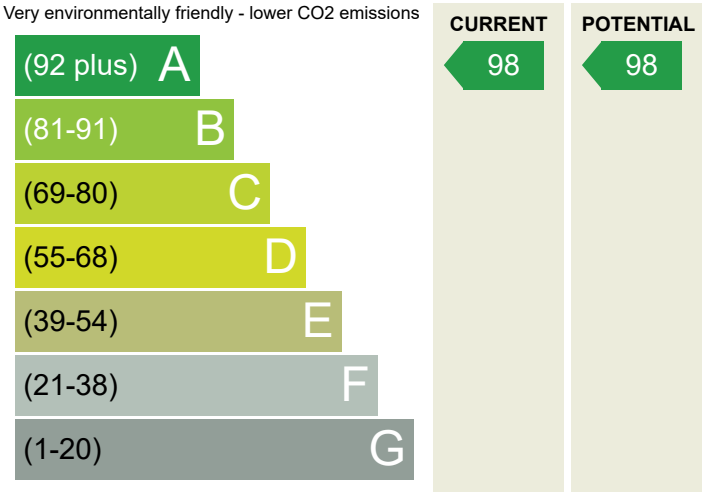
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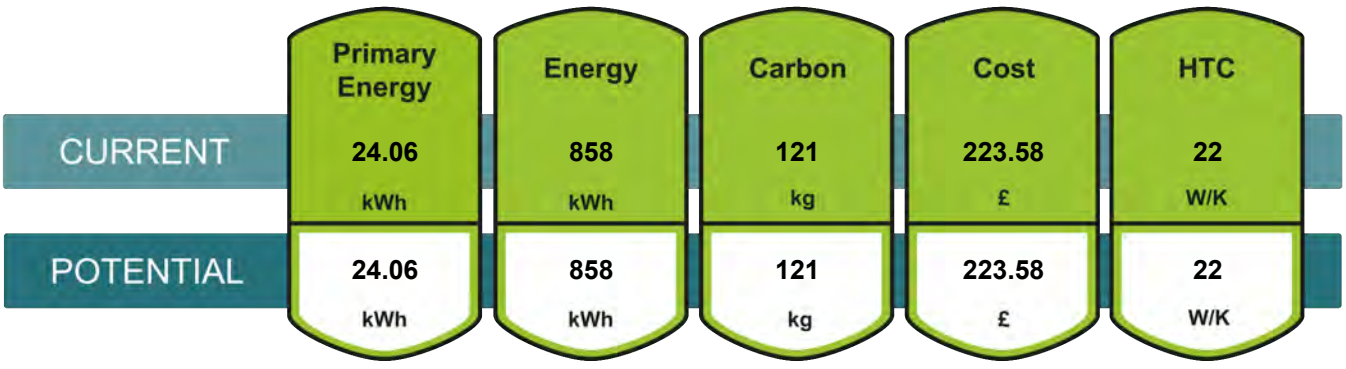
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£224

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

4

kWh per year



Water Heating

594

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 08 3F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	92 A	**DER**	2.33	**TER**	11.18
Environmental	98 A	**% DER < TER**			79.16
CO_2 Emissions (t/year)	0.12	**DFEE**	13.52	**TFEE**	13.99
Compliance Check	See BREL	**% DFEE < TFEE**			3.37
% DPER < TPER	59.15	**DPER**	24.99	**TPER**	61.19

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	West	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	11.65	0.00	None	6.64	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	East	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	7.60	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.07	0.05	0.05	Yes
E3 Sill	Independently assessed	4.07	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	7.60	0.09	0.09	No

Y-value	0.14	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	

Summary for Input Data

SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No

Summary for Input Data

elmhurst energy

Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

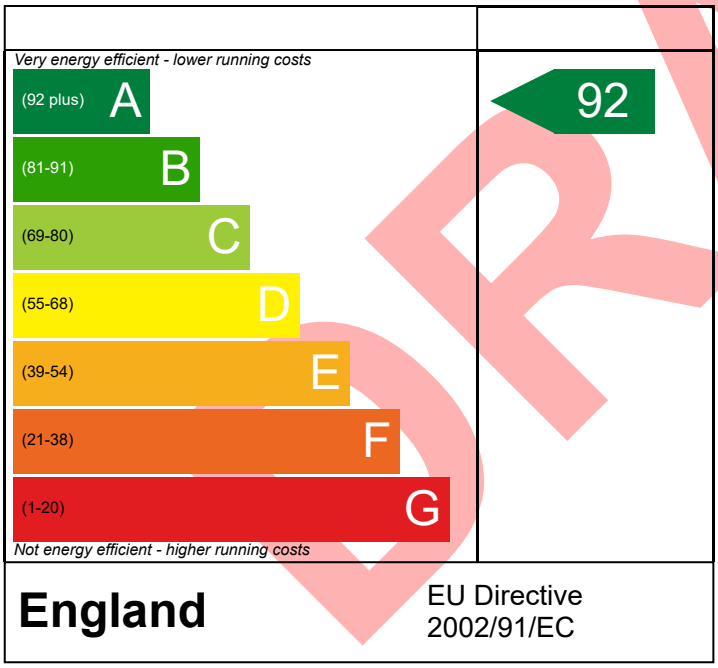
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

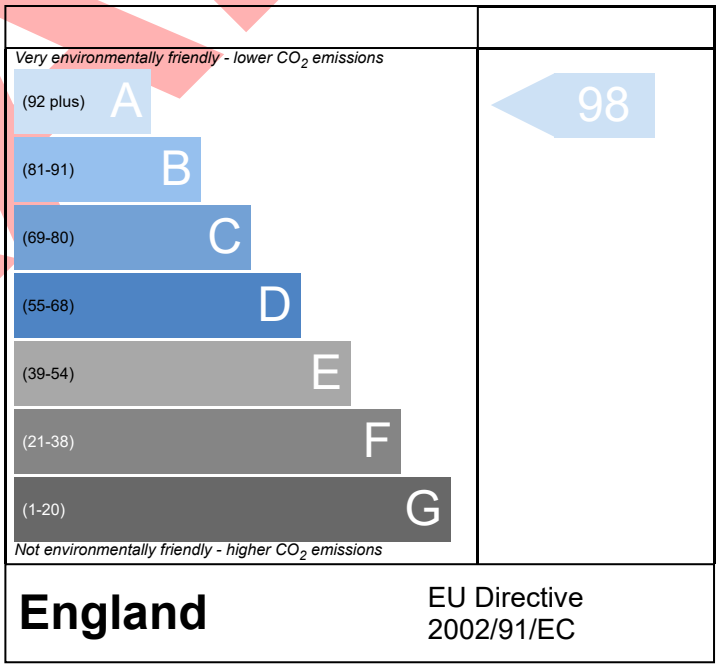
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

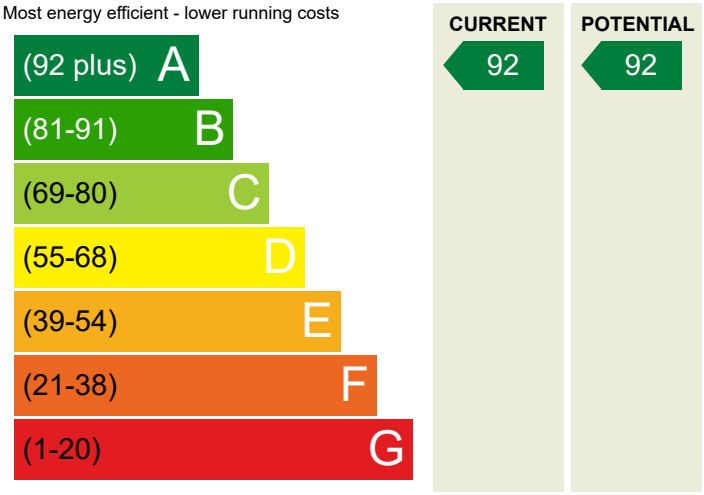
Energy Report

Dwelling Address	
Reference	Block A Appt 08 3F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

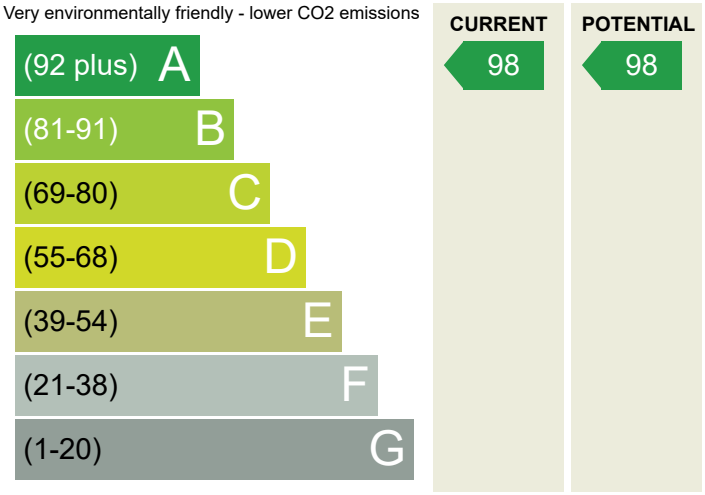
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

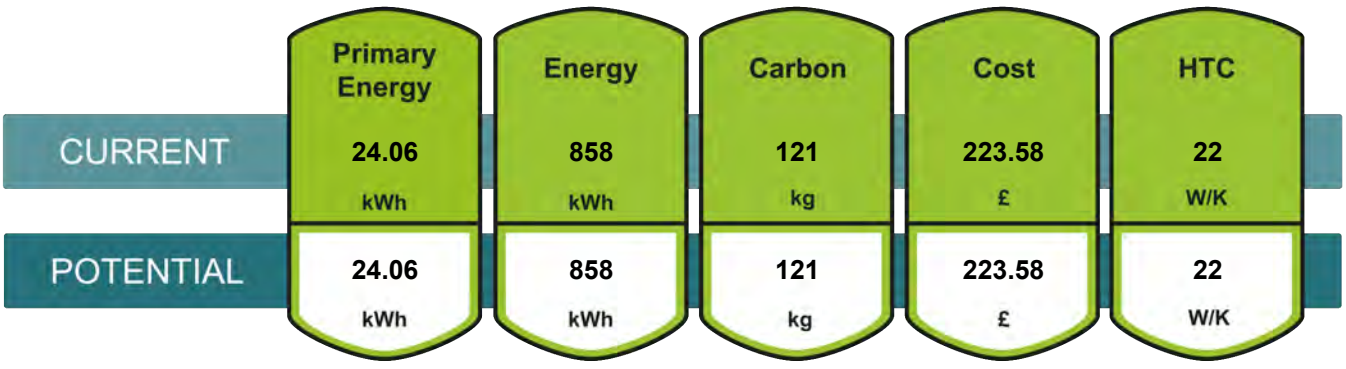
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£224

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

4

kWh per year



Water Heating

594

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 08 4F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	92 A	**DER**	2.33	**TER**	11.18
Environmental	98 A	**% DER < TER**			79.16
CO_2 Emissions (t/year)	0.12	**DFEE**	13.52	**TFEE**	13.99
Compliance Check	See BREL	**% DFEE < TFEE**			3.37
% DPER < TPER	59.15	**DPER**	24.99	**TPER**	61.19

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	West	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	11.65	0.00	None	6.64	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	East	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	7.60	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.07	0.05	0.05	Yes
E3 Sill	Independently assessed	4.07	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	7.60	0.09	0.09	No

Y-value	0.14	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	

Summary for Input Data

SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No

Summary for Input Data

elmhurst energy

Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

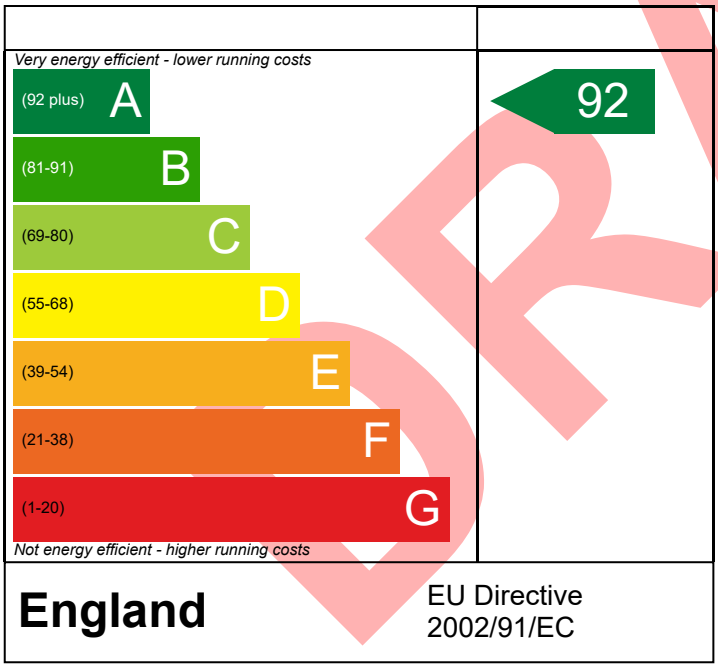
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

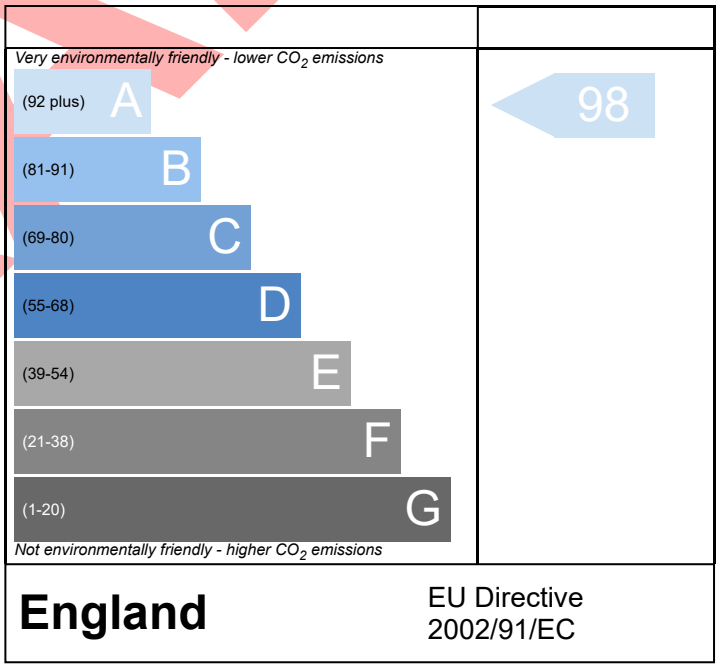
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

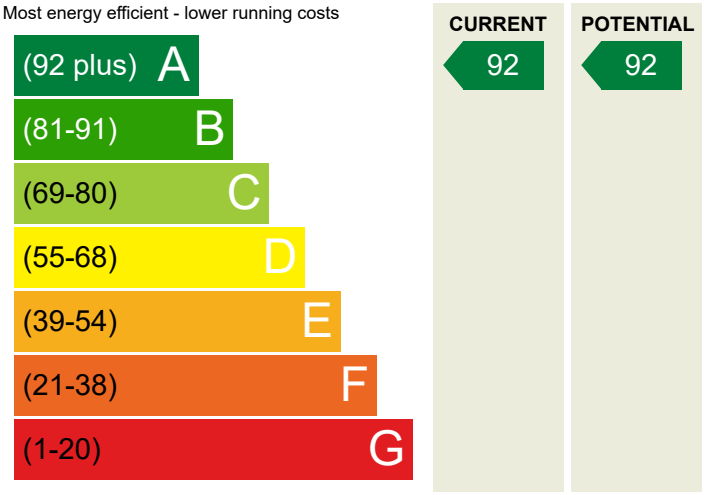
Energy Report

Dwelling Address	
Reference	Block A Appt 08 4F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

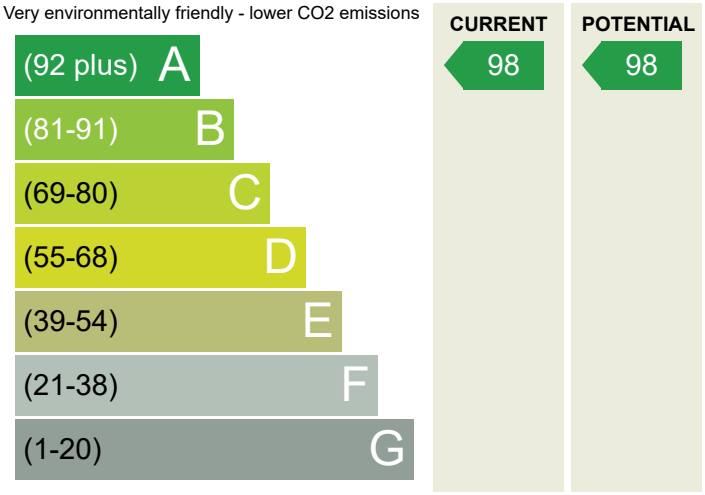
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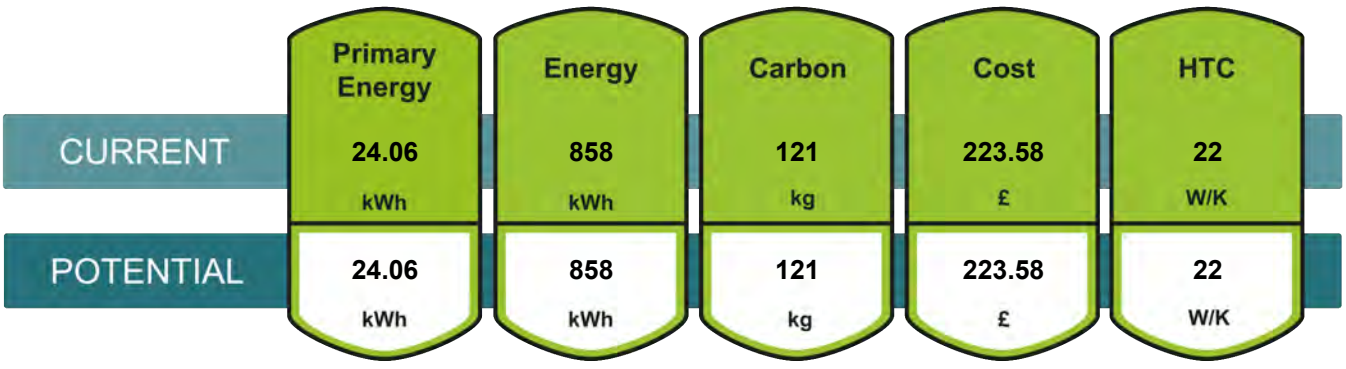
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£224

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

4

kWh per year



Water Heating

594

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 08 5F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	92 A	**DER**	2.33	**TER**	11.18
Environmental	98 A	**% DER < TER**			79.16
CO_2 Emissions (t/year)	0.12	**DFEE**	13.52	**TFEE**	13.99
Compliance Check	See BREL	**% DFEE < TFEE**			3.37
% DPER < TPER	59.15	**DPER**	24.99	**TPER**	61.19

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	West	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	11.65	0.00	None	6.64	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	East	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	7.60	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.07	0.05	0.05	Yes
E3 Sill	Independently assessed	4.07	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	7.60	0.09	0.09	No

Y-value	0.14	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	

Summary for Input Data

SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No

Summary for Input Data

elmhurst energy

Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

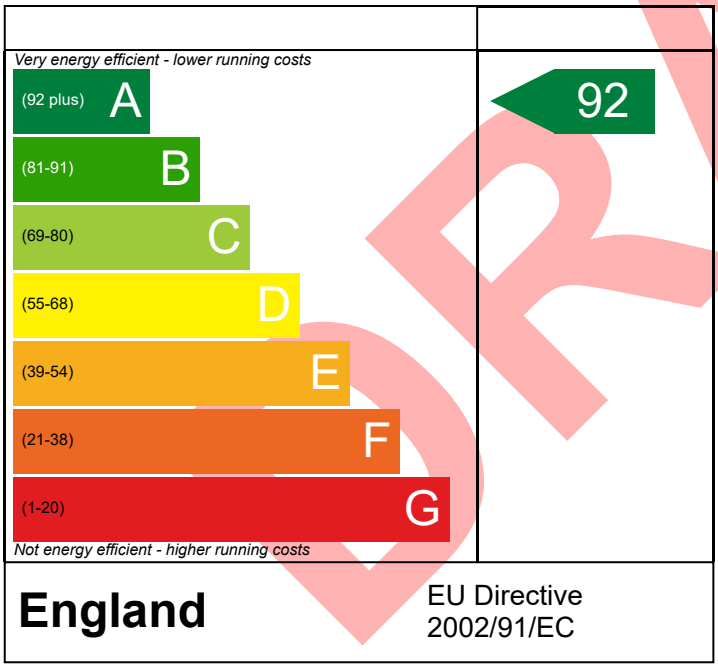
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

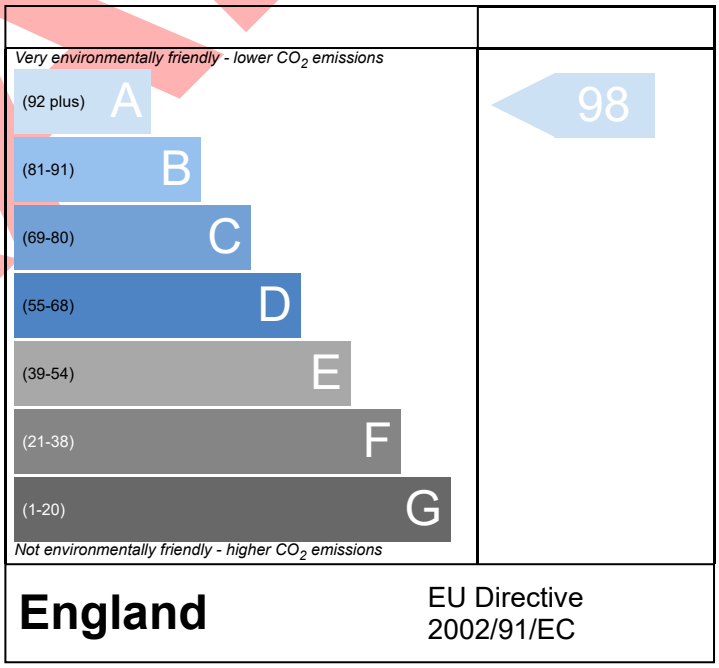
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

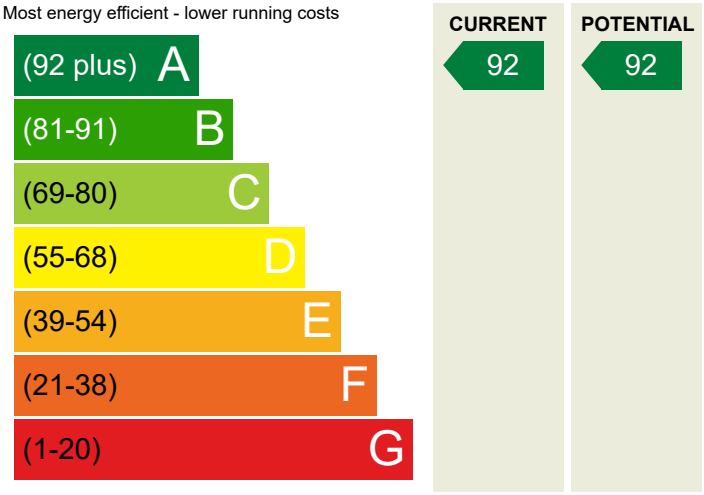
Energy Report

Dwelling Address	
Reference	Block A Appt 08 5F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

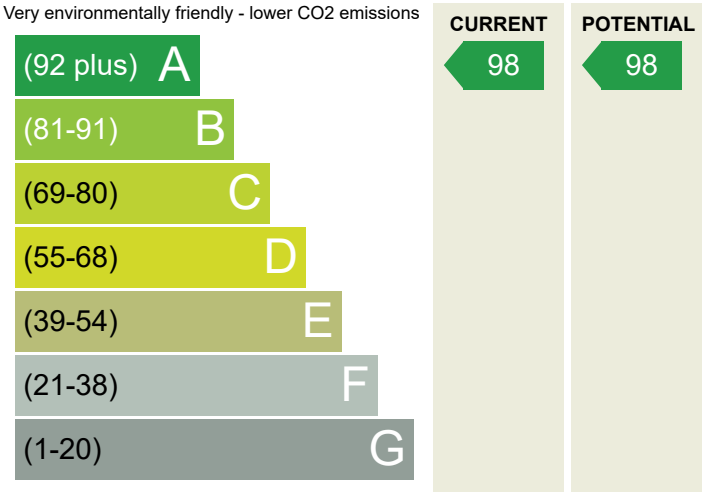
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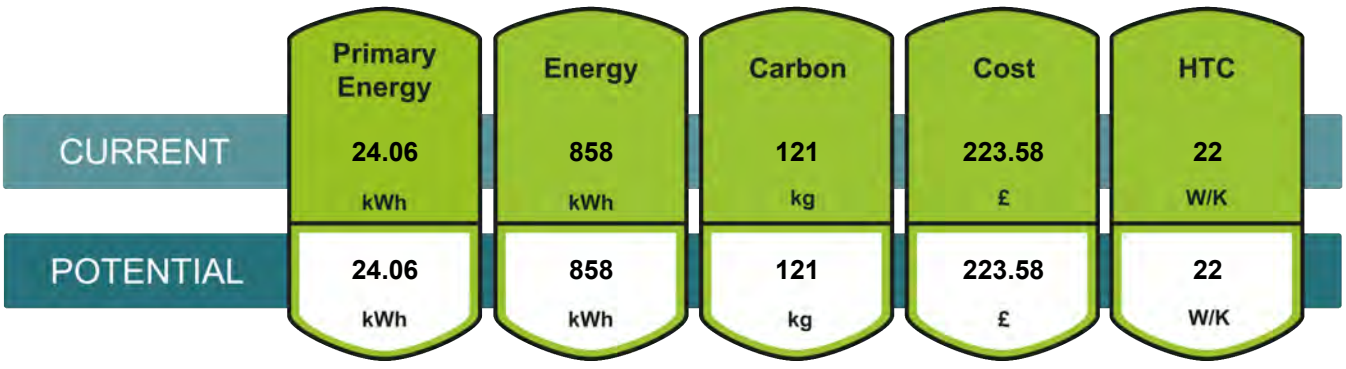
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£224

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

4

kWh per year



Water Heating

594

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 08 6F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	92 A	**DER**	2.33	**TER**	11.18
Environmental	98 A	**% DER < TER**			79.16
CO_2 Emissions (t/year)	0.12	**DFEE**	13.52	**TFEE**	13.99
Compliance Check	See BREL	**% DFEE < TFEE**			3.37
% DPER < TPER	59.15	**DPER**	24.99	**TPER**	61.19

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	West	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	6	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	11.65	0.00	None	6.64	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	East	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	7.60	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.07	0.05	0.05	Yes
E3 Sill	Independently assessed	4.07	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	7.60	0.09	0.09	No

Y-value	0.14	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	

Summary for Input Data

SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No

Summary for Input Data

elmhurst energy

Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

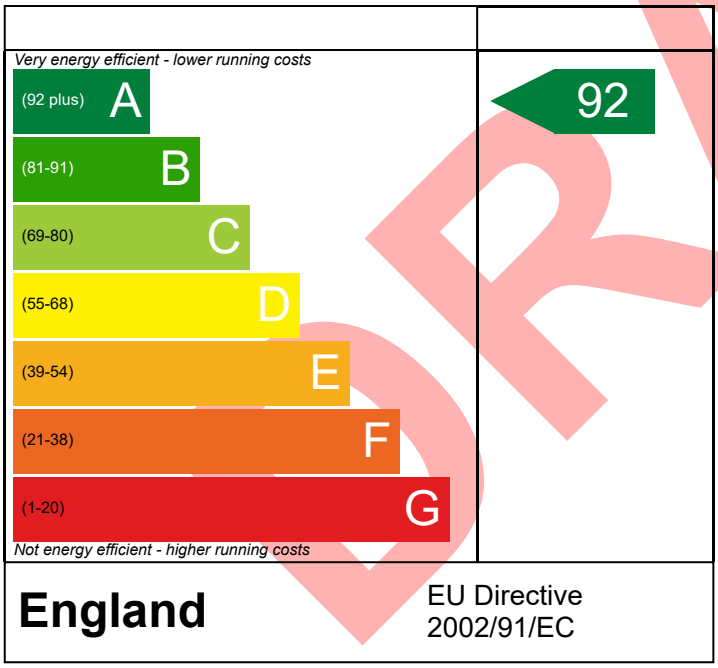
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

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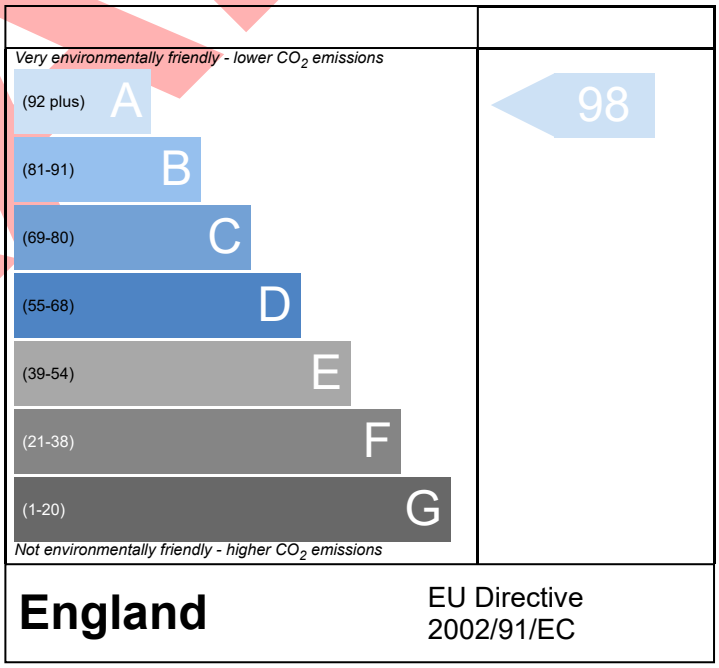
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

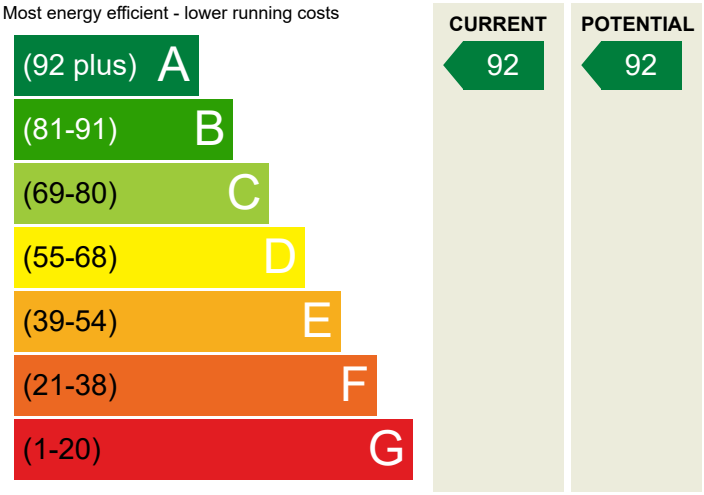
Energy Report

Dwelling Address	
Reference	Block A Appt 08 6F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

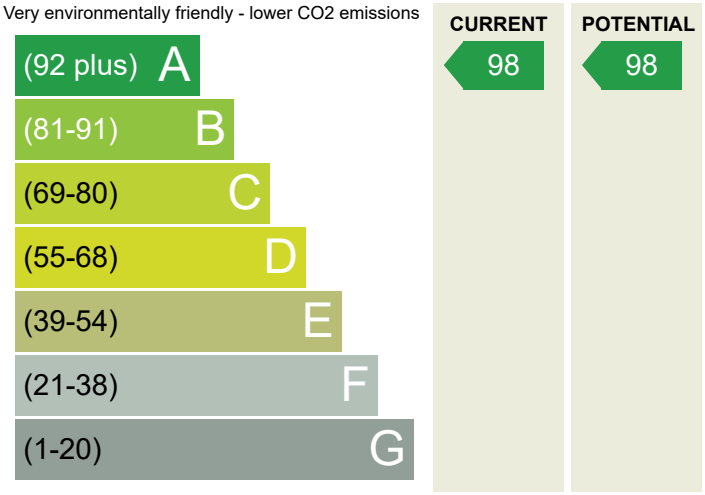
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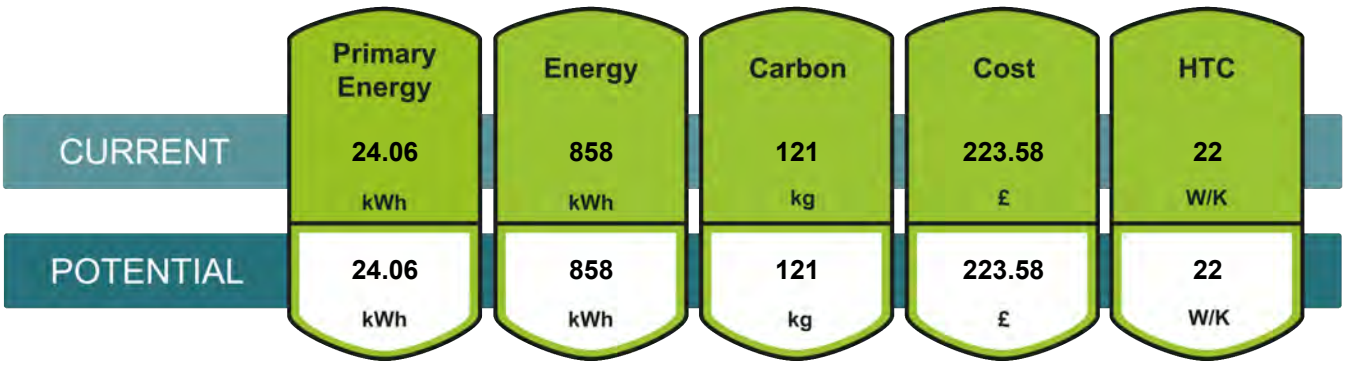
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£224

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

4

kWh per year



Water Heating

594

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

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Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 08 7F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	1B4P
Property			

SAP Rating	90 B	**DER**	2.96	**TER**	12.56
Environmental	98 A	**% DER < TER**			76.43
CO_2 Emissions (t/year)	0.13	**DFEE**	20.64	**TFEE**	20.12
Compliance Check	See BREL	**% DFEE < TFEE**			-2.58
% DPER < TPER	54.34	**DPER**	31.31	**TPER**	68.57

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	West	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	7	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	52.15 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.28	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	44.50	36.39	0.00	None	8.11	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	34.66	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	52.15

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	52.15

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	East	1.46	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	14.43	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.97	0.05	0.05	Yes
E3 Sill	Independently assessed	4.97	0.05	0.05	Yes
E4 Jamb	Independently assessed	9.78	0.05	0.05	Yes
E16 Corner (normal)	Independently assessed	3.08	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.10	0.10	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	14.43	0.09	0.09	No

Y-value	0.10	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No
22.0 Lighting	
No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	101.00	9595.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	348.45	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

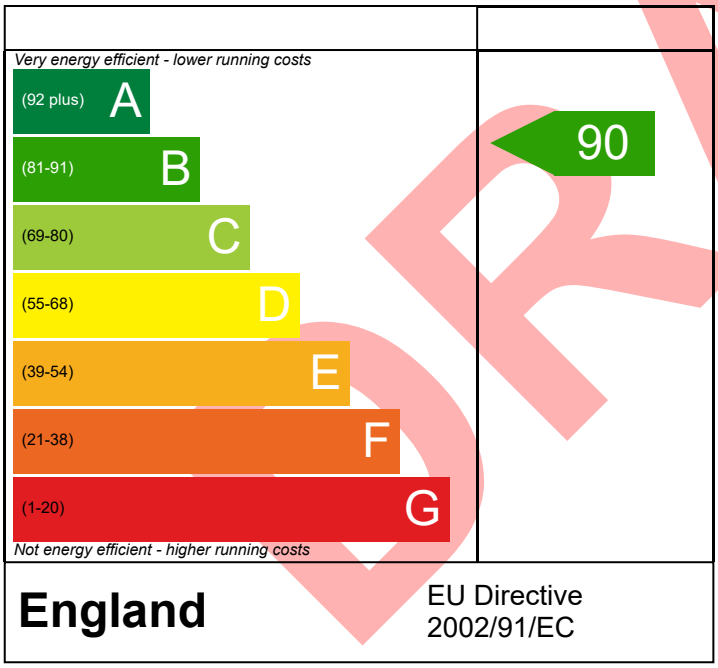
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	52.15 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

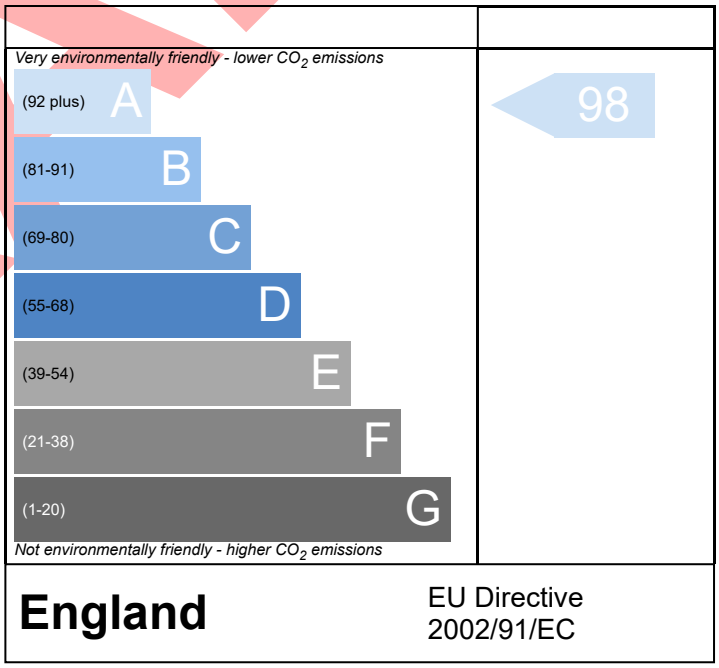
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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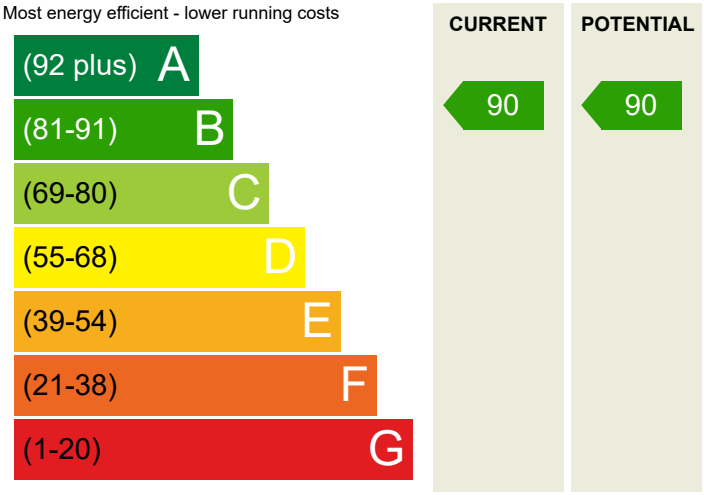
Energy Report

Dwelling Address	
Reference	Block A Appt 08 7F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	52

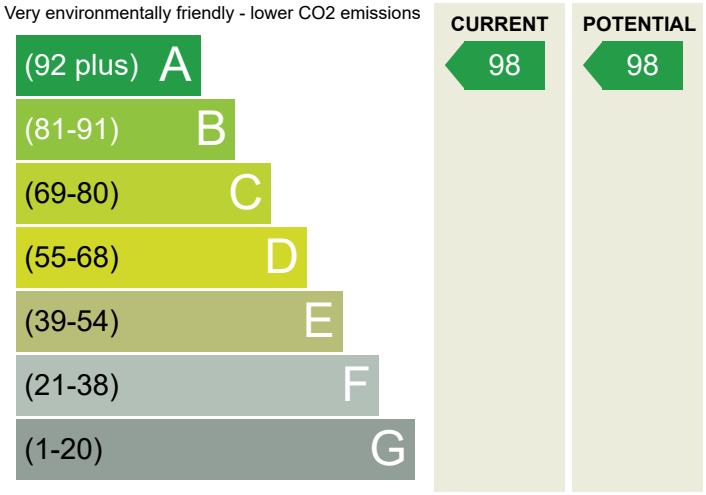
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

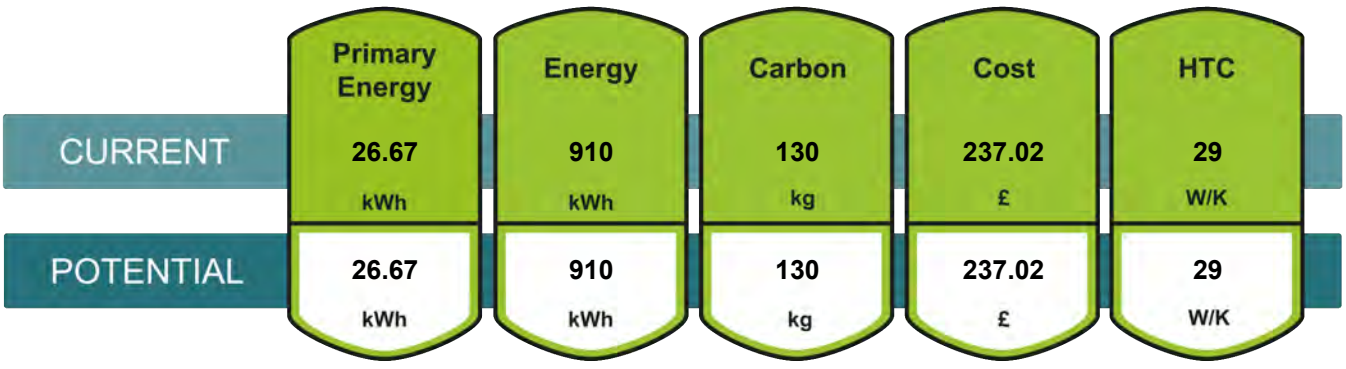
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£237

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

83

kWh per year



Water Heating

583

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 08 8F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	1B4P
Property			

SAP Rating	90 B	**DER**	2.96	**TER**	12.56
Environmental	98 A	**% DER < TER**			76.43
CO_2 Emissions (t/year)	0.13	**DFEE**	20.64	**TFEE**	20.12
Compliance Check	See BREL	**% DFEE < TFEE**			-2.58
% DPER < TPER	54.34	**DPER**	31.31	**TPER**	68.57

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	West	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	8	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	52.15 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.28	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	44.50	36.39	0.00	None	8.11	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	34.66	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	52.15

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	52.15

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	East	1.46	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	14.43	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.97	0.05	0.05	Yes
E3 Sill	Independently assessed	4.97	0.05	0.05	Yes
E4 Jamb	Independently assessed	9.78	0.05	0.05	Yes
E16 Corner (normal)	Independently assessed	3.08	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.10	0.10	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	14.43	0.09	0.09	No

Y-value	0.10	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No
22.0 Lighting	
No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	101.00	9595.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	348.45	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

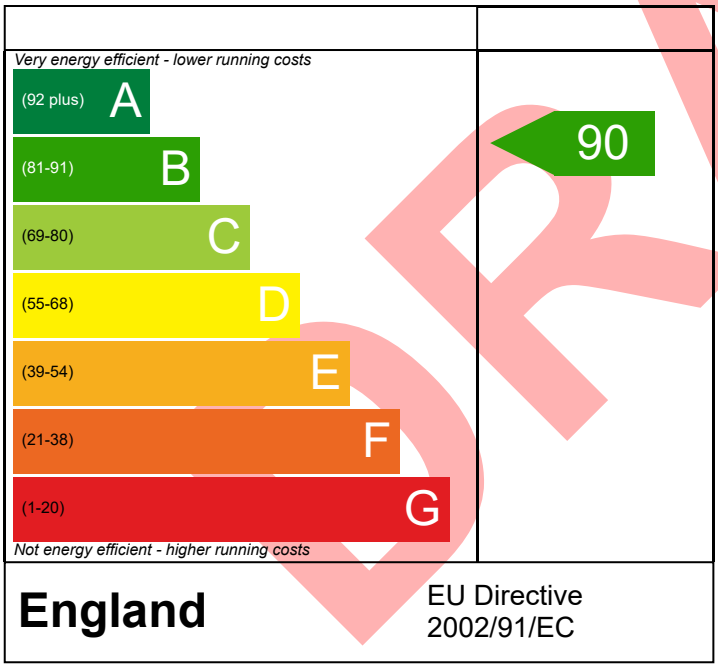
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	52.15 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

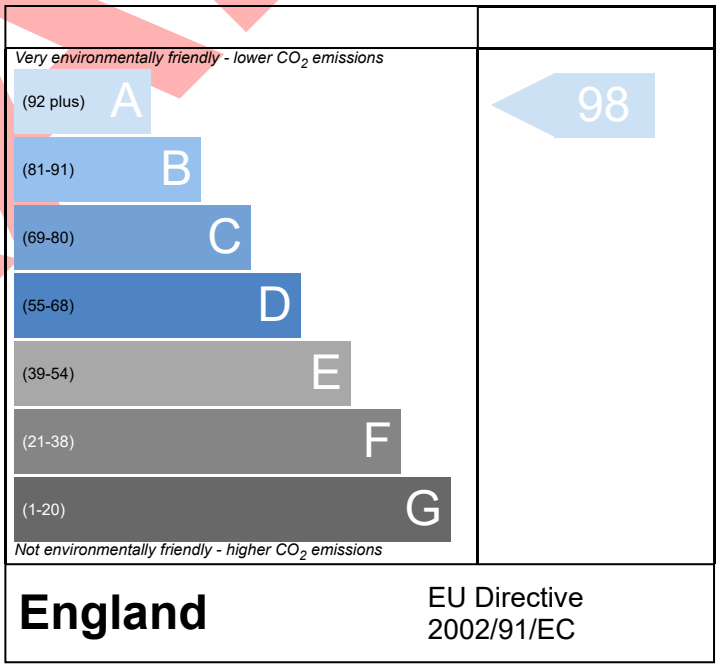
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

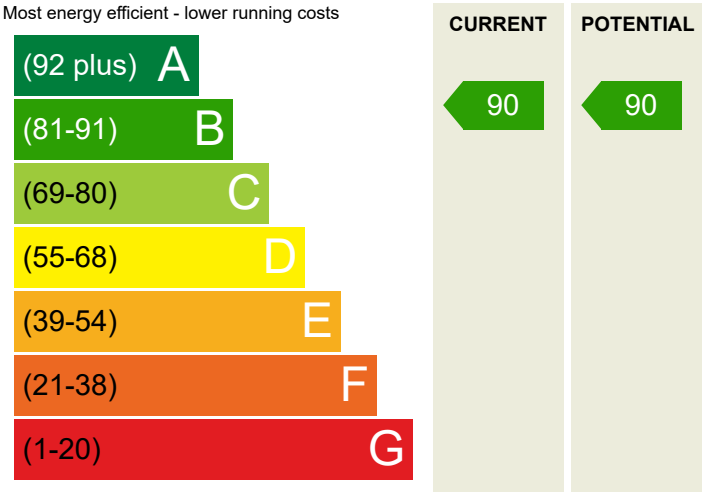
Energy Report

Dwelling Address	
Reference	Block A Appt 08 8F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	52

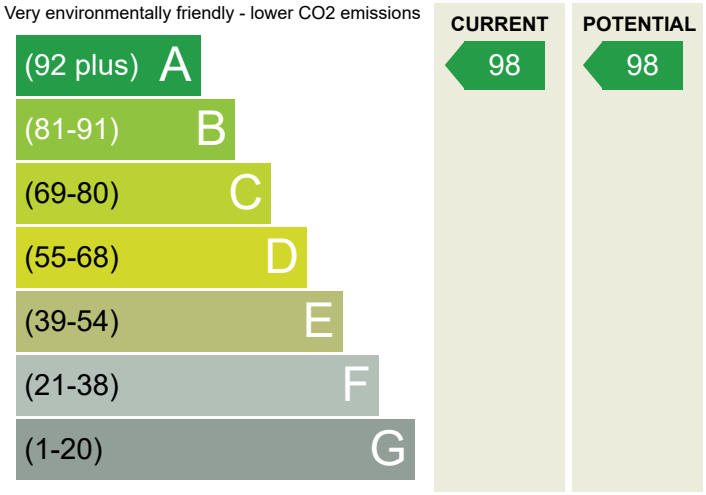
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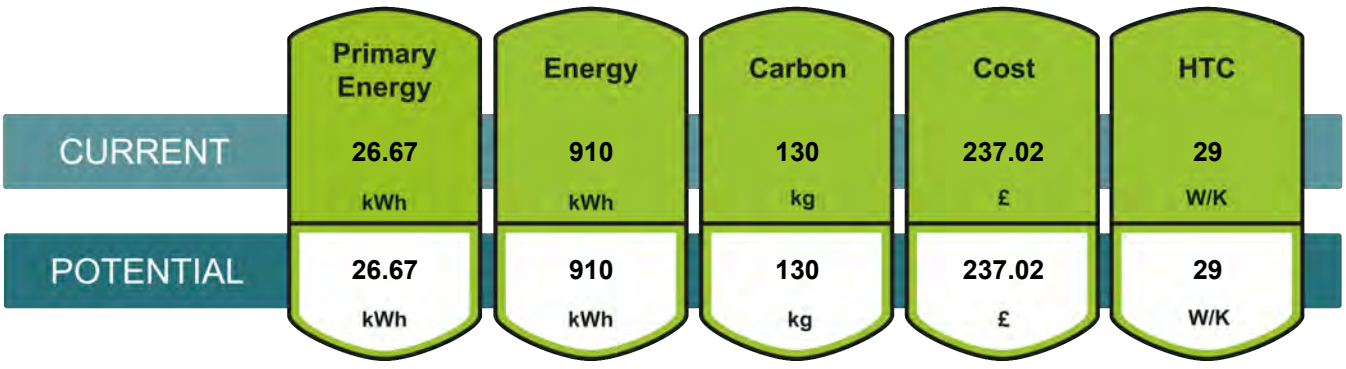
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£237

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

83

kWh per year



Water Heating

583

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 08 9F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	89 B	**DER**	2.80	**TER**	10.84
Environmental	98 A	**% DER < TER**			74.17
CO_2 Emissions (t/year)	0.17	**DFEE**	20.82	**TFEE**	19.95
Compliance Check	See BREL	**% DFEE < TFEE**			-4.35
% DPER < TPER	49.80	**DPER**	29.56	**TPER**	58.88

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	9	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	72.23 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	33.80	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	56.76	45.30	0.00	None	11.46	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	39.10	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.23

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.13

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	South	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	West	1.48	0
DB 1	SOUTH EAST WEST	External Wall 1	West	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	7.01	0.05	0.05	Yes
E3 Sill	Independently assessed	7.01	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.06	0.05	0.05	Yes
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No

Y-value	0.10	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	
19.0 Mechanical Ventilation		
Mechanical Ventilation		
Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	3	
Manufacturer SFP	0.50	
Duct Type	Flexible	
MVHR Efficiency	88.00	
Wet Rooms	3	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	
20.0 Fans, Open Fireplaces, Flues		
21.0 Fixed Cooling System	No	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	101.00	9595.00	1

24.0 Main Heating 1	Manufacturer

Summary for Input Data

Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.87	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Summary for Input Data

elmhurst energy

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

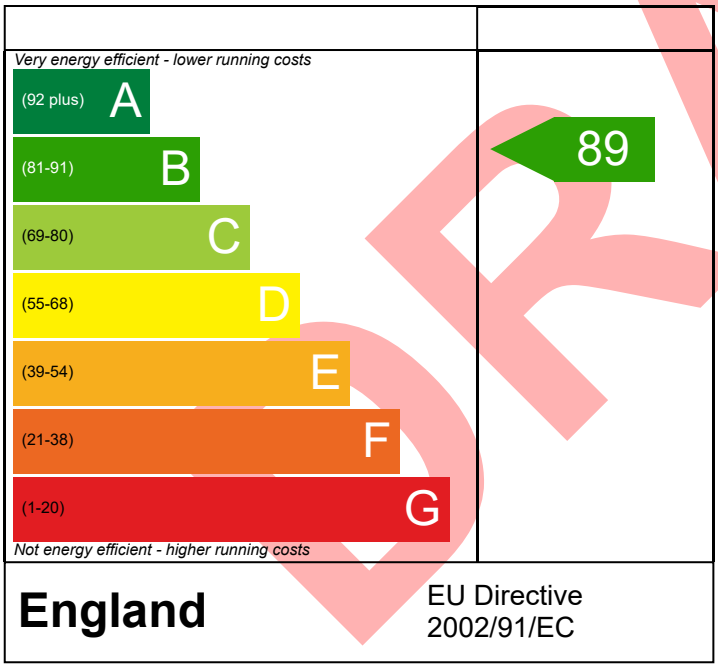
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.23 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

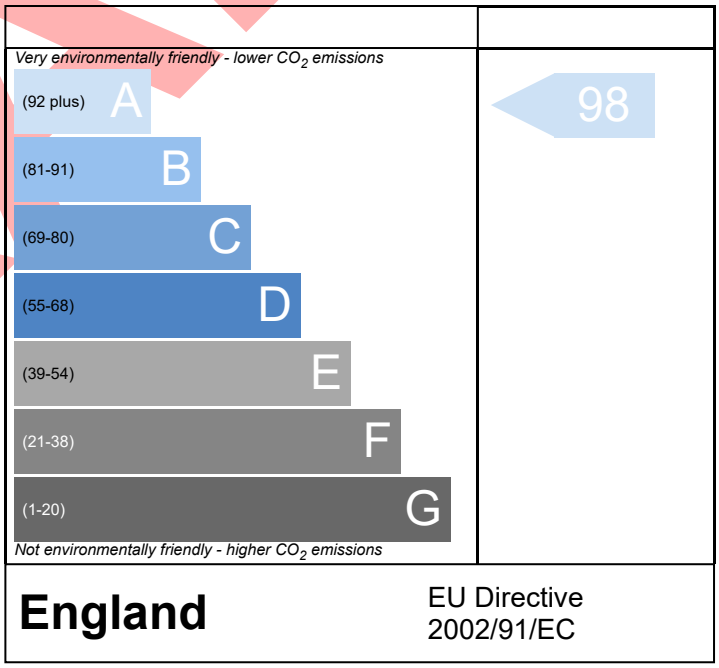
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

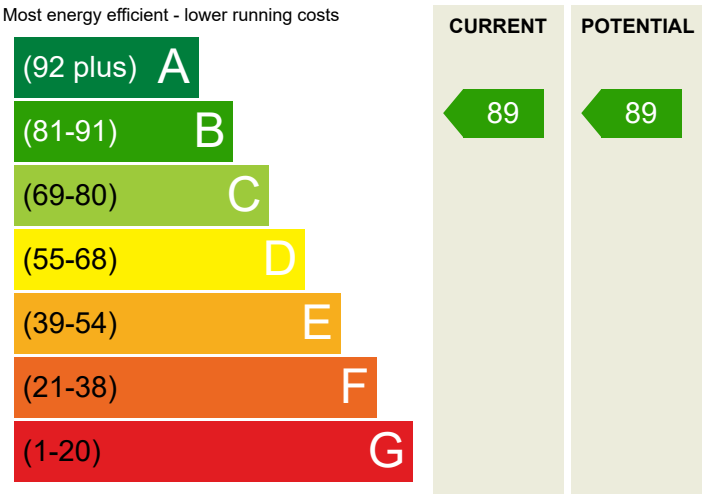
Energy Report

Dwelling Address	
Reference	Block A Appt 08 9F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

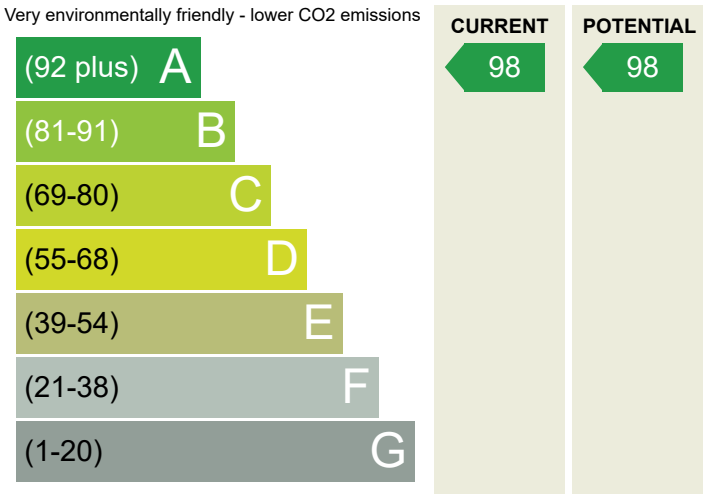
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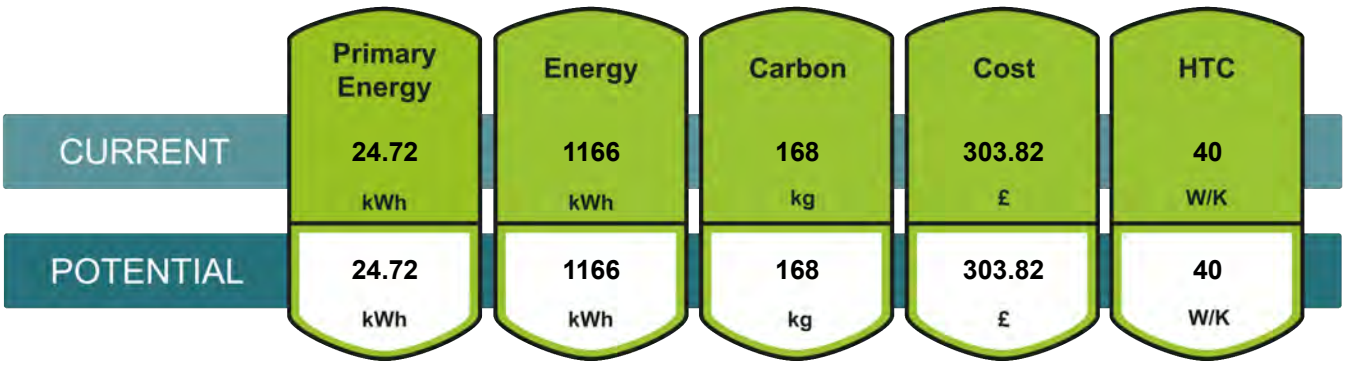
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£304

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings

Space Heating
149
kWh per year

Water Heating
678
kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 08 10F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	83 B	**DER**	4.61	**TER**	13.87
Environmental	96 A	**% DER < TER**			66.76
CO_2 Emissions (t/year)	0.27	**DFEE**	33.97	**TFEE**	33.88
Compliance Check	See BREL	**% DFEE < TFEE**			-0.24
% DPER < TPER	36.33	**DPER**	47.89	**TPER**	75.21

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Top-floor flat	
Which Floor	10	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	72.23 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	33.80	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	56.76	45.30	0.00	None	11.46	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	39.10	0.00	None

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
External Roof 1	External Flat Roof	Plasterboard, insulated flat roof	0.10	9.00	72.23	72.23	None	0.00	Enter Gross Area	0.00

Summary for Input Data

elmhurst energy

11.1 Party Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.13

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	South	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	West	1.48	0
DB 1	SOUTH EAST WEST	External Wall 1	West	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	7.01	0.05	0.05	Yes
E3 Sill	Independently assessed	7.01	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.06	0.05	0.05	Yes
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No
E15 Flat roof with parapet	Independently assessed	18.00	0.50	0.50	No
P4 Party wall - Roof (insulation at ceiling level)	Independently assessed	16.29	0.12	0.12	No

Y-value	0.12	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	3
Manufacturer SFP	0.50
Duct Type	Flexible
MVHR Efficiency	88.00
Wet Rooms	3
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	101.00	9595.00	1

Summary for Input Data

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.87	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

Summary for Input Data

elmhurst energy

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

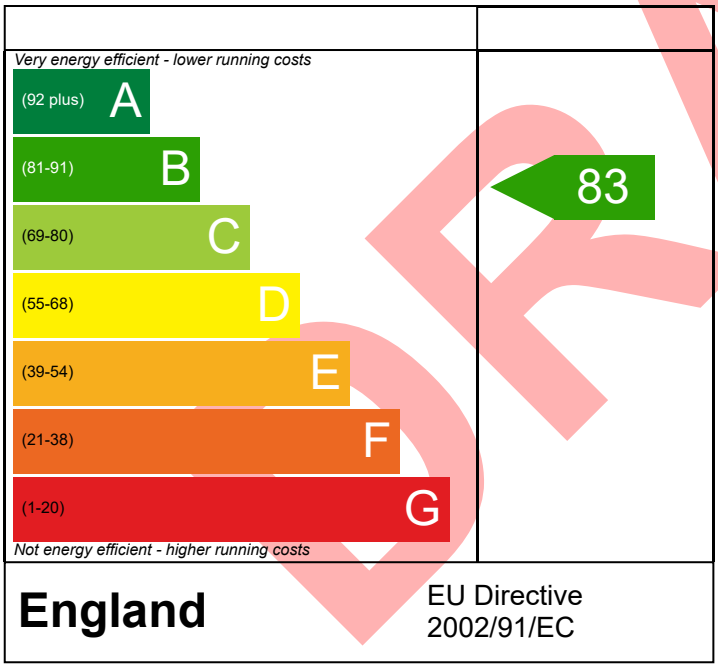
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.23 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

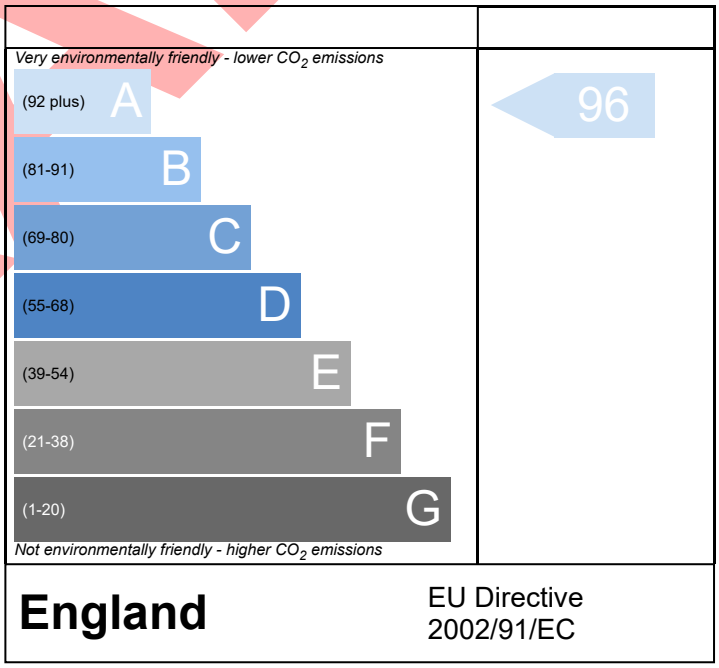
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

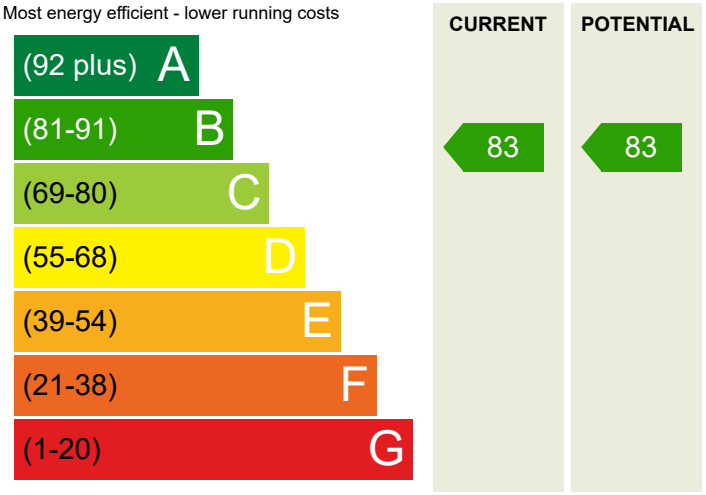
Energy Report

Dwelling Address	
Reference	Block A Appt 08 10F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

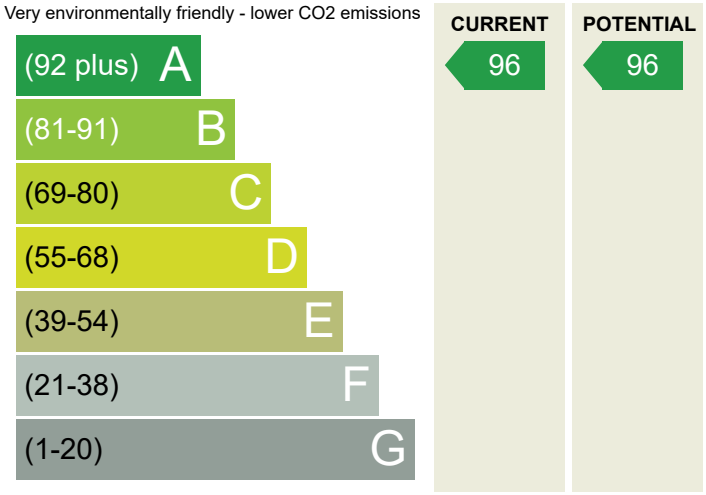
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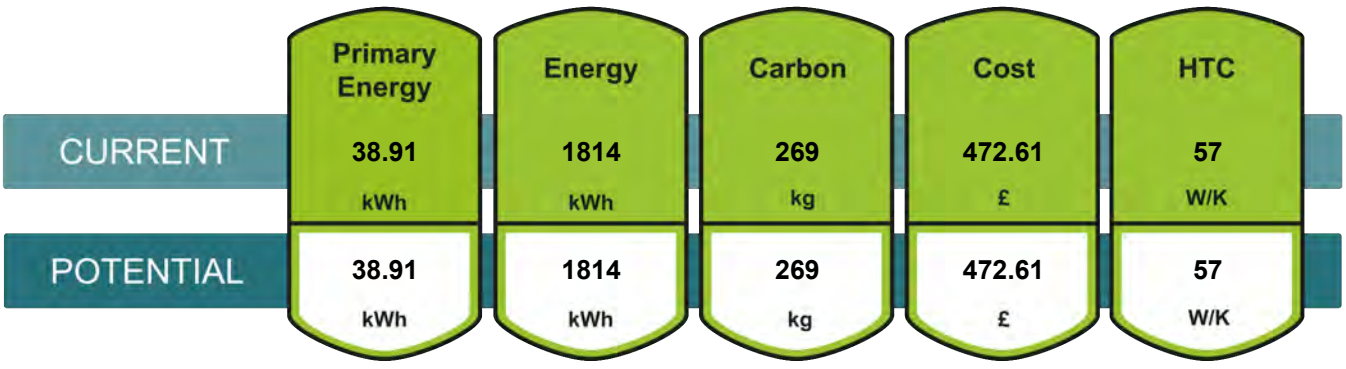
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Roof	Average thermal transmittance 0.1 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£473

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings

Space Heating
797
kWh per year

Water Heating
678
kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 09 1F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	1B4P
Property			

SAP Rating	88 B	**DER**	3.59	**TER**	15.44
Environmental	98 A	**% DER < TER**			76.75
CO_2 Emissions (t/year)	0.15	**DFEE**	25.57	**TFEE**	33.53
Compliance Check	See BREL	**% DFEE < TFEE**			23.74
% DPER < TPER	55.16	**DPER**	37.70	**TPER**	84.07

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	West	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	52.15 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.28	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	44.50	36.39	0.00	None	8.11	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	34.66	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	52.15

11.0 Heat Loss Floors

Summary for Input Data

elmhurst energy

Description	Type	Storey Index	Construction	U-Value (W/m²K)	Shelter Code	Shelter Factor	Kappa (kJ/m²K)	Area (m²)
Heatloss Floor 1	Exposed Floor - Solid	Lowest occupied	Other	0.05	None	0.00	0.00	52.15

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	East	1.46	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	14.43	0.09	0.09	No
E20 Exposed floor (normal)	Independently assessed	14.43	0.16	0.16	No
P7 Party Wall - Exposed floor (normal)	Independently assessed	14.43	0.05	0.05	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.97	0.05	0.05	Yes
E3 Sill	Independently assessed	4.97	0.05	0.05	Yes
E4 Jamb	Independently assessed	9.78	0.05	0.05	Yes
E16 Corner (normal)	Independently assessed	3.08	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.10	0.10	No

Y-value	0.06	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No
22.0 Lighting	
No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	101.00	9595.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	348.45	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

Predicted Energy Assessment

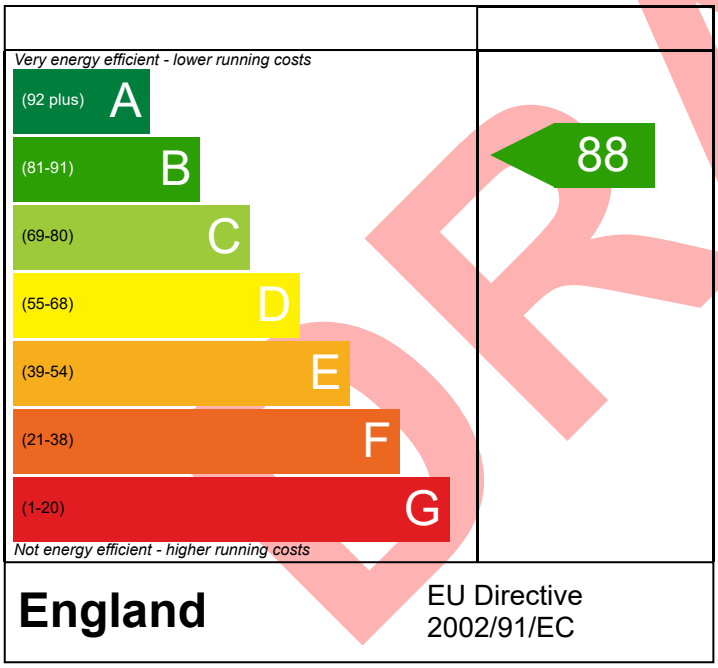
elmhurst energy

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	52.15 m²
DRRN:	

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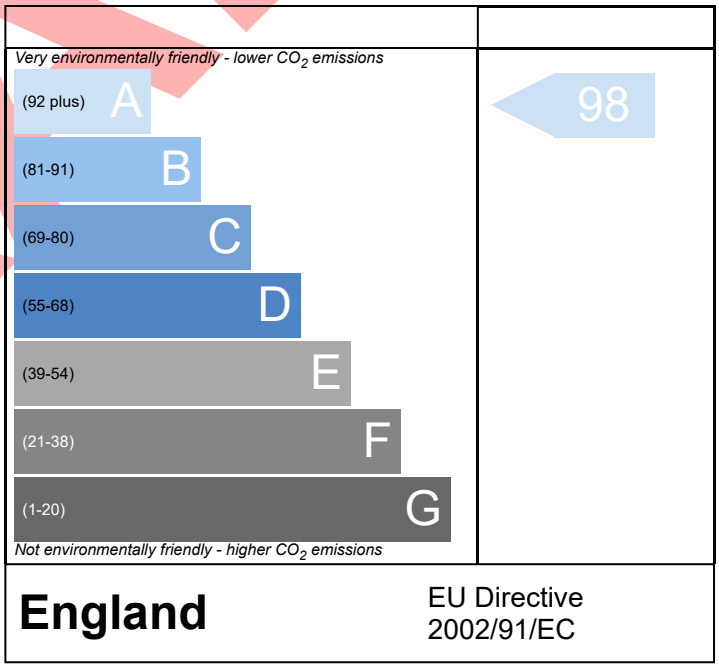
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Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

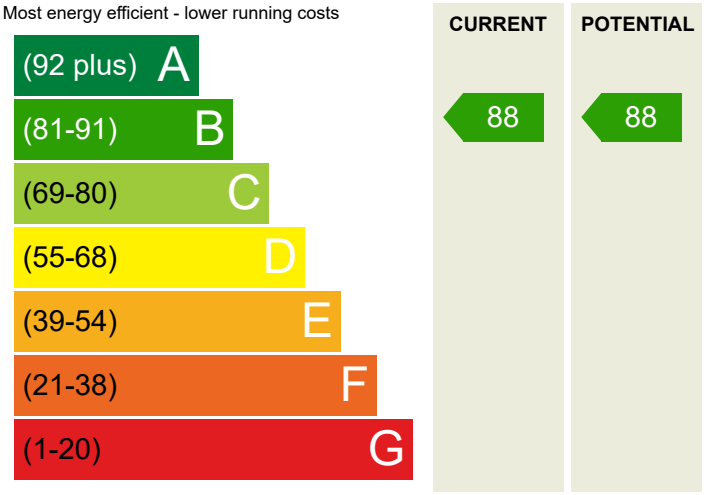
Energy Report

Dwelling Address	
Reference	Block A Appt 09 1F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	52

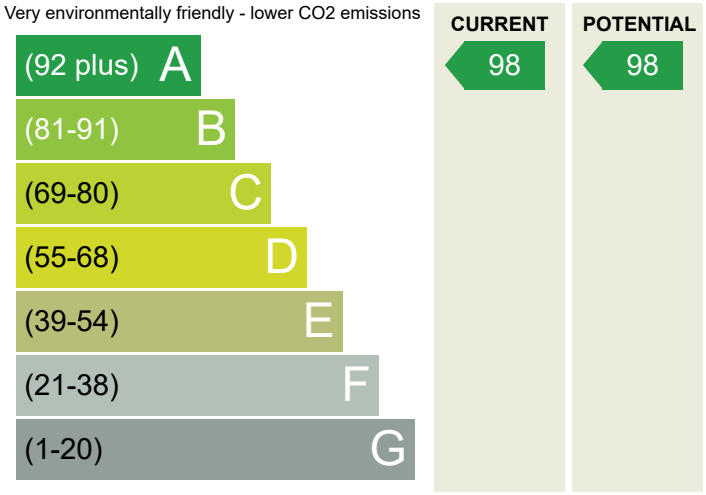
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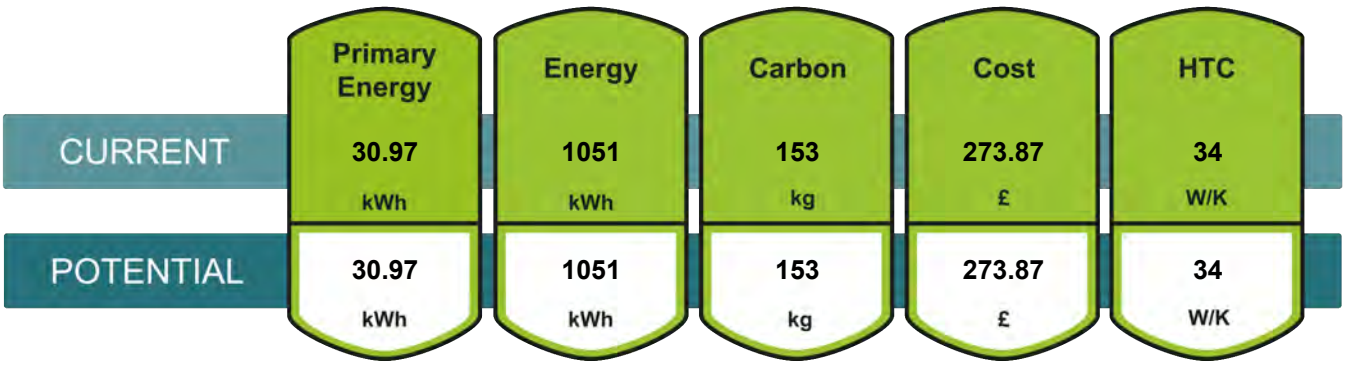
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Floor	Average thermal transmittance 0.05 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£274

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

225

kWh per year



Water Heating

583

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 09 2F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	1B4P
Property			

SAP Rating	90 B	**DER**	2.96	**TER**	12.56
Environmental	98 A	**% DER < TER**			76.43
CO_2 Emissions (t/year)	0.13	**DFEE**	20.64	**TFEE**	20.12
Compliance Check	See BREL	**% DFEE < TFEE**			-2.58
% DPER < TPER	54.34	**DPER**	31.31	**TPER**	68.57

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	West	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	52.15 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.28	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	44.50	36.39	0.00	None	8.11	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	34.66	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	52.15

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	52.15

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	East	1.46	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	14.43	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.97	0.05	0.05	Yes
E3 Sill	Independently assessed	4.97	0.05	0.05	Yes
E4 Jamb	Independently assessed	9.78	0.05	0.05	Yes
E16 Corner (normal)	Independently assessed	3.08	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.10	0.10	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	14.43	0.09	0.09	No

Y-value	0.10	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No
22.0 Lighting	
No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	101.00	9595.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	348.45	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

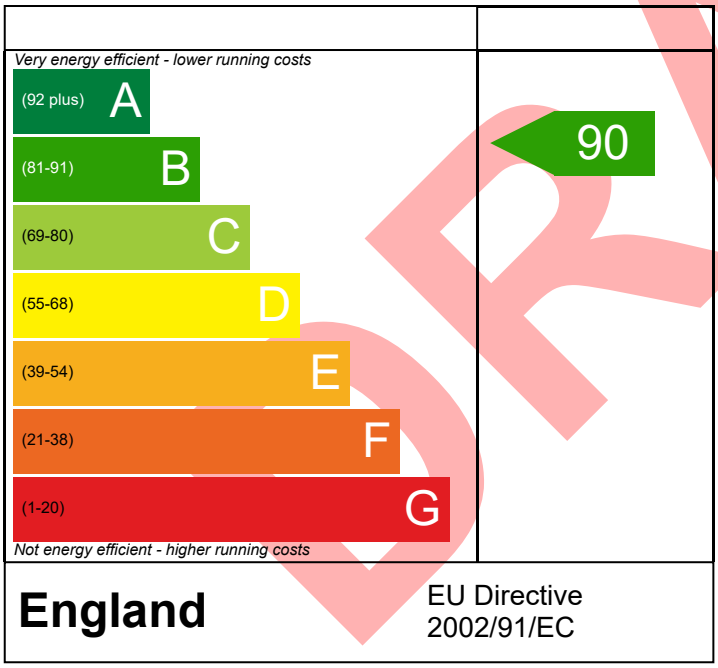
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	52.15 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

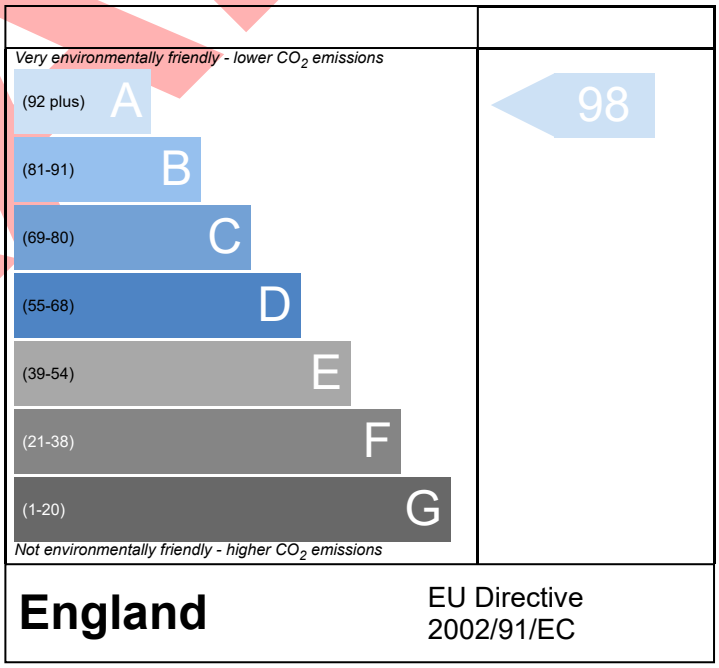
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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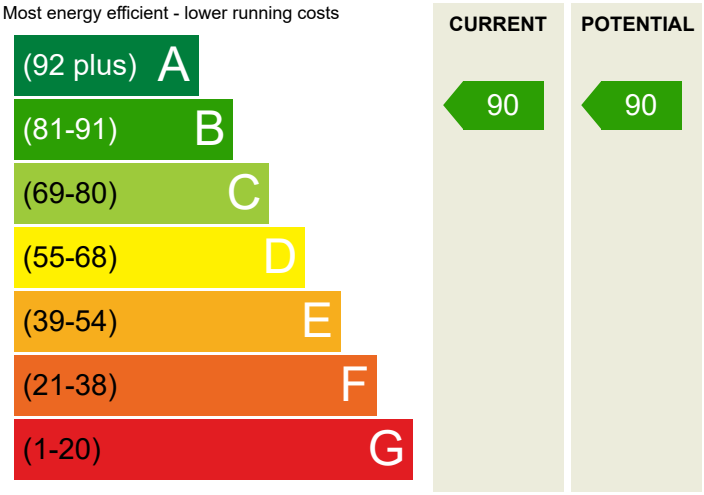
Energy Report

Dwelling Address	
Reference	Block A Appt 09 2F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	52

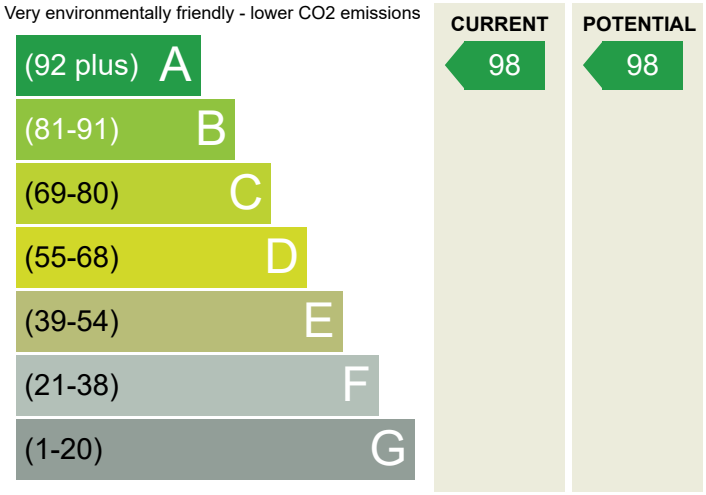
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This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

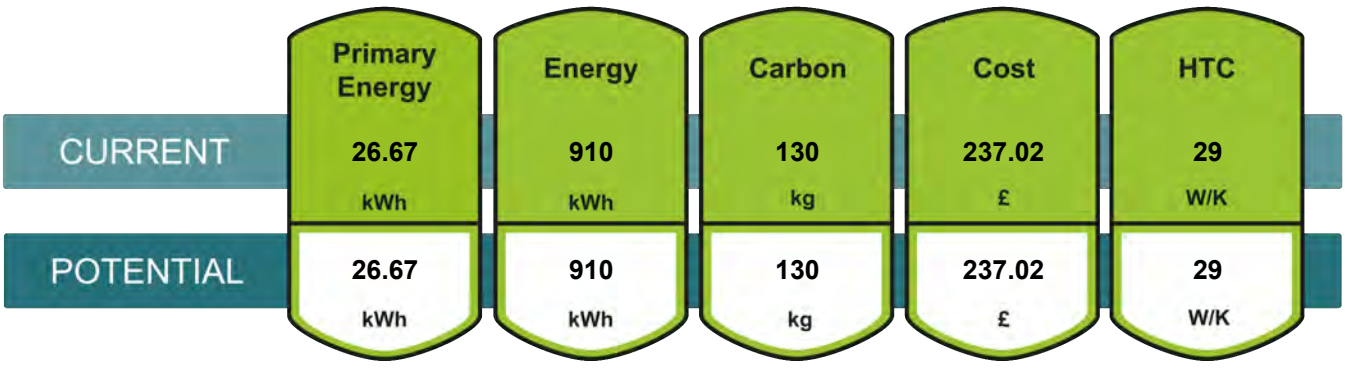
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£237

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

83

kWh per year



Water Heating

583

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 09 3F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	1B4P
Property			

SAP Rating	90 B	**DER**	2.96	**TER**	12.56
Environmental	98 A	**% DER < TER**			76.43
CO_2 Emissions (t/year)	0.13	**DFEE**	20.64	**TFEE**	20.12
Compliance Check	See BREL	**% DFEE < TFEE**			-2.58
% DPER < TPER	54.34	**DPER**	31.31	**TPER**	68.57

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	West	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	52.15 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.28	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	44.50	36.39	0.00	None	8.11	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	34.66	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	52.15

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	52.15

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	East	1.46	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	14.43	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.97	0.05	0.05	Yes
E3 Sill	Independently assessed	4.97	0.05	0.05	Yes
E4 Jamb	Independently assessed	9.78	0.05	0.05	Yes
E16 Corner (normal)	Independently assessed	3.08	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.10	0.10	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	14.43	0.09	0.09	No

Y-value	0.10	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No
22.0 Lighting	
No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	101.00	9595.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	348.45	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

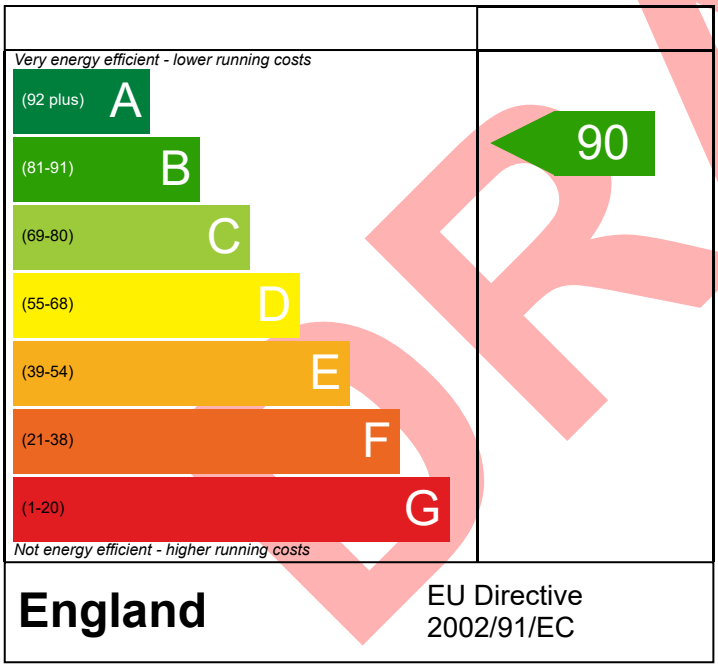
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	52.15 m²
DRRN:	

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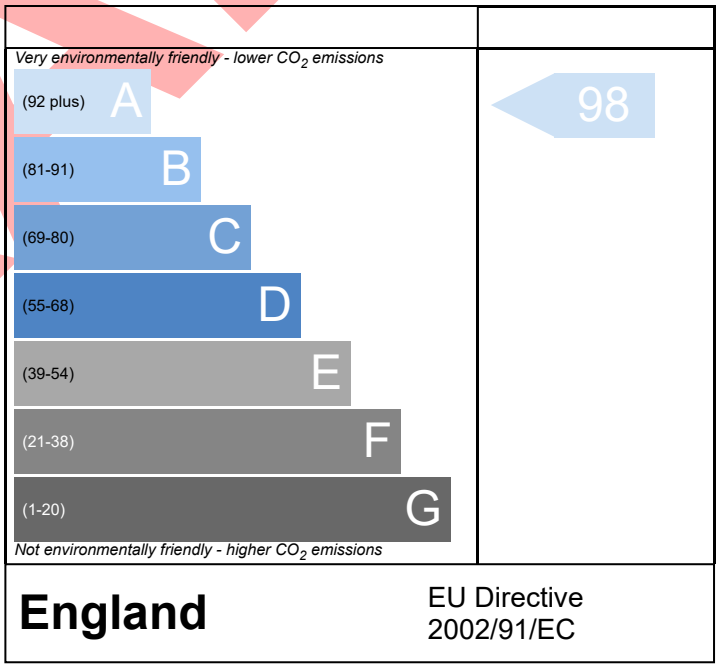
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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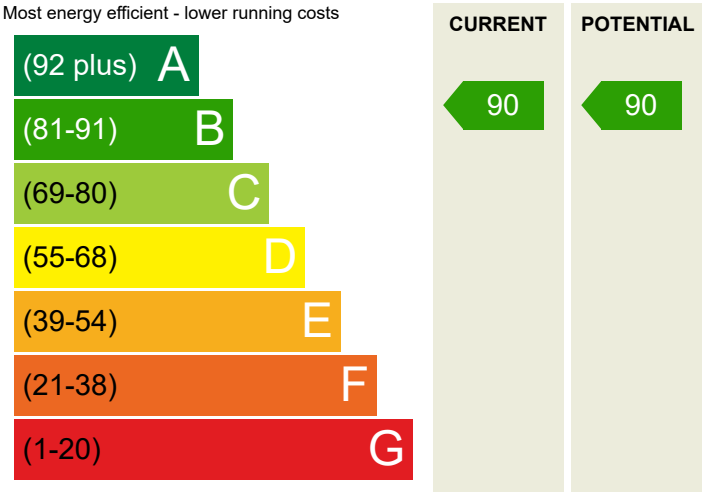
Energy Report

Dwelling Address	
Reference	Block A Appt 09 3F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	52

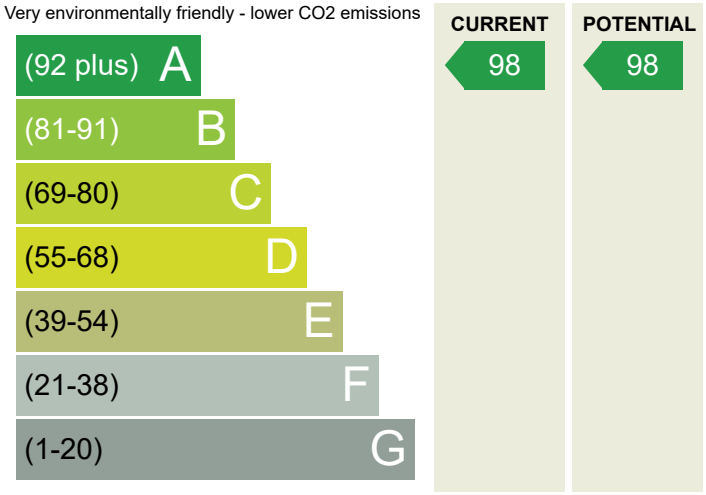
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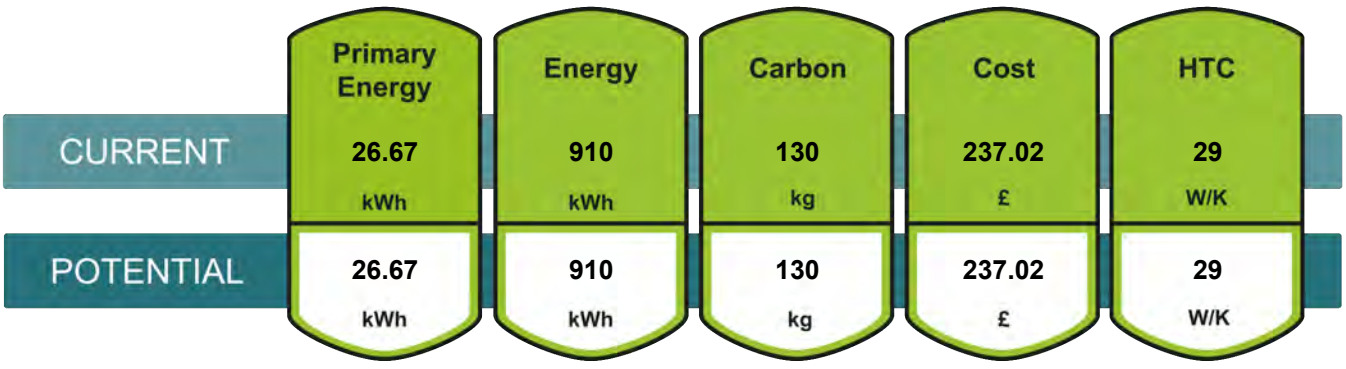
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£237

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

83

kWh per year



Water Heating

583

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 09 4F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	1B4P
Property			

SAP Rating	90 B	**DER**	2.96	**TER**	12.56
Environmental	98 A	**% DER < TER**			76.43
CO_2 Emissions (t/year)	0.13	**DFEE**	20.64	**TFEE**	20.12
Compliance Check	See BREL	**% DFEE < TFEE**			-2.58
% DPER < TPER	54.34	**DPER**	31.31	**TPER**	68.57

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	West	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	52.15 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.28	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	44.50	36.39	0.00	None	8.11	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	34.66	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	52.15

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	52.15

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	East	1.46	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	14.43	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.97	0.05	0.05	Yes
E3 Sill	Independently assessed	4.97	0.05	0.05	Yes
E4 Jamb	Independently assessed	9.78	0.05	0.05	Yes
E16 Corner (normal)	Independently assessed	3.08	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.10	0.10	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	14.43	0.09	0.09	No

Y-value	0.10	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No
22.0 Lighting	
No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	101.00	9595.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	348.45	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

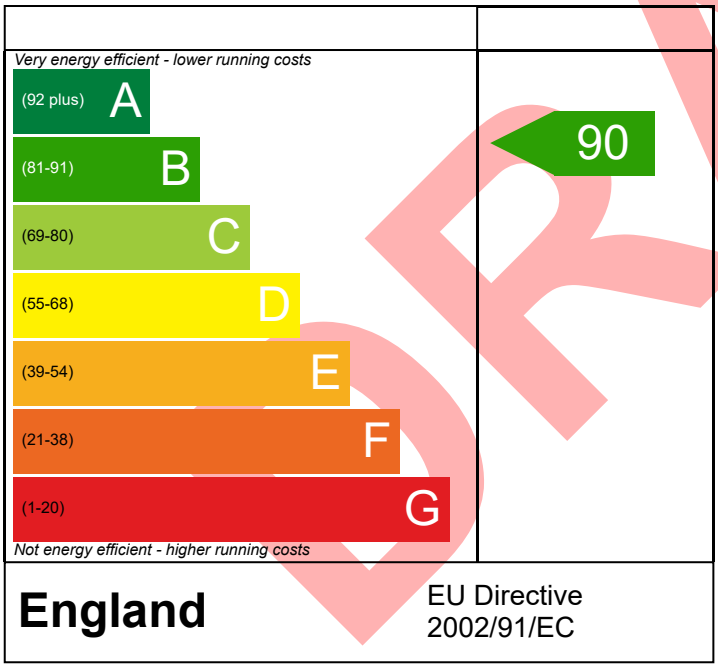
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	52.15 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

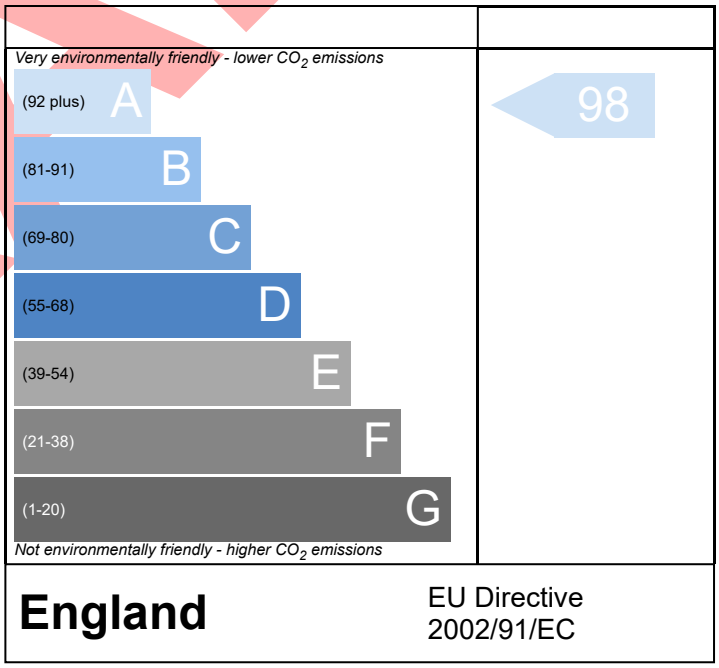
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

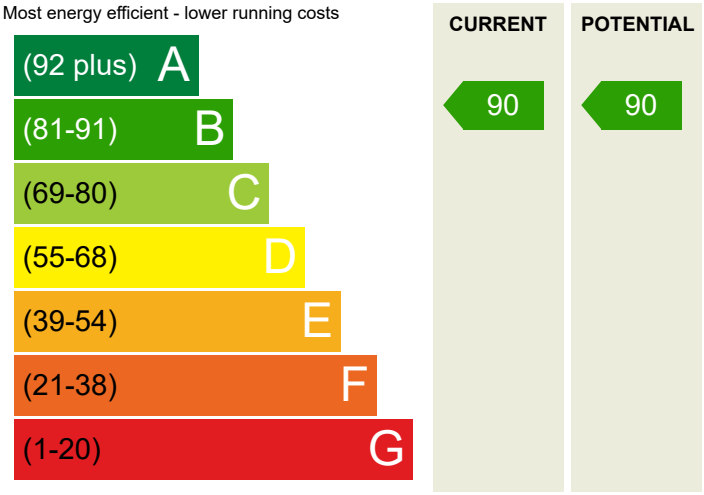
Energy Report

Dwelling Address	
Reference	Block A Appt 09 4F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	52

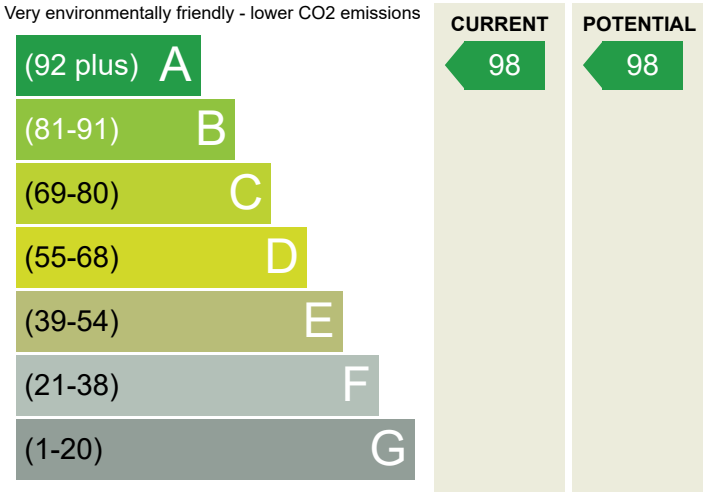
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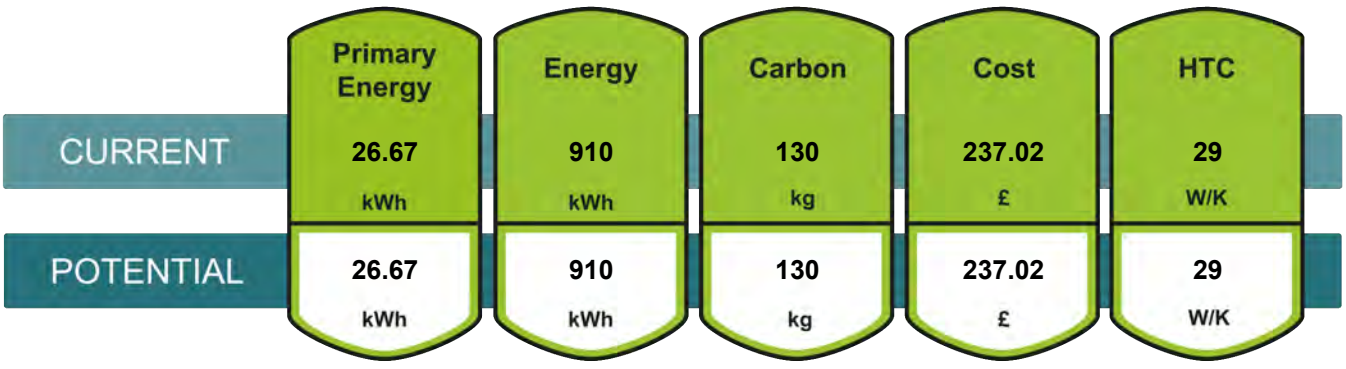
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£237

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

83

kWh per year



Water Heating

583

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

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The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 09 5F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	1B4P
Property			

SAP Rating	90 B	**DER**	2.96	**TER**	12.56
Environmental	98 A	**% DER < TER**			76.43
CO_2 Emissions (t/year)	0.13	**DFEE**	20.64	**TFEE**	20.12
Compliance Check	See BREL	**% DFEE < TFEE**			-2.58
% DPER < TPER	54.34	**DPER**	31.31	**TPER**	68.57

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	West	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	52.15 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.28	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	44.50	36.39	0.00	None	8.11	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	34.66	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	52.15

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	52.15

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	East	1.46	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	14.43	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.97	0.05	0.05	Yes
E3 Sill	Independently assessed	4.97	0.05	0.05	Yes
E4 Jamb	Independently assessed	9.78	0.05	0.05	Yes
E16 Corner (normal)	Independently assessed	3.08	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.10	0.10	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	14.43	0.09	0.09	No

Y-value	0.10	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No
22.0 Lighting	
No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	101.00	9595.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	348.45	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

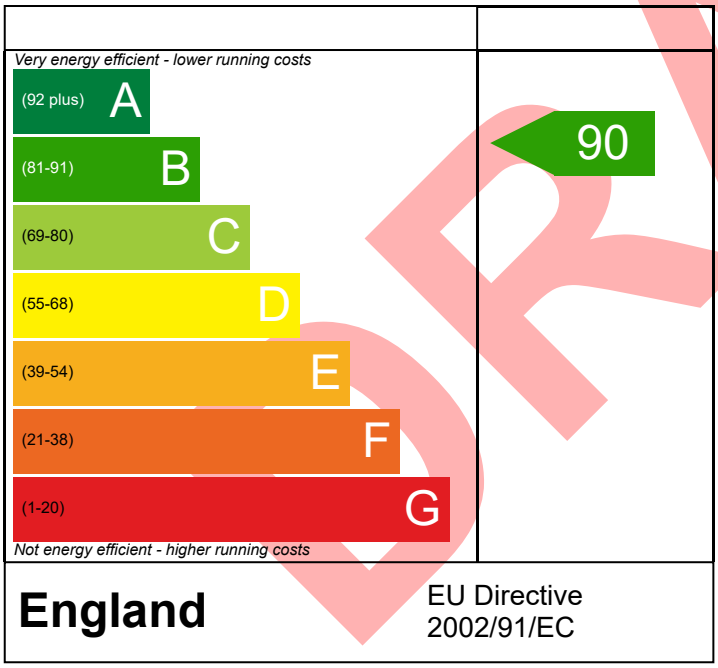
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	52.15 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

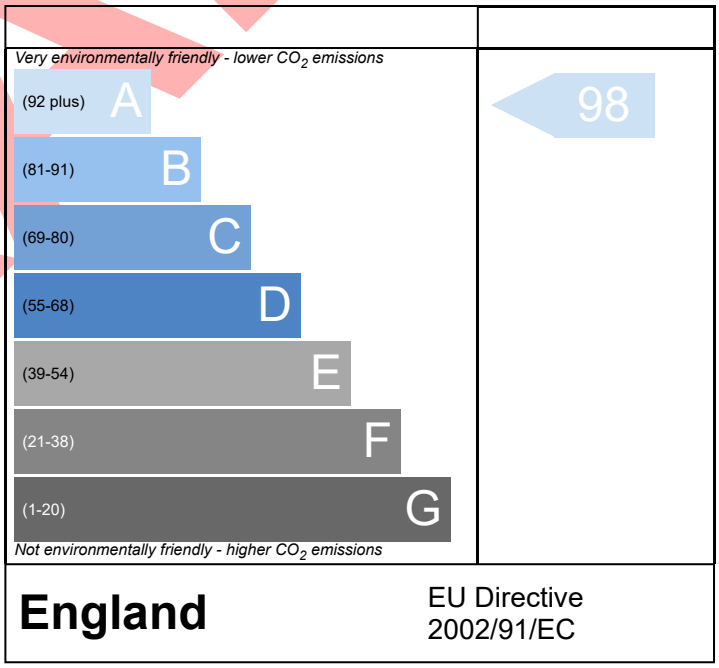
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

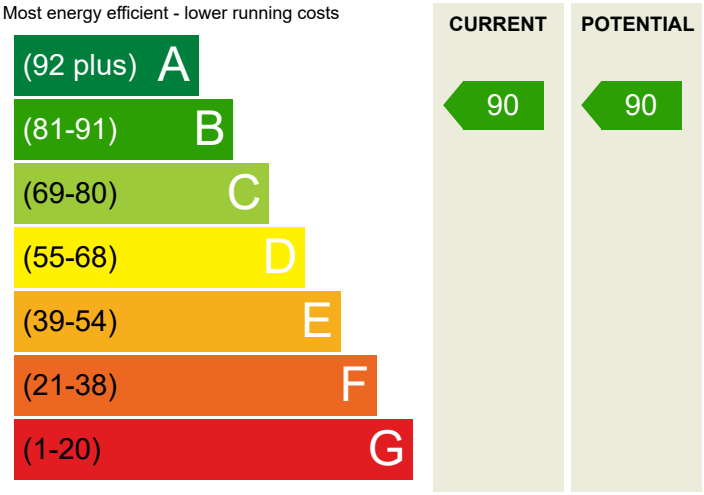
Energy Report

Dwelling Address	
Reference	Block A Appt 09 5F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	52

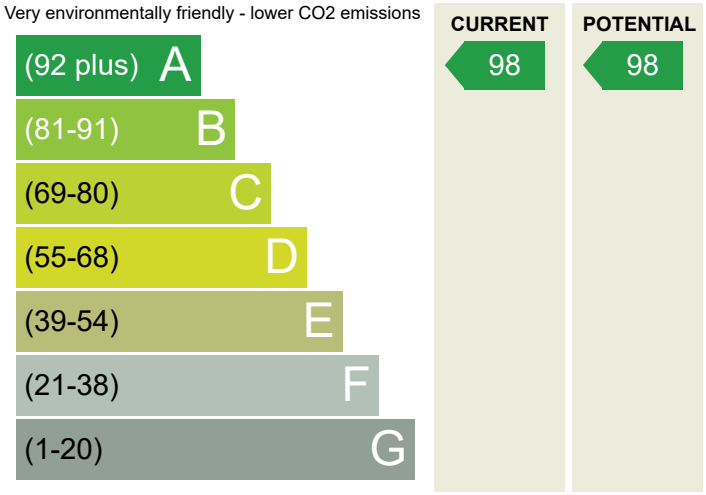
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This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

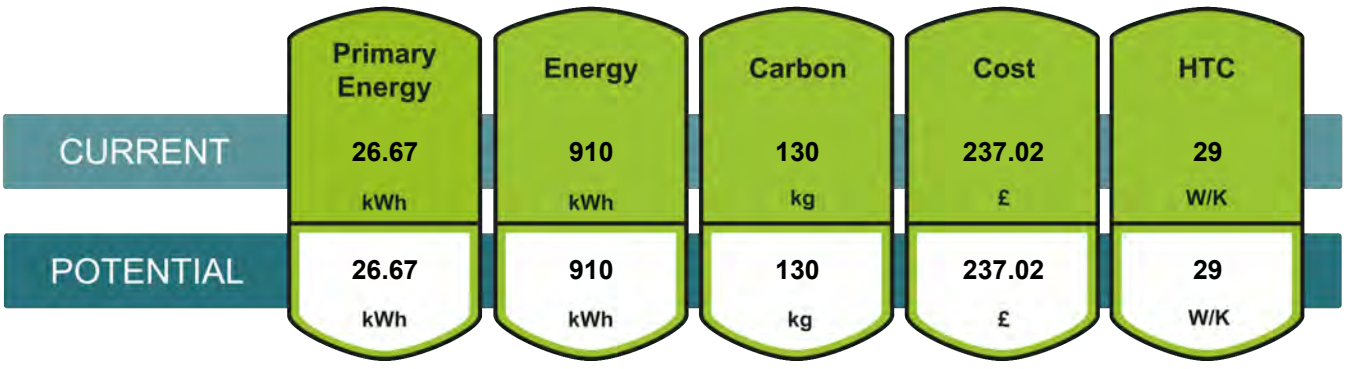
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£237

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

83

kWh per year



Water Heating

583

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 09 6F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	1B4P
Property			

SAP Rating	90 B	**DER**	2.96	**TER**	12.56
Environmental	98 A	**% DER < TER**			76.43
CO_2 Emissions (t/year)	0.13	**DFEE**	20.64	**TFEE**	20.12
Compliance Check	See BREL	**% DFEE < TFEE**			-2.58
% DPER < TPER	54.34	**DPER**	31.31	**TPER**	68.57

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	West	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	6	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	52.15 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.28	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	44.50	36.39	0.00	None	8.11	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	34.66	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	52.15

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	52.15

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	East	1.46	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	14.43	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.97	0.05	0.05	Yes
E3 Sill	Independently assessed	4.97	0.05	0.05	Yes
E4 Jamb	Independently assessed	9.78	0.05	0.05	Yes
E16 Corner (normal)	Independently assessed	3.08	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.10	0.10	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	14.43	0.09	0.09	No

Y-value	0.10	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No
22.0 Lighting	
No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	101.00	9595.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	348.45	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

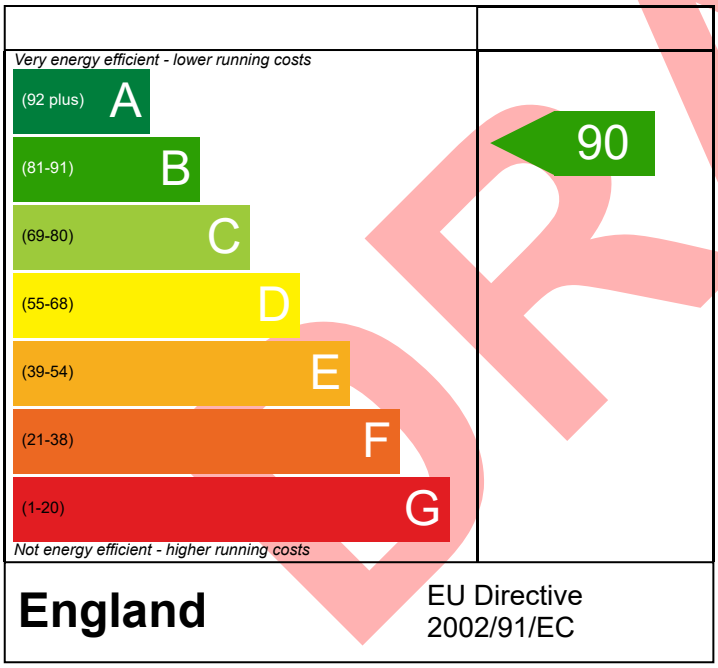
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	52.15 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

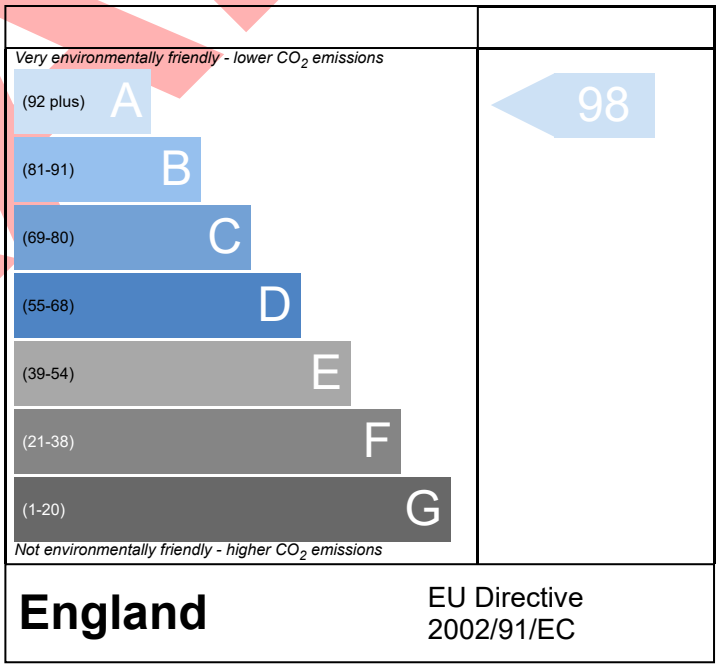
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Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

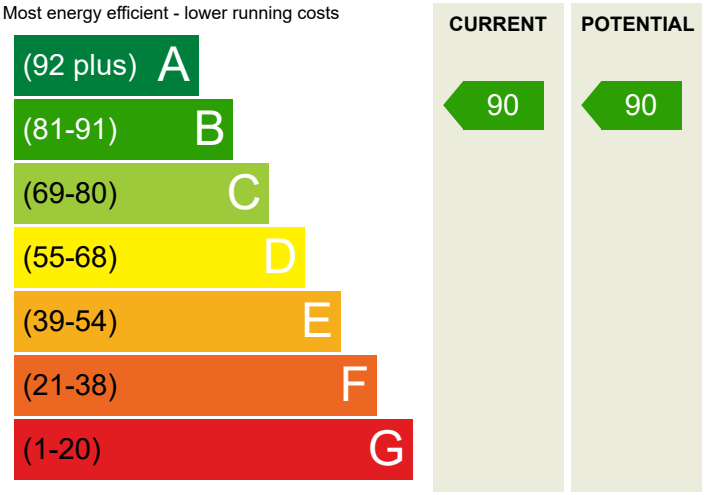
Energy Report

Dwelling Address	
Reference	Block A Appt 09 6F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	52

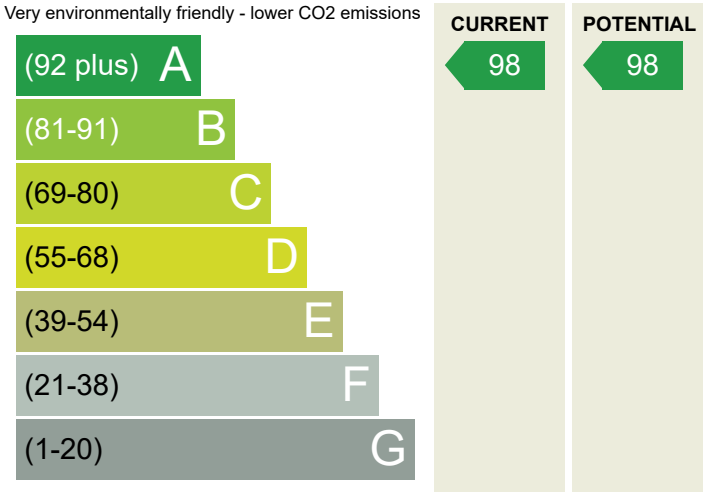
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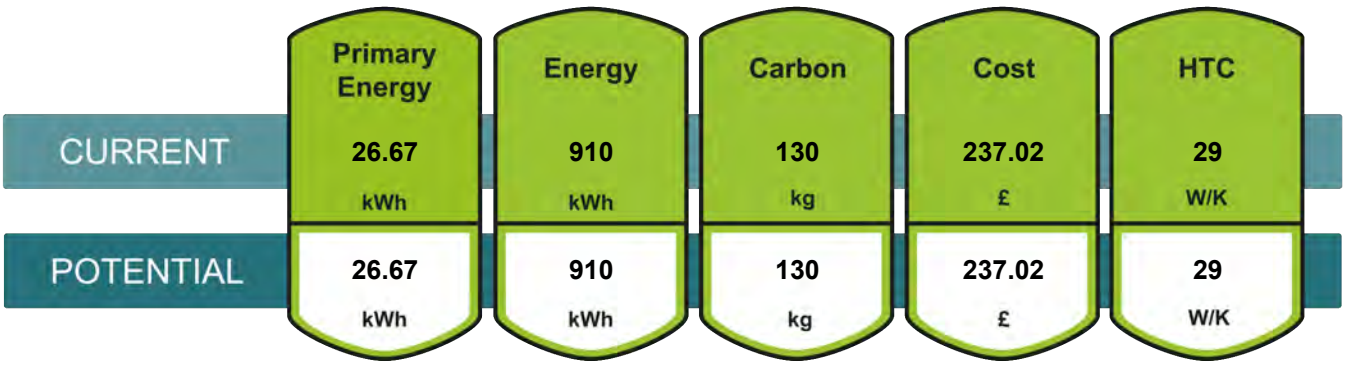
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£237

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

83

kWh per year



Water Heating

583

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 09 7F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	89 B	**DER**	2.80	**TER**	10.84
Environmental	98 A	**% DER < TER**			74.17
CO_2 Emissions (t/year)	0.17	**DFEE**	20.82	**TFEE**	19.95
Compliance Check	See BREL	**% DFEE < TFEE**			-4.35
% DPER < TPER	49.80	**DPER**	29.56	**TPER**	58.88

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	7	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	72.23 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	33.80	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	56.76	45.30	0.00	None	11.46	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	39.10	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.23

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.13

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	South	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	West	1.48	0
DB 1	SOUTH EAST WEST	External Wall 1	West	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	7.01	0.05	0.05	Yes
E3 Sill	Independently assessed	7.01	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.06	0.05	0.05	Yes
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No

Y-value	0.10	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	
19.0 Mechanical Ventilation		
Mechanical Ventilation		
Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	3	
Manufacturer SFP	0.50	
Duct Type	Flexible	
MVHR Efficiency	88.00	
Wet Rooms	3	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	
20.0 Fans, Open Fireplaces, Flues		
21.0 Fixed Cooling System	No	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	101.00	9595.00	1

24.0 Main Heating 1	Manufacturer

Summary for Input Data

Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.87	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Summary for Input Data

elmhurst energy

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

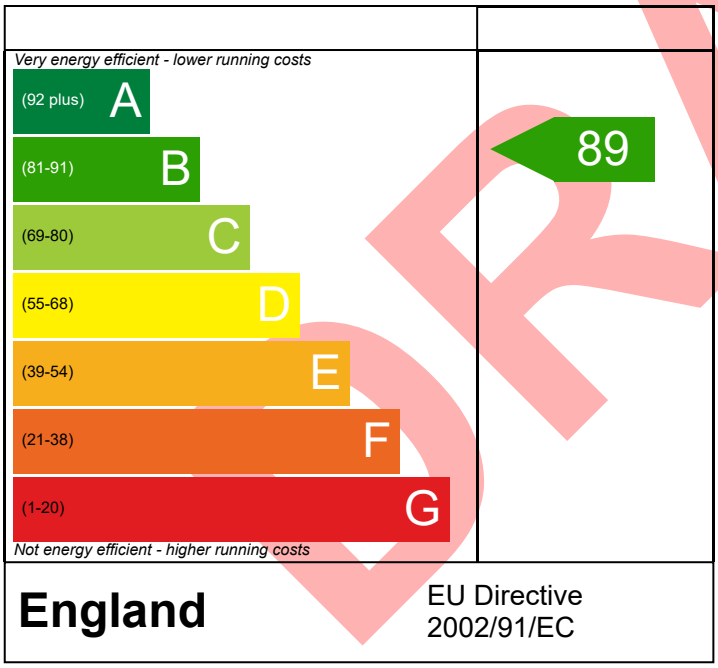
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.23 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

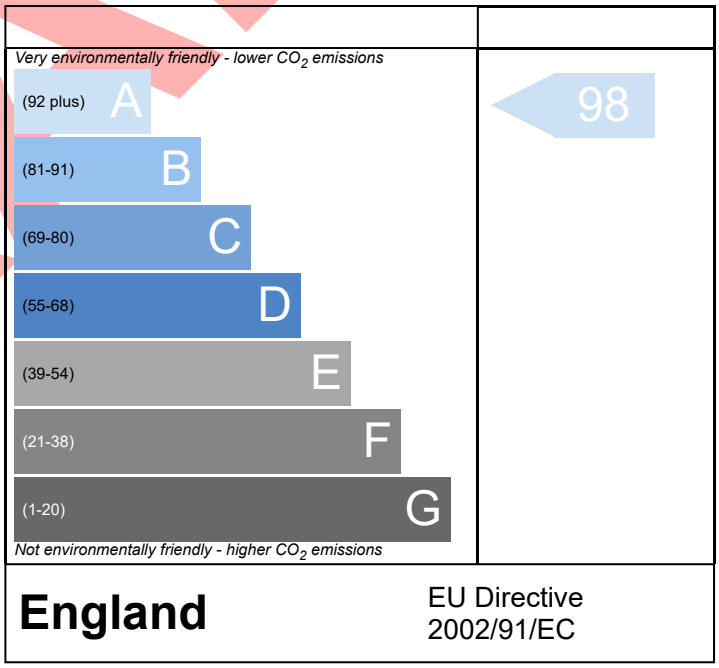
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

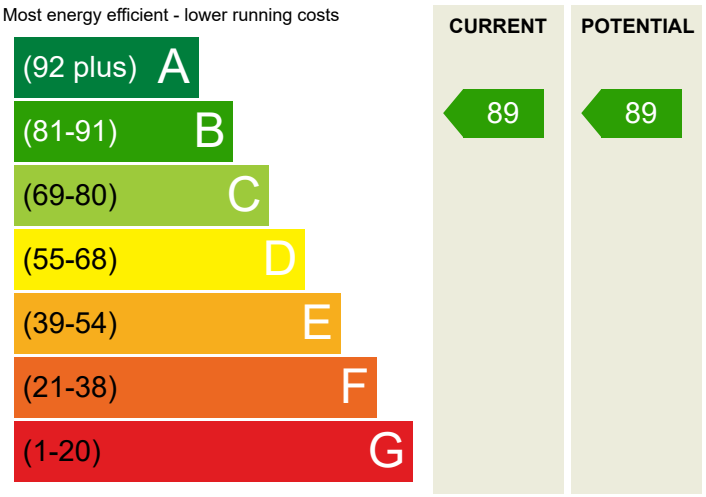
Energy Report

Dwelling Address	
Reference	Block A Appt 09 7F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

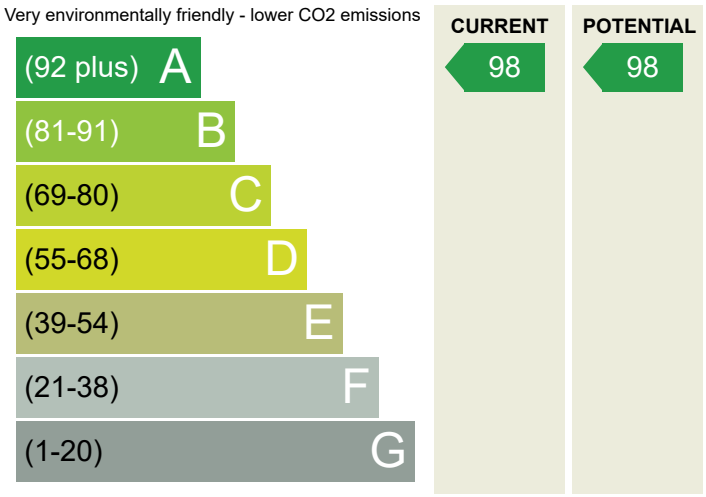
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

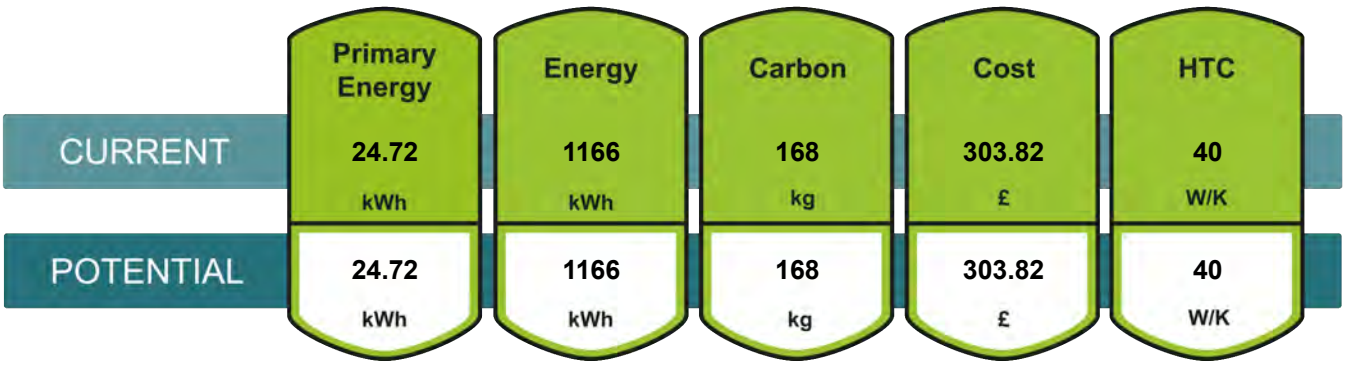
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£304

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings

Space Heating
149
kWh per year

Water Heating
678
kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 09 8F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	89 B	**DER**	2.80	**TER**	10.84
Environmental	98 A	**% DER < TER**			74.17
CO_2 Emissions (t/year)	0.17	**DFEE**	20.82	**TFEE**	19.95
Compliance Check	See BREL	**% DFEE < TFEE**			-4.35
% DPER < TPER	49.80	**DPER**	29.56	**TPER**	58.88

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	8	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	72.23 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	33.80	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	56.76	45.30	0.00	None	11.46	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	39.10	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.23

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.13

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	South	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	West	1.48	0
DB 1	SOUTH EAST WEST	External Wall 1	West	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	7.01	0.05	0.05	Yes
E3 Sill	Independently assessed	7.01	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.06	0.05	0.05	Yes
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No

Y-value	0.10	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	
19.0 Mechanical Ventilation		
Mechanical Ventilation		
Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	3	
Manufacturer SFP	0.50	
Duct Type	Flexible	
MVHR Efficiency	88.00	
Wet Rooms	3	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	
20.0 Fans, Open Fireplaces, Flues		
21.0 Fixed Cooling System	No	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	101.00	9595.00	1

24.0 Main Heating 1	Manufacturer

Summary for Input Data

Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.87	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Summary for Input Data

elmhurst energy

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

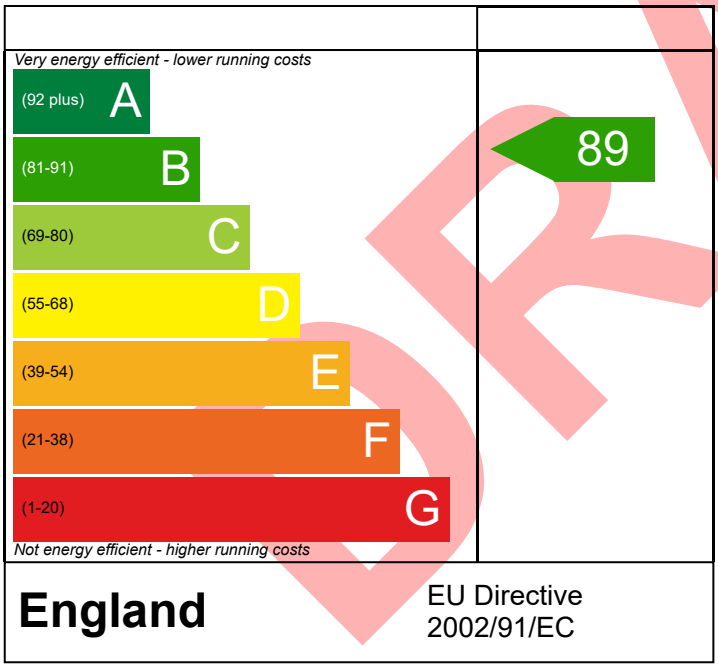
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.23 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

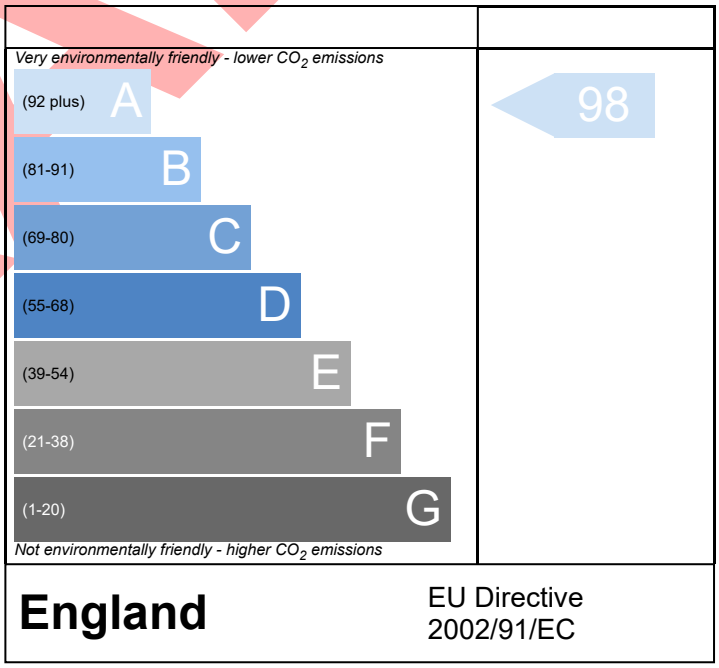
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

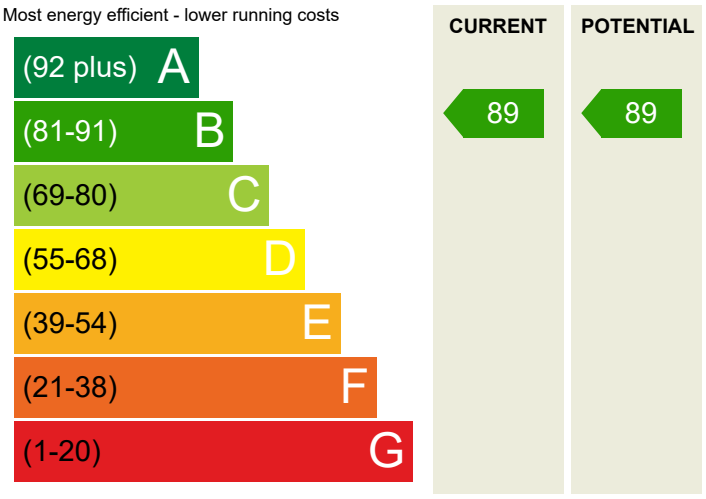
Energy Report

Dwelling Address	
Reference	Block A Appt 09 8F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

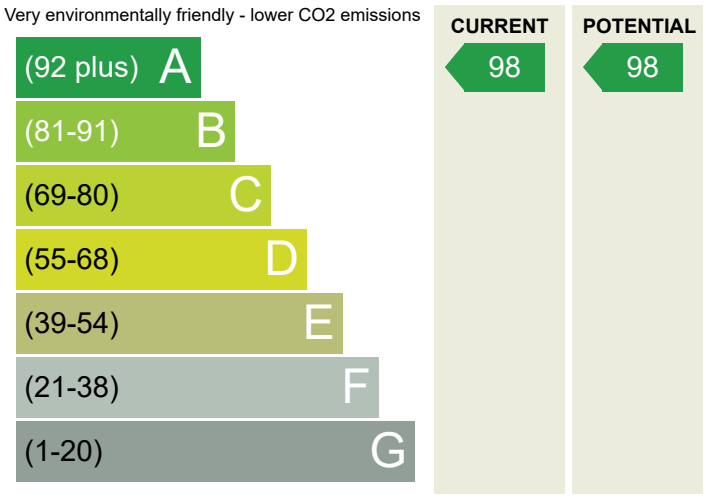
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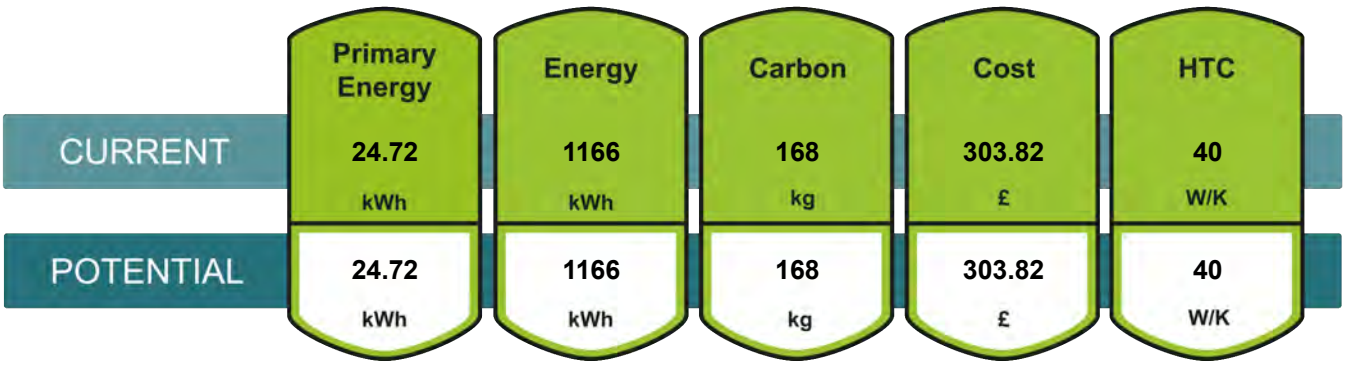
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£304

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings

Space Heating
149
kWh per year

Water Heating
678
kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 09 9F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	92 A	**DER**	2.33	**TER**	11.18
Environmental	98 A	**% DER < TER**			79.16
CO_2 Emissions (t/year)	0.12	**DFEE**	13.52	**TFEE**	13.99
Compliance Check	See BREL	**% DFEE < TFEE**			3.37
% DPER < TPER	59.15	**DPER**	24.99	**TPER**	61.19

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	9	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	11.65	0.00	None	6.64	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	West	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	West	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	7.60	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.07	0.05	0.05	Yes
E3 Sill	Independently assessed	4.07	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	7.60	0.09	0.09	No

Y-value	0.14	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Flexible	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No	

22.0 Lighting

No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	

Summary for Input Data

SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No

Summary for Input Data

elmhurst energy

Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

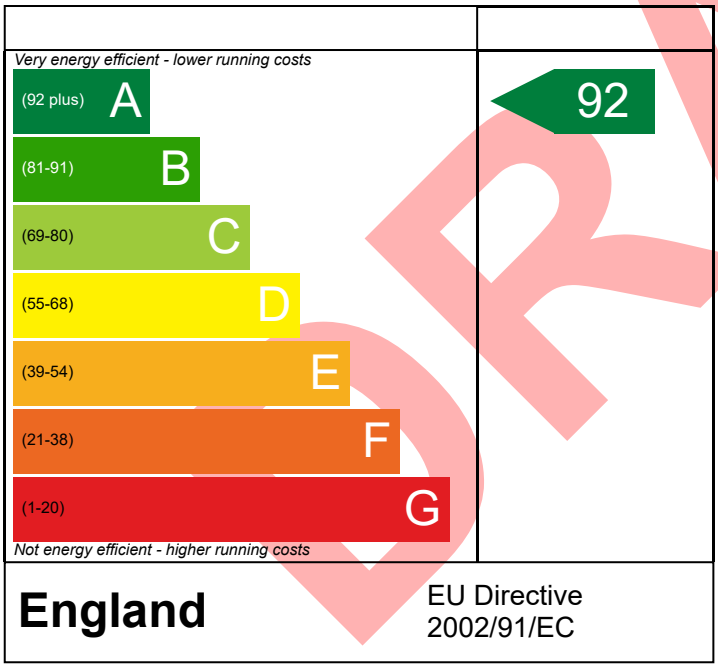
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

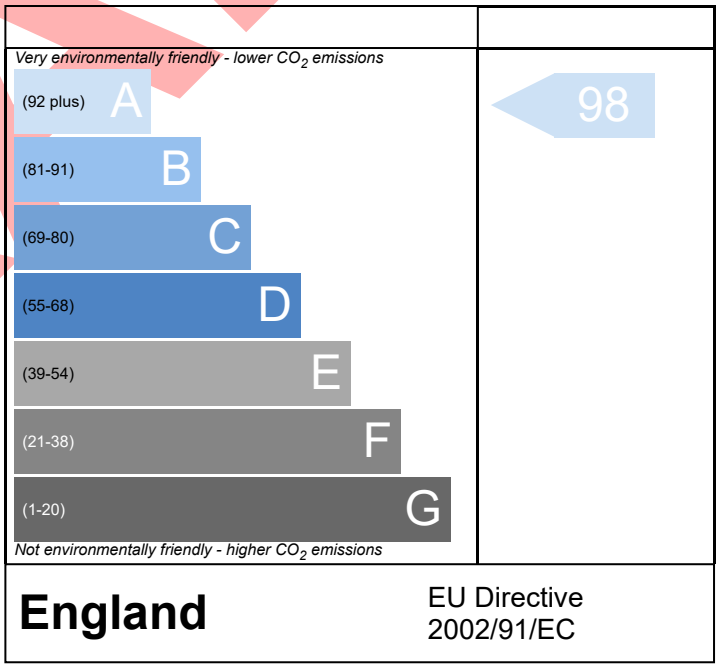
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

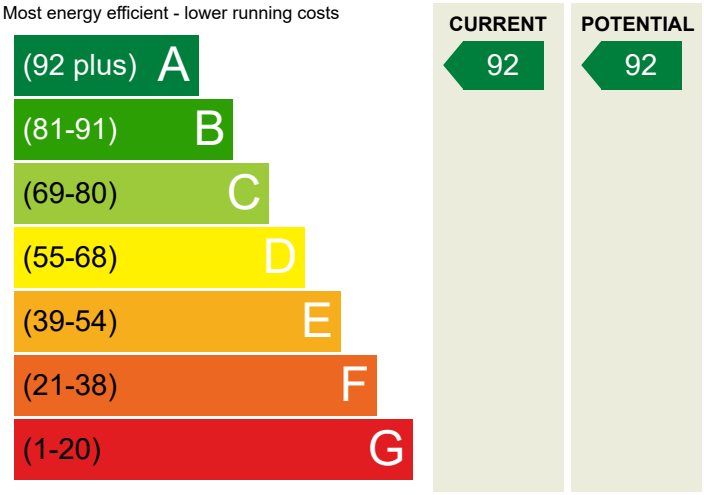
Energy Report

Dwelling Address	
Reference	Block A Appt 09 9F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

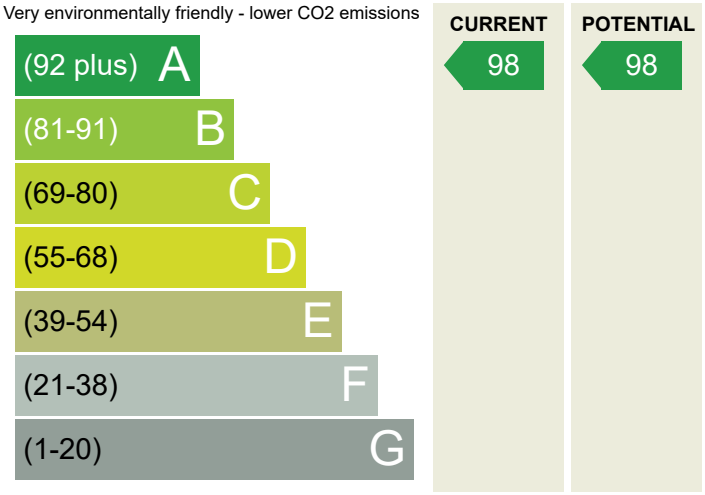
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

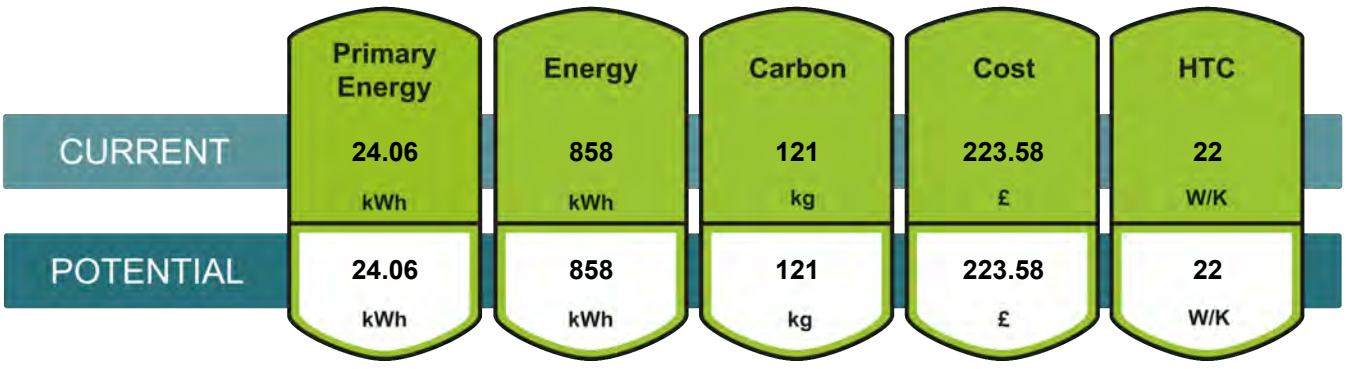
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£224

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

4

kWh per year



Water Heating

594

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

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This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
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Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 09 10F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	88 B	**DER**	3.49	**TER**	13.67
Environmental	98 A	**% DER < TER**			74.47
CO_2 Emissions (t/year)	0.16	**DFEE**	25.12	**TFEE**	26.06
Compliance Check	See BREL	**% DFEE < TFEE**			3.60
% DPER < TPER	50.83	**DPER**	36.65	**TPER**	74.55

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Top-floor flat	
Which Floor	10	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	11.65	0.00	None	6.64	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

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
External Roof 1	External Flat Roof	Plasterboard, insulated flat roof	0.10	9.00	54.30	54.30	None	0.00	Enter Gross Area	0.00

Summary for Input Data

elmhurst energy

11.1 Party Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	West	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	West	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.07	0.05	0.05	Yes
E3 Sill	Independently assessed	4.07	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	7.60	0.09	0.09	No
E15 Flat roof with parapet	Independently assessed	7.60	0.50	0.50	No
P4 Party wall - Roof (insulation at ceiling level)	Independently assessed	21.80	0.12	0.12	No

Y-value	0.11	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

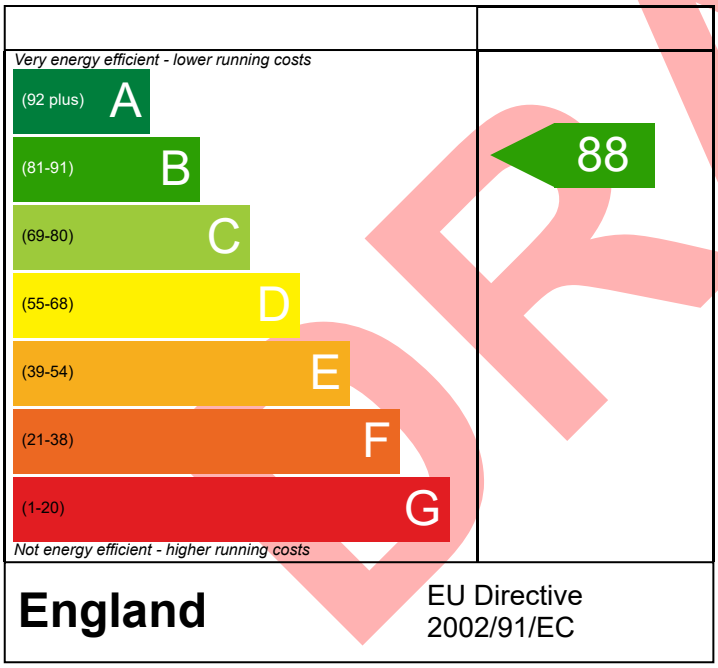
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

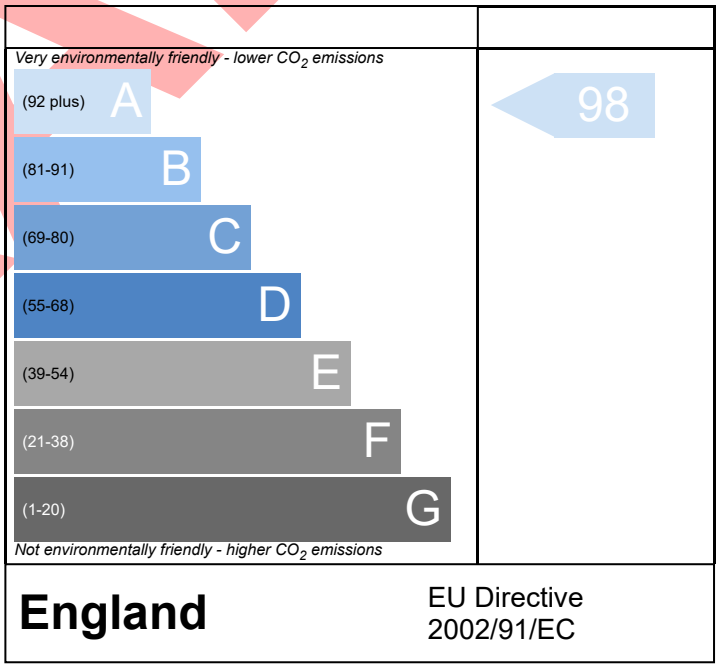
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

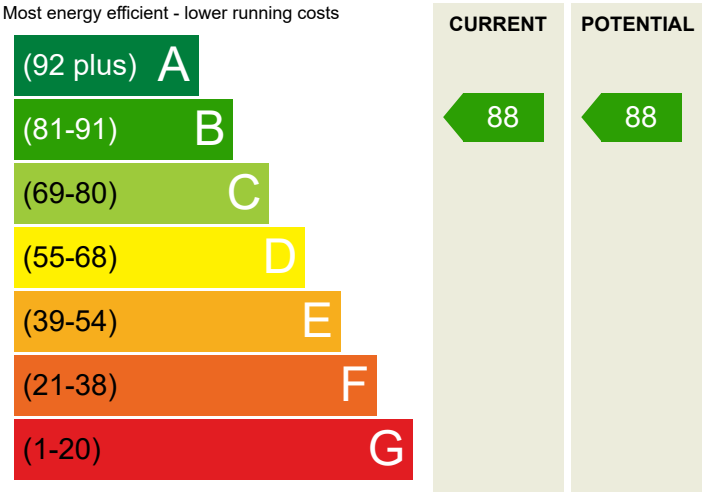
Energy Report

Dwelling Address	
Reference	Block A Appt 09 10F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

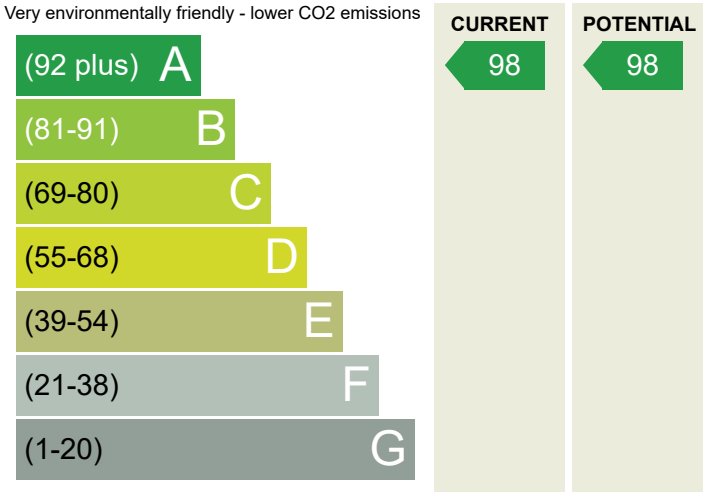
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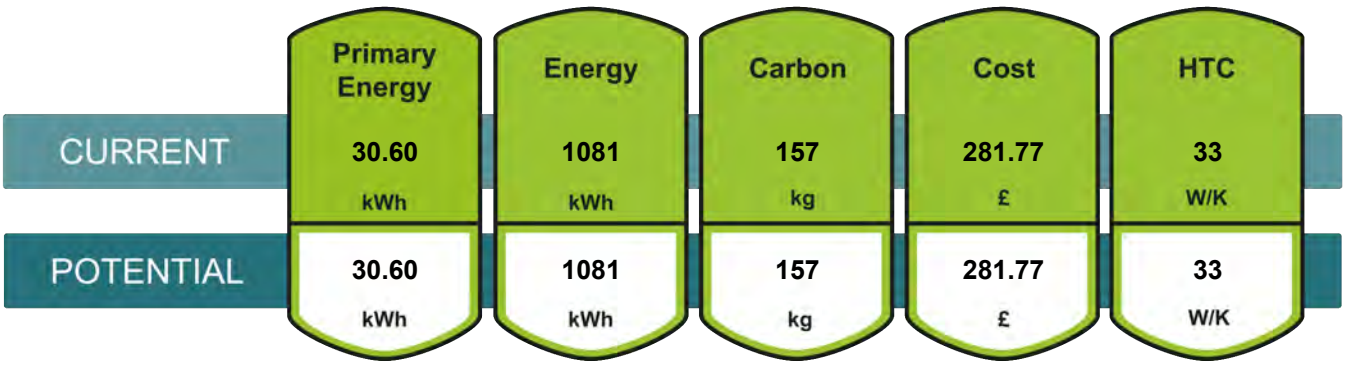
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Roof	Average thermal transmittance 0.1 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£282

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

228

kWh per year



Water Heating

594

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 10 1F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	86 B	**DER**	3.72	**TER**	13.10
Environmental	97 A	**% DER < TER**			71.60
CO_2 Emissions (t/year)	0.22	**DFEE**	27.61	**TFEE**	30.32
Compliance Check	See BREL	**% DFEE < TFEE**			8.93
% DPER < TPER	45.37	**DPER**	38.82	**TPER**	71.06

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	72.23 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	33.80	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	56.76	45.30	0.00	None	11.46	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	39.10	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.23

11.0 Heat Loss Floors

Summary for Input Data

Description	Type	Storey Index	Construction	U-Value (W/m²K)	Shelter Code	Shelter Factor	Kappa (kJ/m²K)	Area (m²)
Heatloss Floor 1	Exposed Floor - Solid	Lowest occupied	Other	0.10	None	0.00	0.00	72.13

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	South	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	West	1.48	0
DB 1	SOUTH EAST WEST	External Wall 1	West	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No
E20 Exposed floor (normal)	Independently assessed	18.00	0.16	0.16	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	7.01	0.05	0.05	Yes
E3 Sill	Independently assessed	7.01	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.06	0.05	0.05	Yes
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No

Y-value	0.05	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	3
Manufacturer SFP	0.50
Duct Type	Flexible
MVHR Efficiency	88.00
Wet Rooms	3
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No
22.0 Lighting	
No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	101.00	9595.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0
Fuel Type	Electricity
SAP Code	699
In Winter	100.00
In Summer	100.00
Model Name	abc
Manufacturer	xyz
Controls SAP Code	2603
Delayed Start Stat	No
Burner Control	On/Off
HETAS approved System	No
Oil Pump Inside	No
FI Case	0.00
Flue Type	Balanced
Fan Assisted Flue	Yes
Is MHS Pumped	No pump
Heating Pump Age	2013 or later
Heat Emitter	Radiators
Flow Temperature	Unknown
Boiler Interlock	No
Combi keep hot type	None

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.87	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None
Space Community Heating	
Distribution Loss	Formal Declaration by Property Developer

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

28.0 Water Heating	
Water Heating	Main Heating 2

Summary for Input Data

elmhurst energy

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

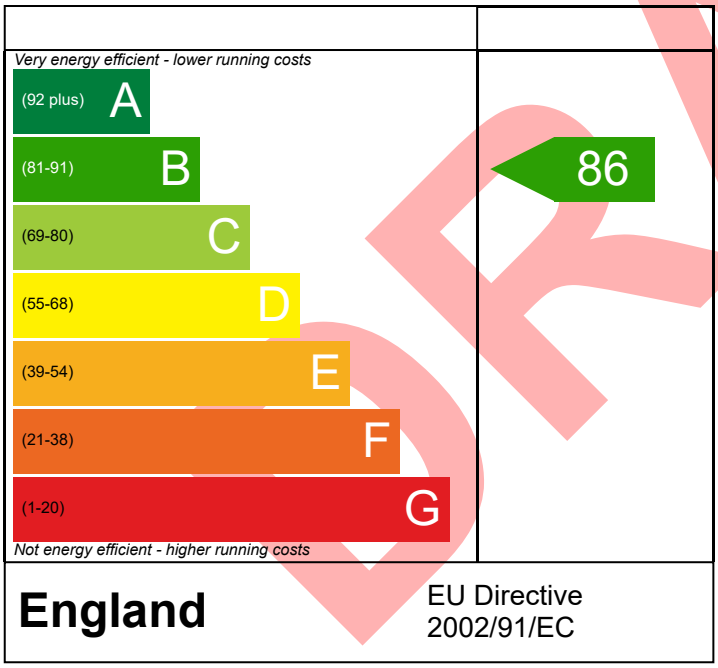
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.23 m²
DRRN:	

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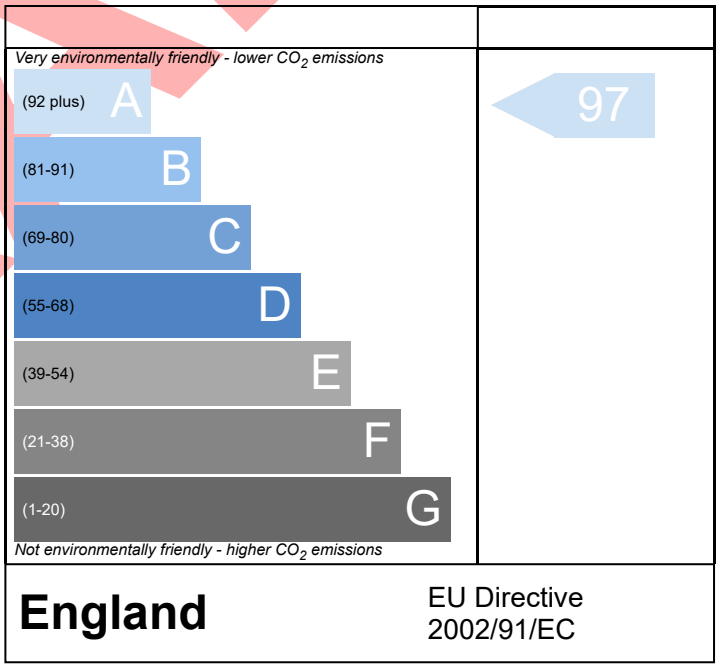
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Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

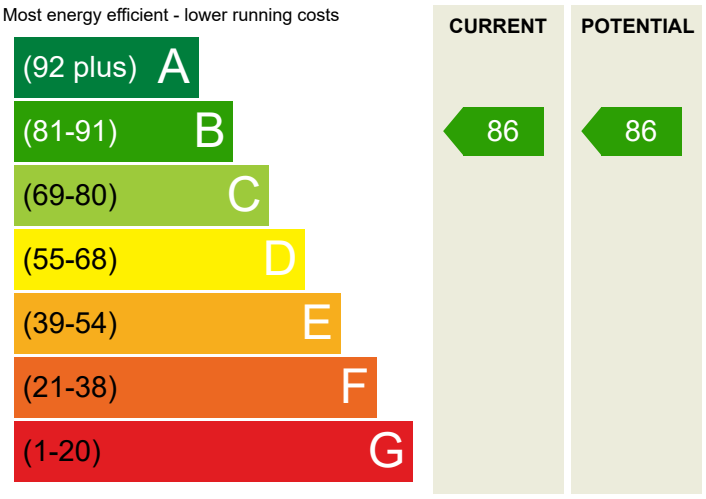
Energy Report

Dwelling Address	
Reference	Block A Appt 10 1F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

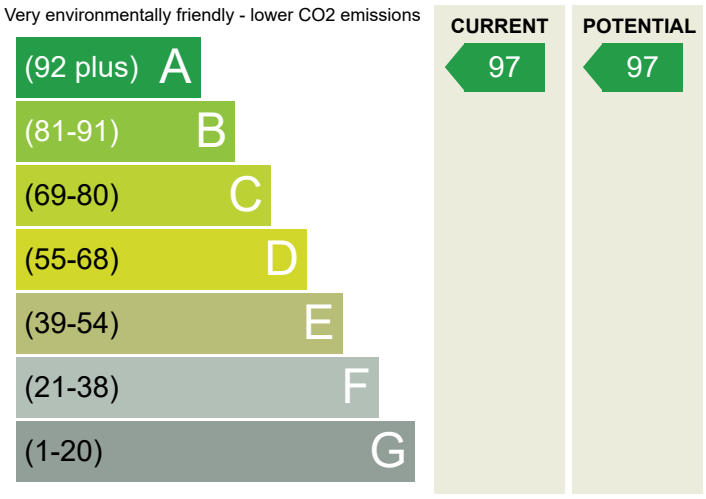
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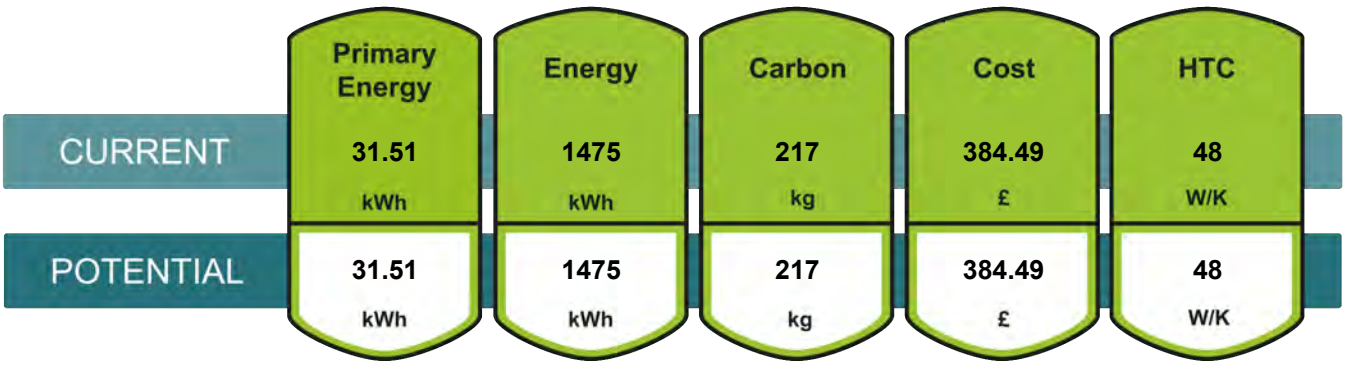
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor | Poor | Average | Good | Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Floor	Average thermal transmittance 0.1 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£384

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

459

kWh per year



Water Heating

678

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 10 2F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	89 B	**DER**	2.80	**TER**	10.84
Environmental	98 A	**% DER < TER**			74.17
CO_2 Emissions (t/year)	0.17	**DFEE**	20.82	**TFEE**	19.95
Compliance Check	See BREL	**% DFEE < TFEE**			-4.35
% DPER < TPER	49.80	**DPER**	29.56	**TPER**	58.88

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	72.23 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	33.80	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	56.76	45.30	0.00	None	11.46	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	39.10	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.23

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.13

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	South	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	West	1.48	0
DB 1	SOUTH EAST WEST	External Wall 1	West	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	7.01	0.05	0.05	Yes
E3 Sill	Independently assessed	7.01	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.06	0.05	0.05	Yes
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No

Y-value	0.10	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	
19.0 Mechanical Ventilation		
Mechanical Ventilation		
Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	3	
Manufacturer SFP	0.50	
Duct Type	Flexible	
MVHR Efficiency	88.00	
Wet Rooms	3	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	
20.0 Fans, Open Fireplaces, Flues		
21.0 Fixed Cooling System	No	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	101.00	9595.00	1

24.0 Main Heating 1	Manufacturer

Summary for Input Data

Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.87	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Summary for Input Data

elmhurst energy

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

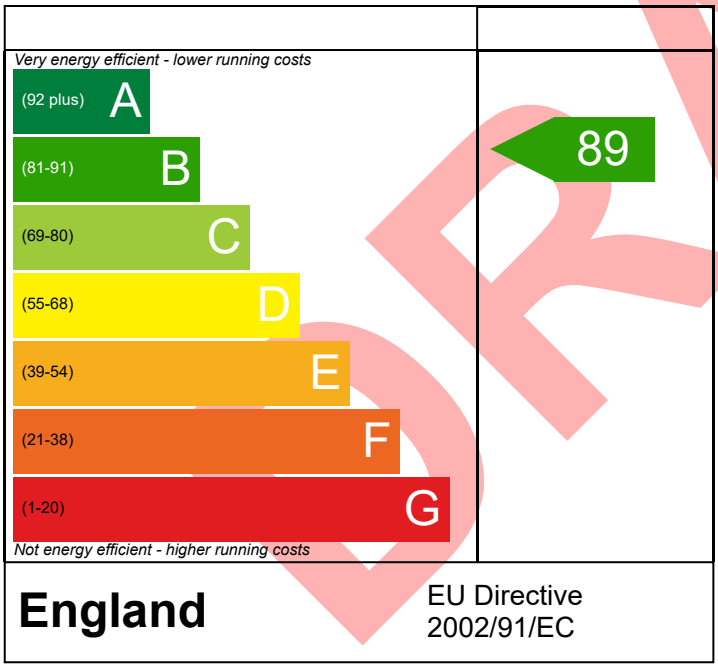
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.23 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

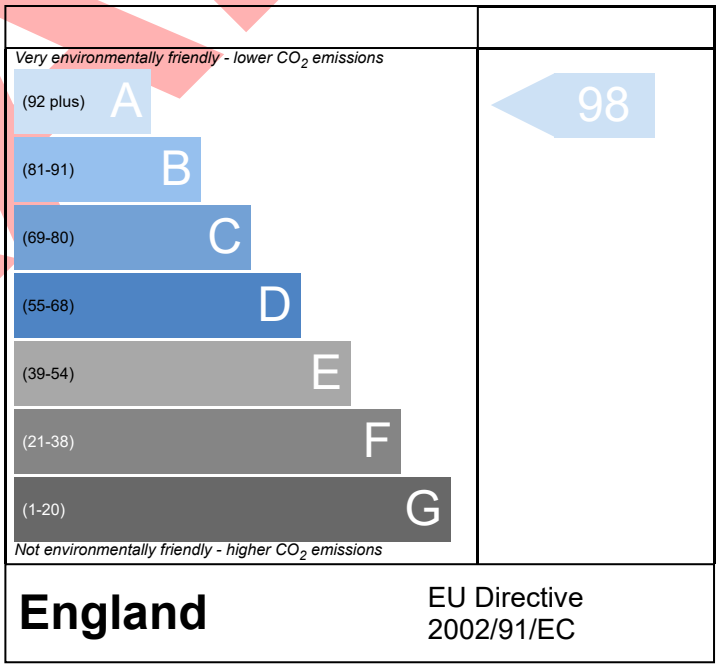
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

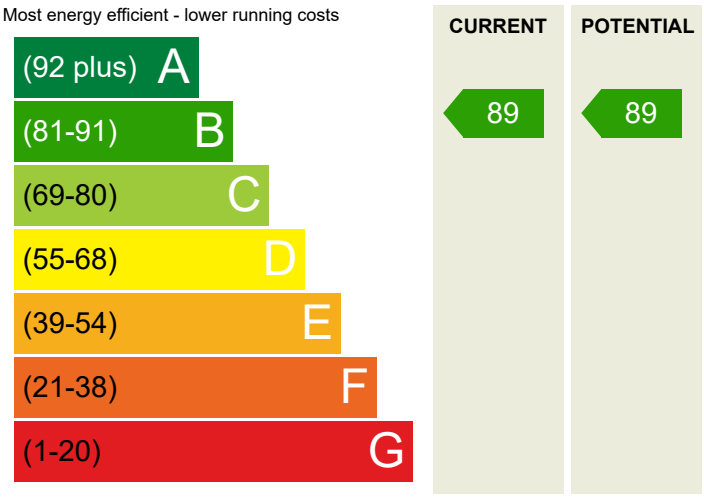
Energy Report

Dwelling Address	
Reference	Block A Appt 10 2F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

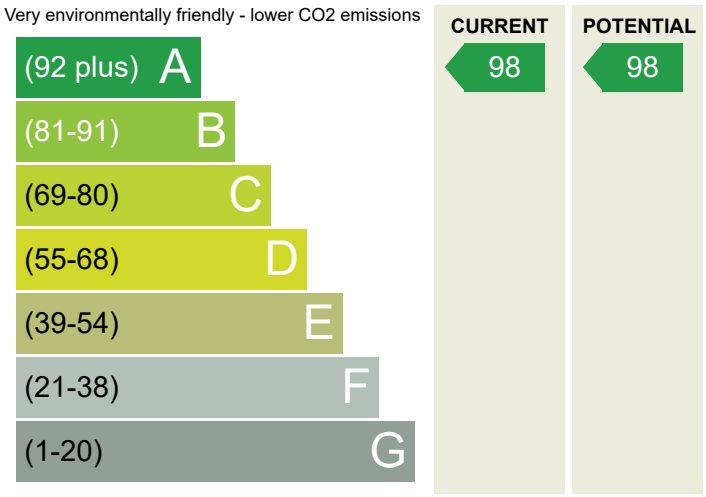
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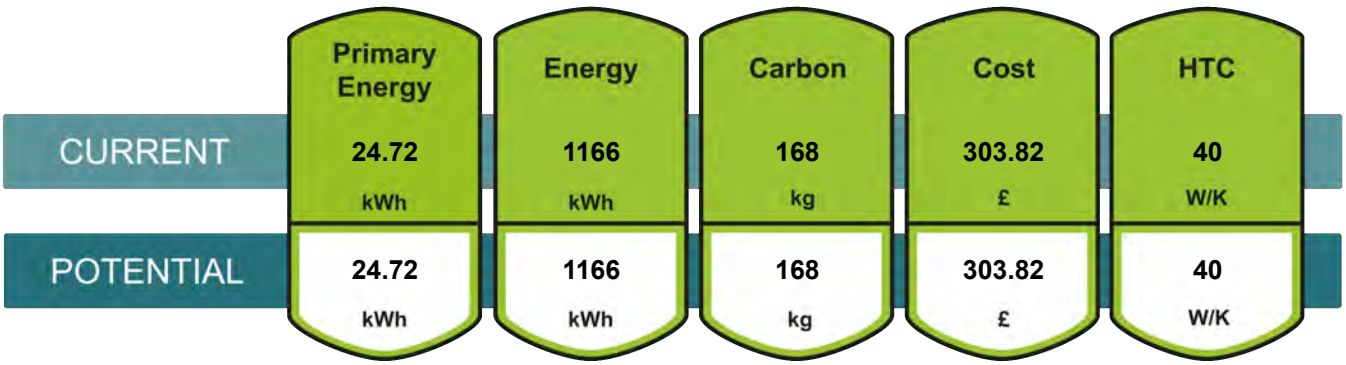
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£304

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings

Space Heating
149
kWh per year

Water Heating
678
kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 10 3F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	89 B	**DER**	2.80	**TER**	10.84
Environmental	98 A	**% DER < TER**			74.17
CO_2 Emissions (t/year)	0.17	**DFEE**	20.82	**TFEE**	19.95
Compliance Check	See BREL	**% DFEE < TFEE**			-4.35
% DPER < TPER	49.80	**DPER**	29.56	**TPER**	58.88

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	72.23 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	33.80	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	56.76	45.30	0.00	None	11.46	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	39.10	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.23

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.13

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	South	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	West	1.48	0
DB 1	SOUTH EAST WEST	External Wall 1	West	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	7.01	0.05	0.05	Yes
E3 Sill	Independently assessed	7.01	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.06	0.05	0.05	Yes
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No

Y-value	0.10	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	
19.0 Mechanical Ventilation		
Mechanical Ventilation		
Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	3	
Manufacturer SFP	0.50	
Duct Type	Flexible	
MVHR Efficiency	88.00	
Wet Rooms	3	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	
20.0 Fans, Open Fireplaces, Flues		
21.0 Fixed Cooling System	No	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	101.00	9595.00	1

24.0 Main Heating 1	Manufacturer

Summary for Input Data

Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.87	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Summary for Input Data

elmhurst energy

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

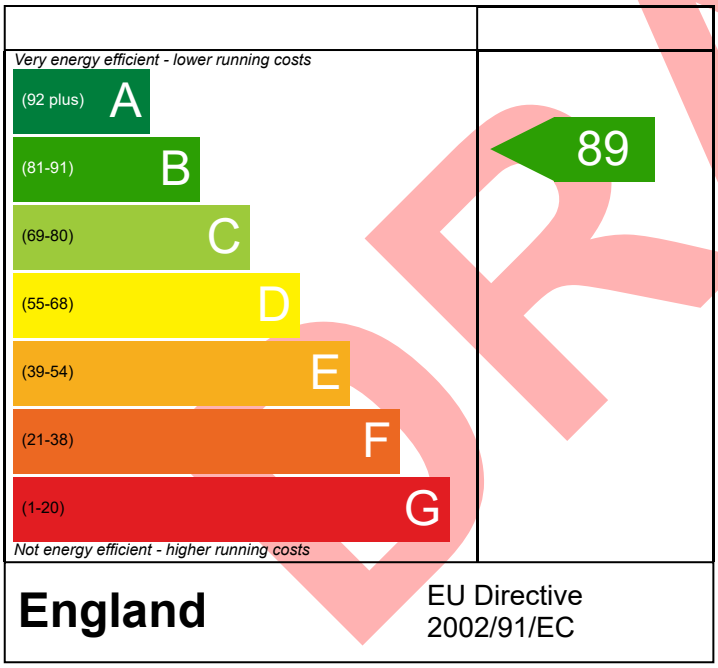
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.23 m²
DRRN:	

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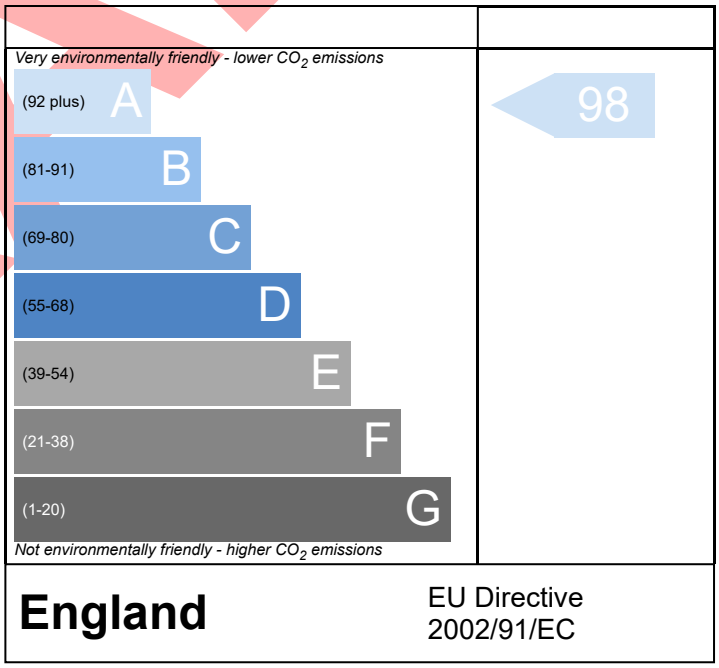
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

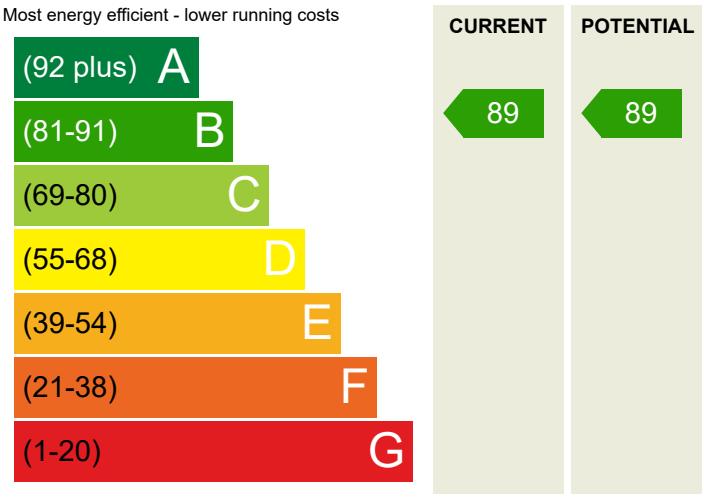
Energy Report

Dwelling Address	
Reference	Block A Appt 10 3F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

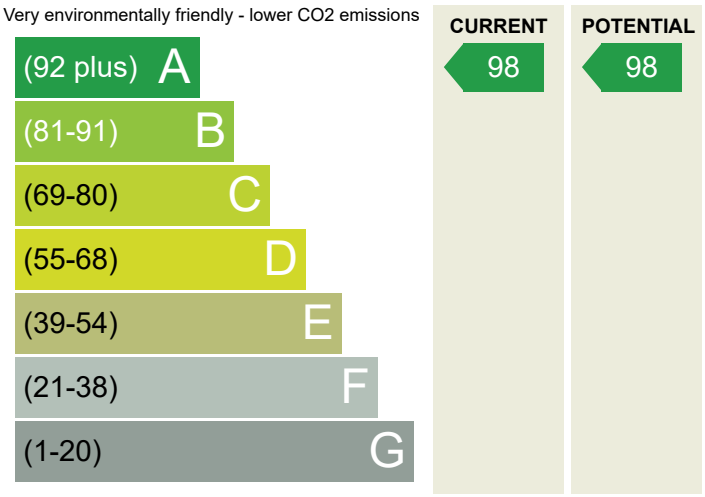
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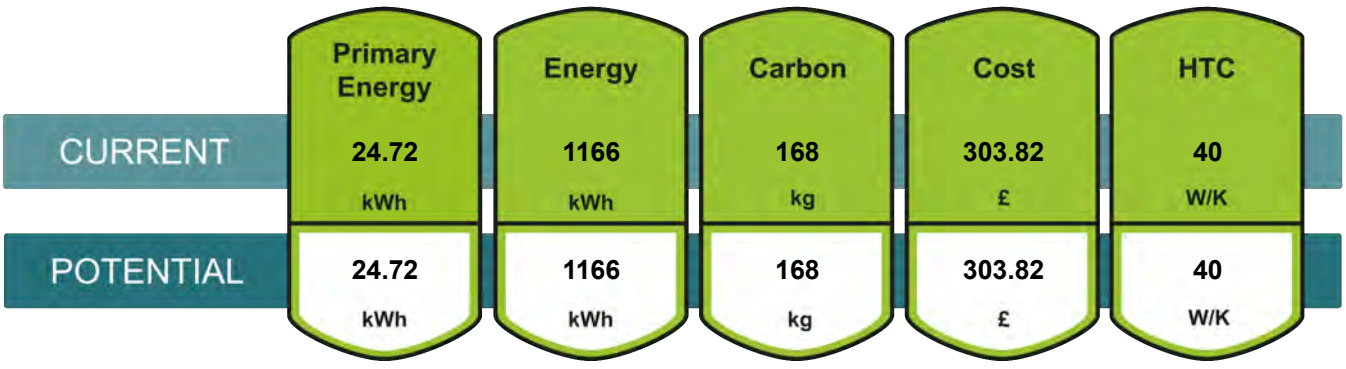
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£304

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings

Space Heating
149
kWh per year

Water Heating
678
kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

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Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 10 4F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	89 B	**DER**	2.80	**TER**	10.84
Environmental	98 A	**% DER < TER**			74.17
CO_2 Emissions (t/year)	0.17	**DFEE**	20.82	**TFEE**	19.95
Compliance Check	See BREL	**% DFEE < TFEE**			-4.35
% DPER < TPER	49.80	**DPER**	29.56	**TPER**	58.88

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	72.23 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	33.80	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	56.76	45.30	0.00	None	11.46	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	39.10	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.23

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.13

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	South	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	West	1.48	0
DB 1	SOUTH EAST WEST	External Wall 1	West	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	7.01	0.05	0.05	Yes
E3 Sill	Independently assessed	7.01	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.06	0.05	0.05	Yes
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No

Y-value	0.10	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	
19.0 Mechanical Ventilation		
Mechanical Ventilation		
Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	3	
Manufacturer SFP	0.50	
Duct Type	Flexible	
MVHR Efficiency	88.00	
Wet Rooms	3	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	
20.0 Fans, Open Fireplaces, Flues		
21.0 Fixed Cooling System	No	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	101.00	9595.00	1

24.0 Main Heating 1	Manufacturer

Summary for Input Data

Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.87	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Summary for Input Data

elmhurst energy

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

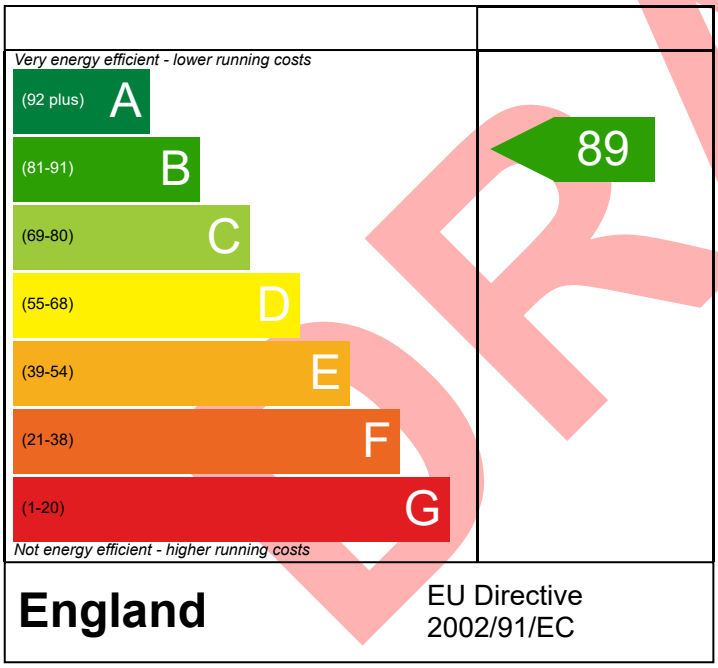
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.23 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

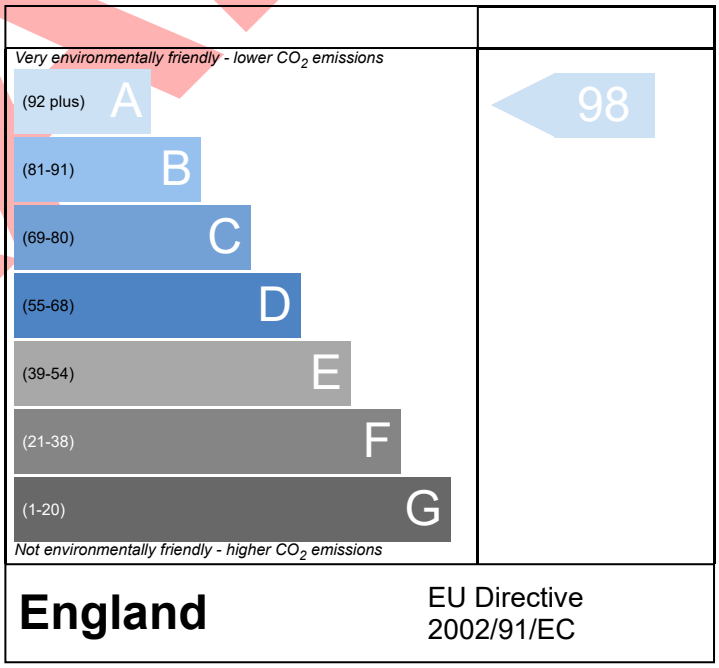
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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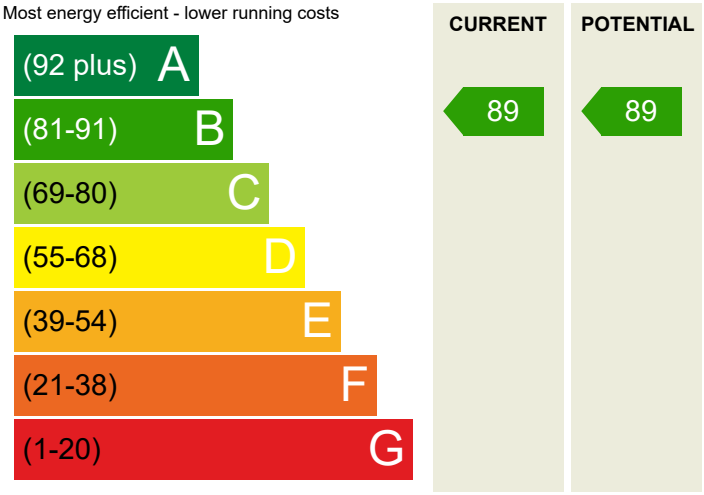
Energy Report

Dwelling Address	
Reference	Block A Appt 10 4F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

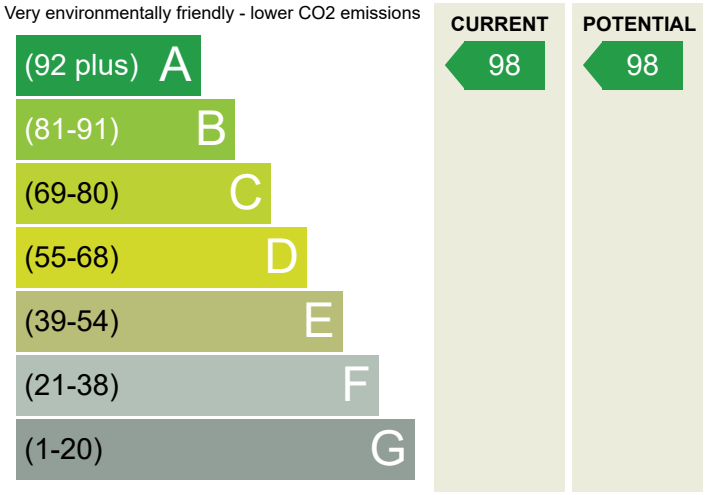
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

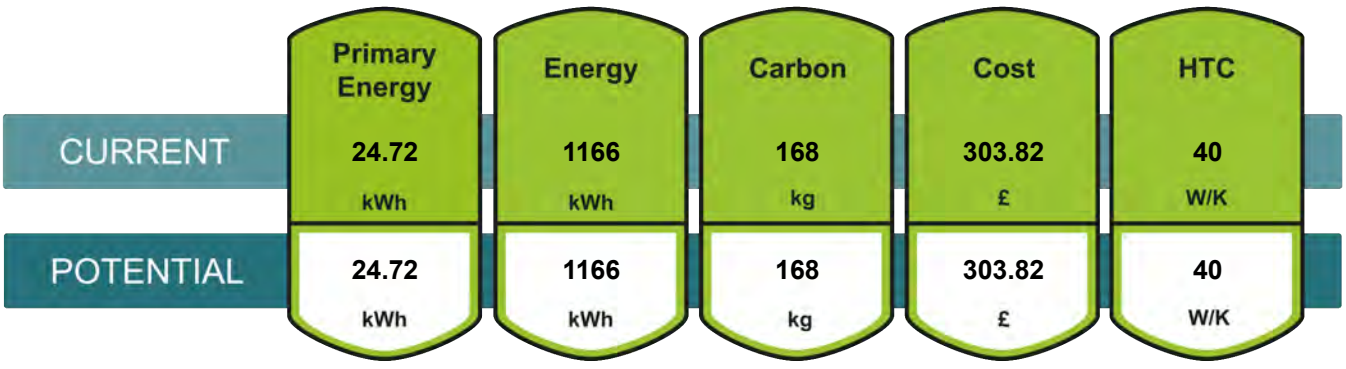
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£304

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings

Space Heating
149
kWh per year

Water Heating
678
kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 10 5F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	89 B	**DER**	2.80	**TER**	10.84
Environmental	98 A	**% DER < TER**			74.17
CO_2 Emissions (t/year)	0.17	**DFEE**	20.82	**TFEE**	19.95
Compliance Check	See BREL	**% DFEE < TFEE**			-4.35
% DPER < TPER	49.80	**DPER**	29.56	**TPER**	58.88

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	72.23 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	33.80	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	56.76	45.30	0.00	None	11.46	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	39.10	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.23

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.13

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	South	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	West	1.48	0
DB 1	SOUTH EAST WEST	External Wall 1	West	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	7.01	0.05	0.05	Yes
E3 Sill	Independently assessed	7.01	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.06	0.05	0.05	Yes
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No

Y-value	0.10	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	
19.0 Mechanical Ventilation		
Mechanical Ventilation		
Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	3	
Manufacturer SFP	0.50	
Duct Type	Flexible	
MVHR Efficiency	88.00	
Wet Rooms	3	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	
20.0 Fans, Open Fireplaces, Flues		
21.0 Fixed Cooling System	No	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	101.00	9595.00	1

24.0 Main Heating 1	Manufacturer

Summary for Input Data

Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.87	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Summary for Input Data

elmhurst energy

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

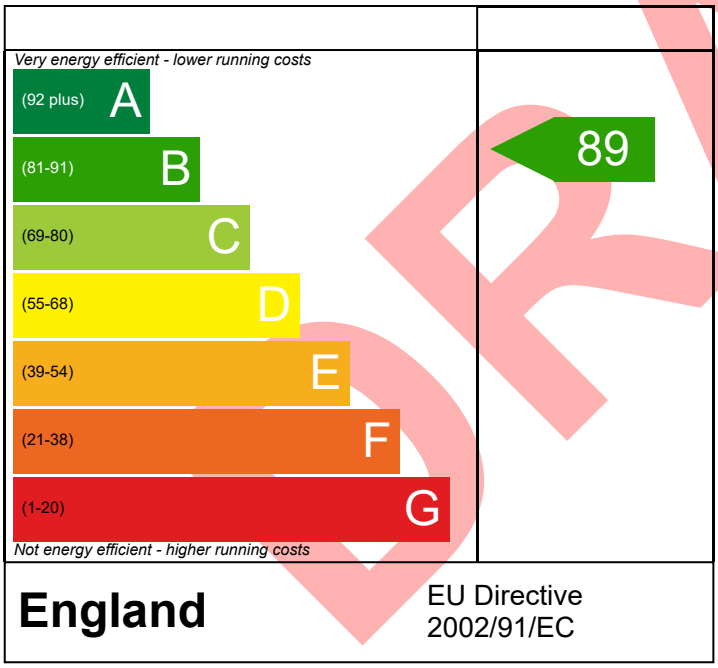
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.23 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

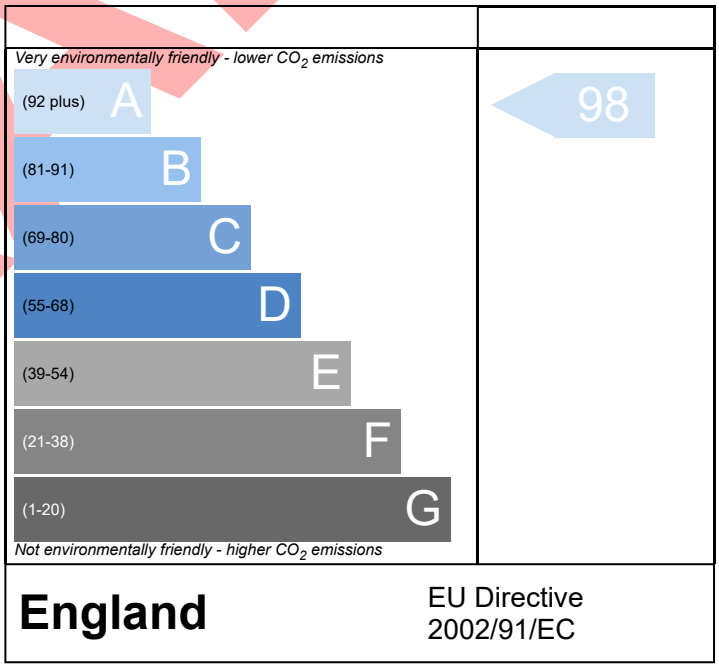
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

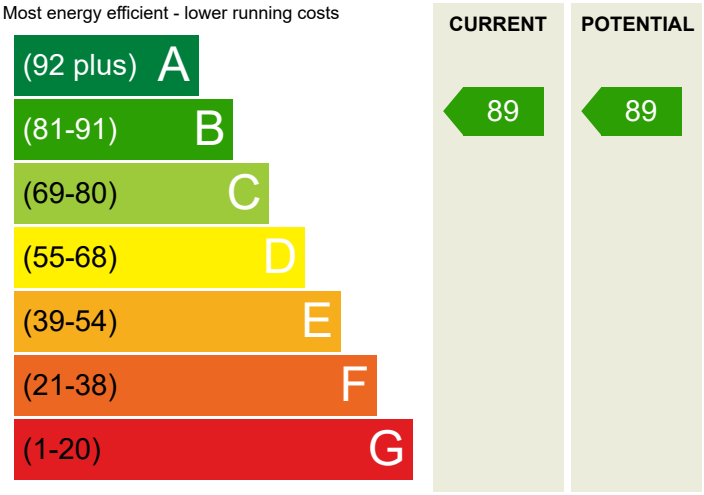
Energy Report

Dwelling Address	
Reference	Block A Appt 10 5F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

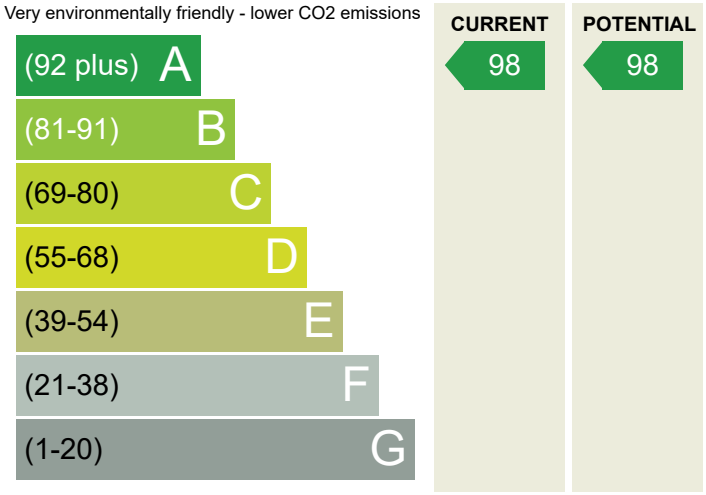
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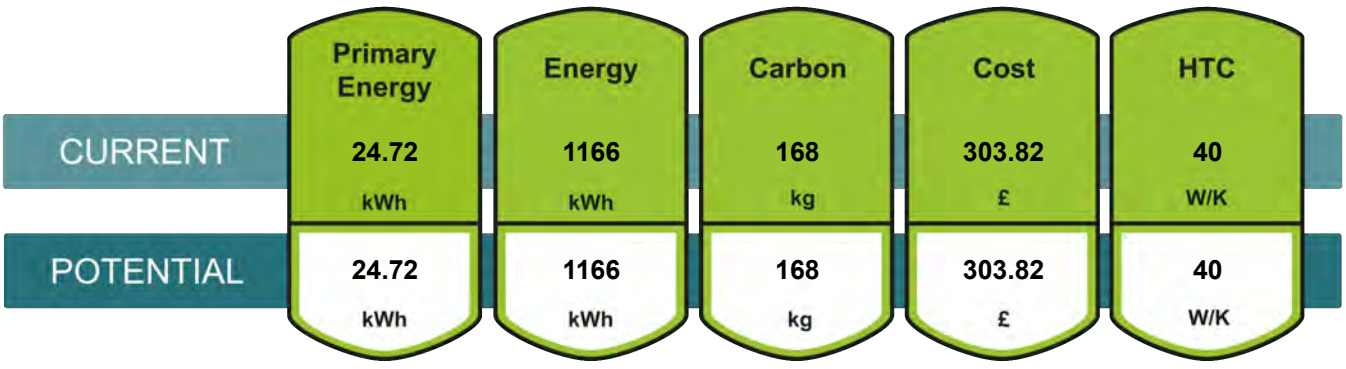
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£304

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings

Space Heating
149
kWh per year

Water Heating
678
kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 10 6F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	89 B	**DER**	2.80	**TER**	10.84
Environmental	98 A	**% DER < TER**			74.17
CO_2 Emissions (t/year)	0.17	**DFEE**	20.82	**TFEE**	19.95
Compliance Check	See BREL	**% DFEE < TFEE**			-4.35
% DPER < TPER	49.80	**DPER**	29.56	**TPER**	58.88

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	6	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	72.23 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	33.80	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	56.76	45.30	0.00	None	11.46	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	39.10	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.23

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.13

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	South	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	West	1.48	0
DB 1	SOUTH EAST WEST	External Wall 1	West	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	7.01	0.05	0.05	Yes
E3 Sill	Independently assessed	7.01	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.06	0.05	0.05	Yes
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No

Y-value	0.10	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	
19.0 Mechanical Ventilation		
Mechanical Ventilation		
Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	3	
Manufacturer SFP	0.50	
Duct Type	Flexible	
MVHR Efficiency	88.00	
Wet Rooms	3	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	
20.0 Fans, Open Fireplaces, Flues		
21.0 Fixed Cooling System	No	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	101.00	9595.00	1

24.0 Main Heating 1	Manufacturer

Summary for Input Data

Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.87	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Summary for Input Data

elmhurst energy

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

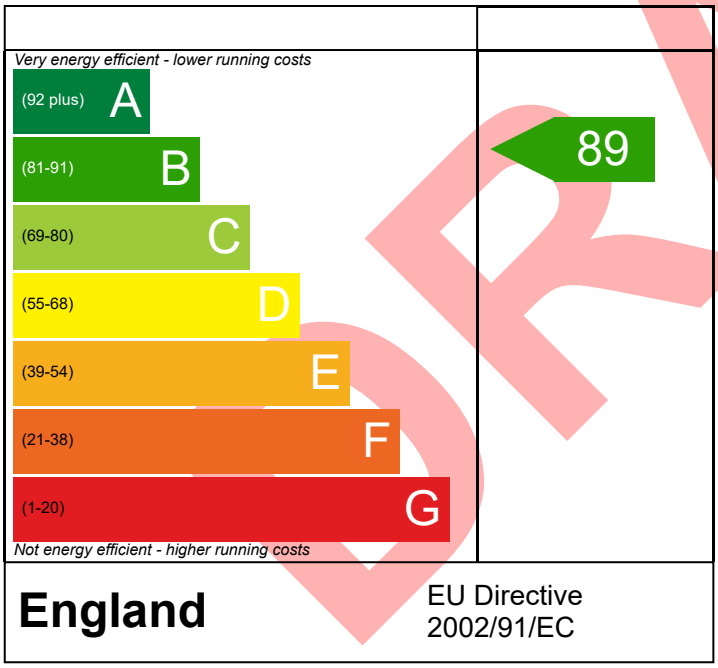
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.23 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

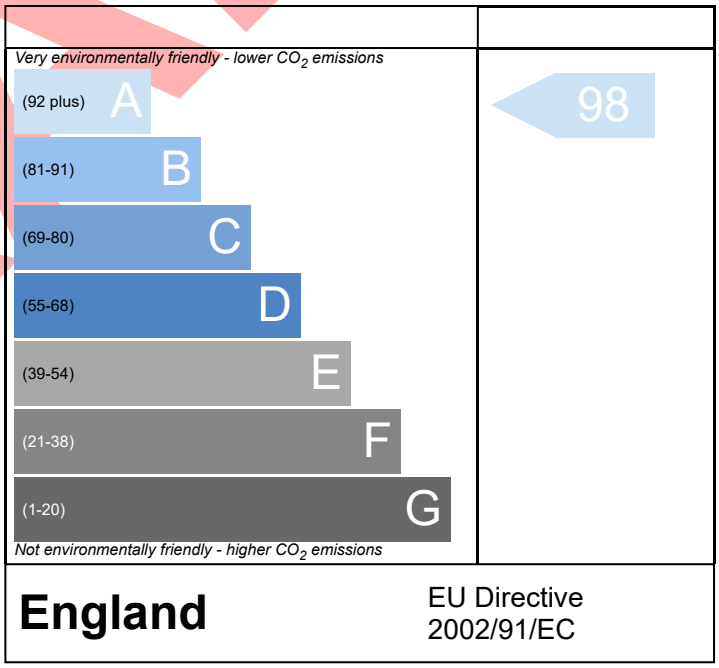
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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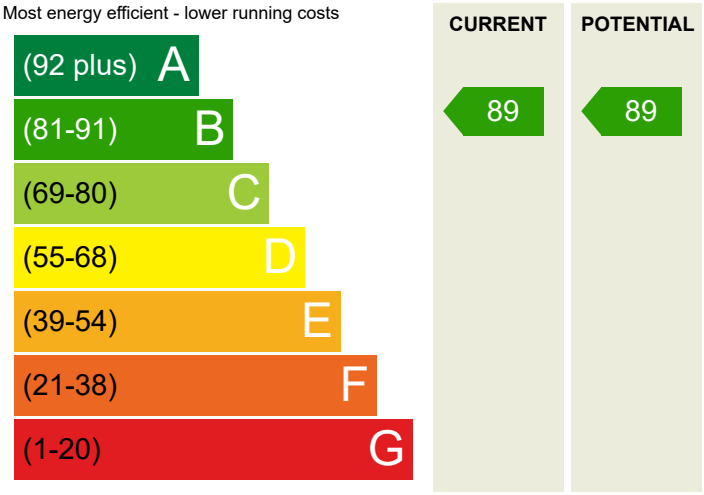
Energy Report

Dwelling Address	
Reference	Block A Appt 10 6F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

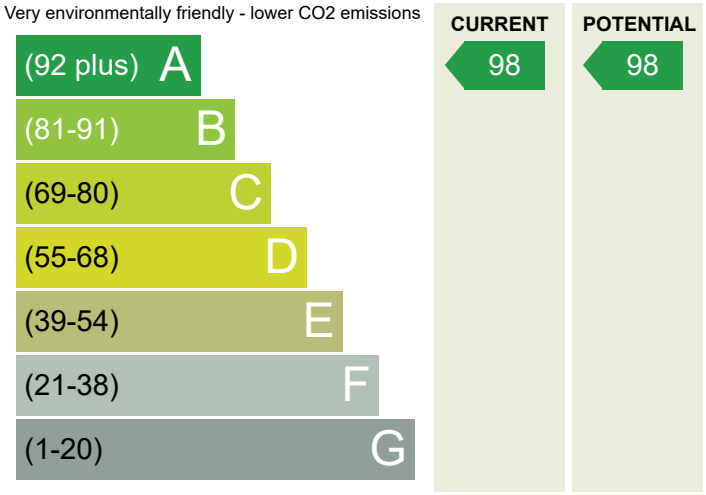
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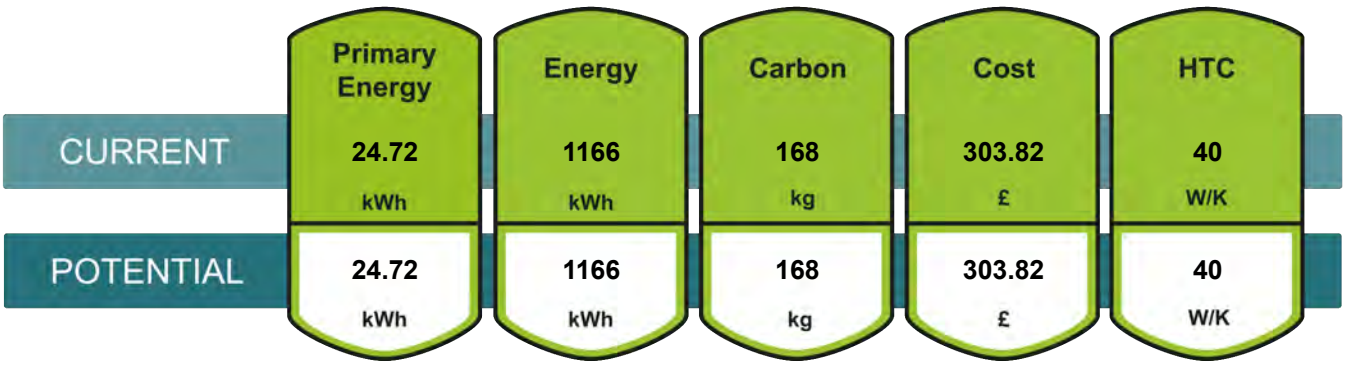
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£304

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings

Space Heating
149
kWh per year

Water Heating
678
kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

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The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 10 7F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	92 A	**DER**	2.33	**TER**	11.18
Environmental	98 A	**% DER < TER**			79.16
CO_2 Emissions (t/year)	0.12	**DFEE**	13.52	**TFEE**	13.99
Compliance Check	See BREL	**% DFEE < TFEE**			3.37
% DPER < TPER	59.15	**DPER**	24.99	**TPER**	61.19

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	7	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	11.65	0.00	None	6.64	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	West	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	West	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	7.60	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.07	0.05	0.05	Yes
E3 Sill	Independently assessed	4.07	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	7.60	0.09	0.09	No

Y-value	0.14	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Flexible	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No	

22.0 Lighting

No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	

Summary for Input Data

SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No

Summary for Input Data

elmhurst energy

Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

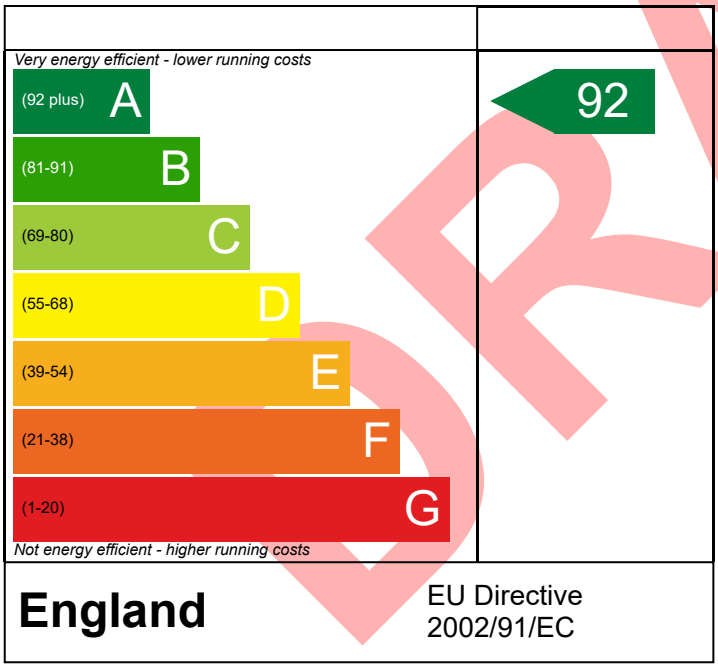
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

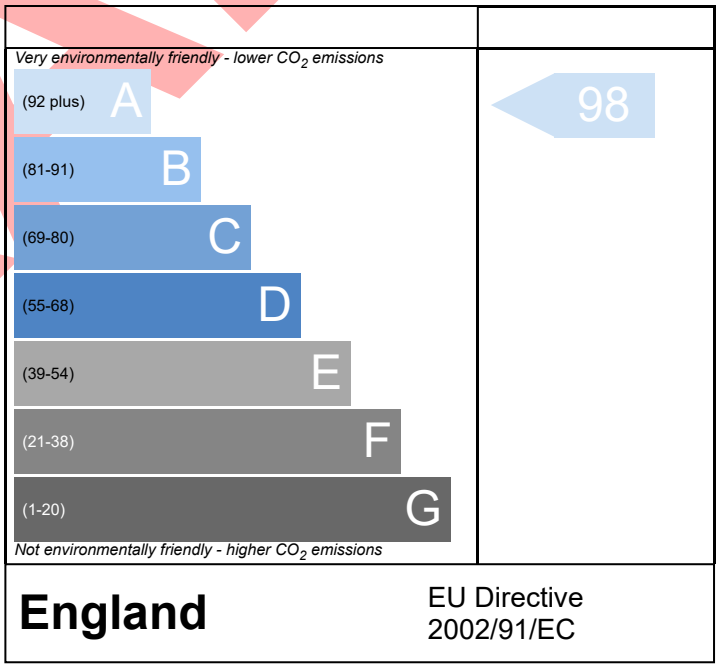
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

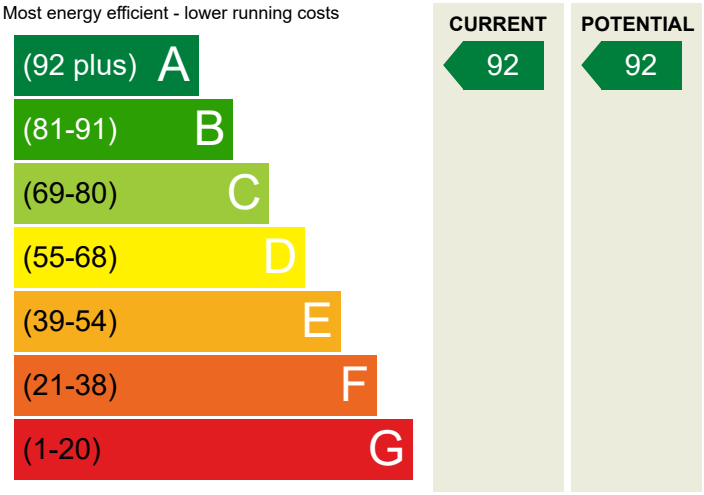
Energy Report

Dwelling Address	
Reference	Block A Appt 10 7F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

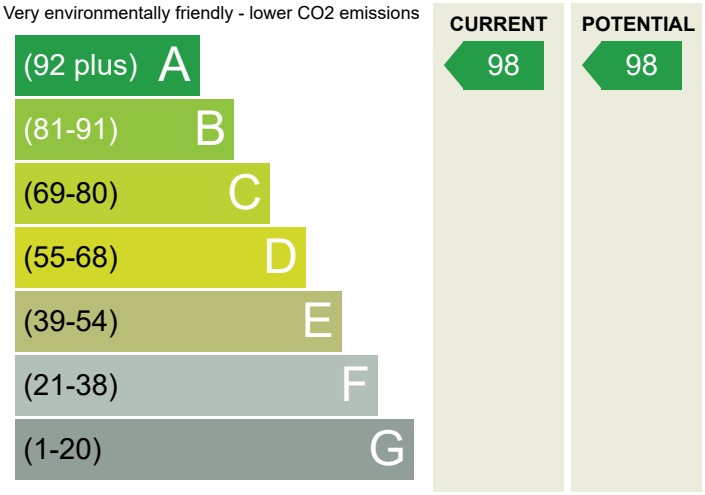
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

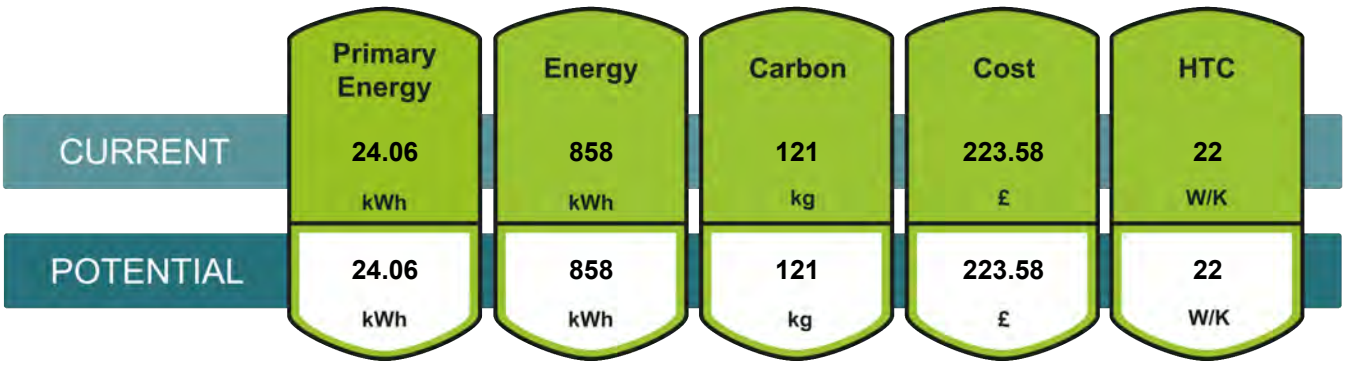
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£224

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

4

kWh per year



Water Heating

594

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 10 8F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	92 A	**DER**	2.33	**TER**	11.18
Environmental	98 A	**% DER < TER**			79.16
CO_2 Emissions (t/year)	0.12	**DFEE**	13.52	**TFEE**	13.99
Compliance Check	See BREL	**% DFEE < TFEE**			3.37
% DPER < TPER	59.15	**DPER**	24.99	**TPER**	61.19

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	8	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	11.65	0.00	None	6.64	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	West	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	West	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	7.60	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.07	0.05	0.05	Yes
E3 Sill	Independently assessed	4.07	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	7.60	0.09	0.09	No

Y-value	0.14	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Flexible	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No	

22.0 Lighting

No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	

Summary for Input Data

SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No

Summary for Input Data

elmhurst energy

Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

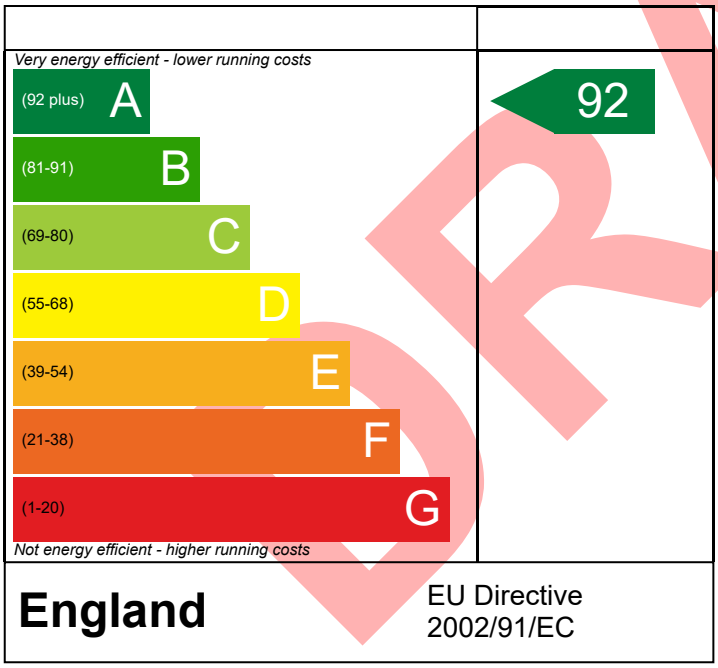
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

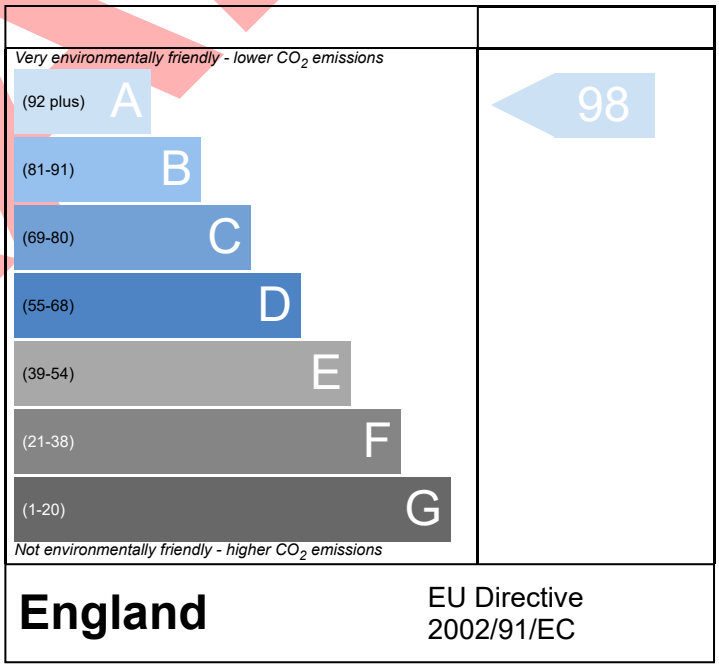
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

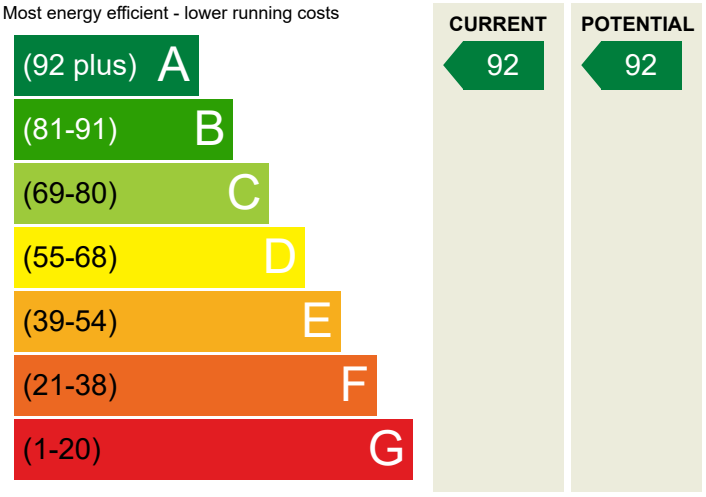
Energy Report

Dwelling Address	
Reference	Block A Appt 10 8F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

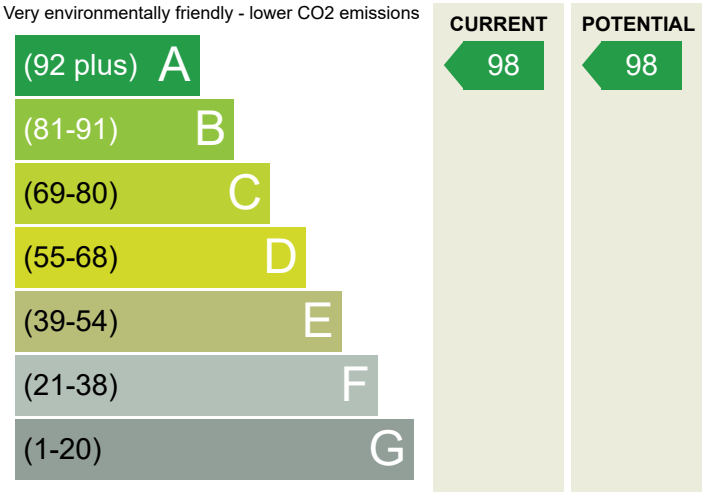
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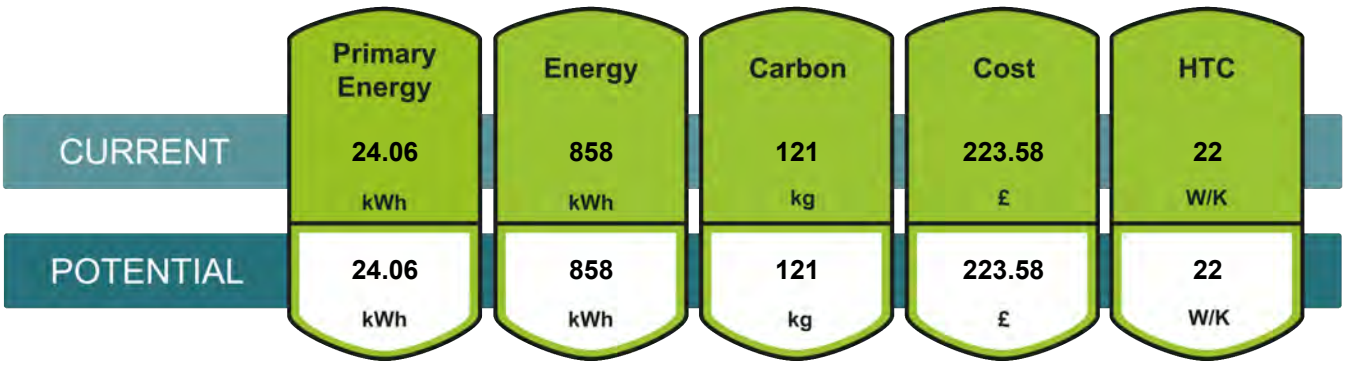
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£224

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

4

kWh per year



Water Heating

594

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 10 9F	**Issued on Date**	12/07/2024
Assessment Reference	3B5P	**Prop Type Ref**	2B4P
Property			

SAP Rating	91 B	**DER**	2.00	**TER**	8.46
Environmental	98 A	**% DER < TER**			76.36
CO_2 Emissions (t/year)	0.17	**DFEE**	13.21	**TFEE**	12.50
Compliance Check	See BREL	**% DFEE < TFEE**			-5.73
% DPER < TPER	53.57	**DPER**	21.37	**TPER**	46.03

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	North	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	9	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	89.00 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	37.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	35.00	25.37	0.00	None	9.63	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	65.28	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	89.00

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	89.00

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	South	3.34	0
DB 2	SOUTH EAST WEST	External Wall 1	South	1.49	0
SB	SOUTH EAST WEST	External Wall 1	South	1.49	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	11.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	5.89	0.05	0.05	Yes
E3 Sill	Independently assessed	5.89	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.10	0.05	0.05	Yes
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	11.00	0.09	0.09	No

Y-value	0.11	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	3
Manufacturer SFP	0.50
Duct Type	Flexible
MVHR Efficiency	88.00
Wet Rooms	3
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues	
21.0 Fixed Cooling System	No
22.0 Lighting	
No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	173.00	16435.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	339.67	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

elmhurst energy

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

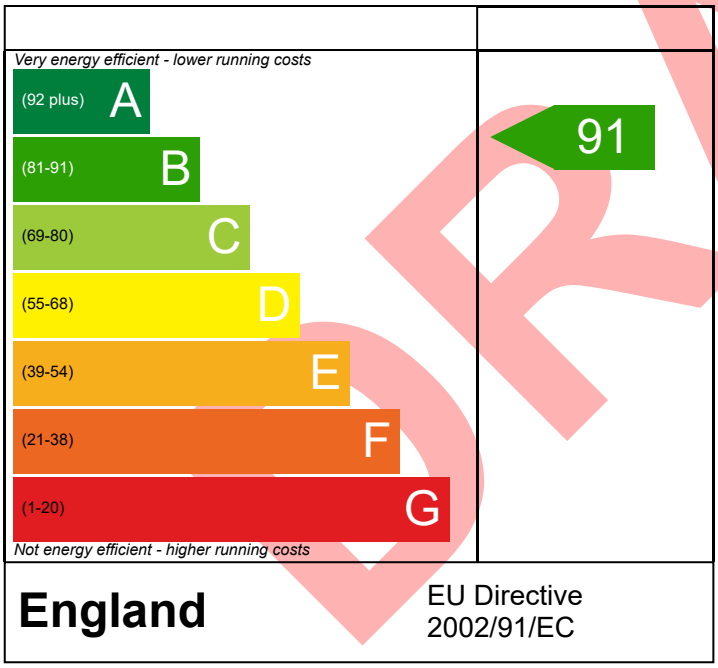
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	89 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

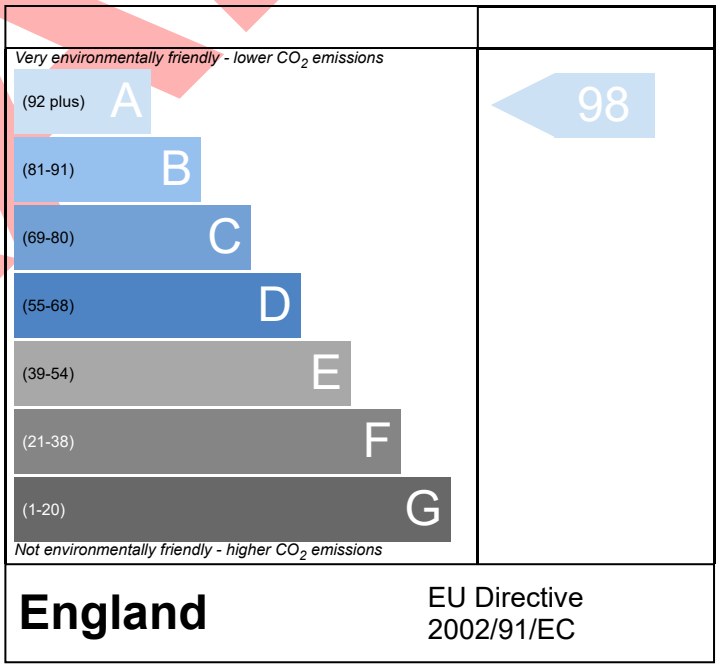
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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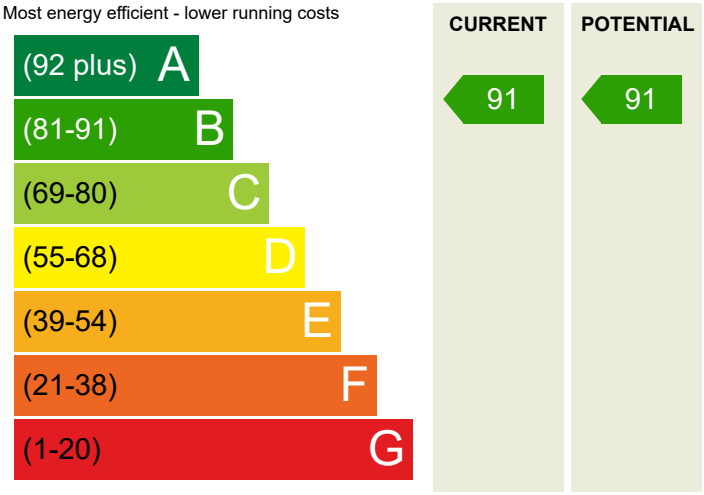
Energy Report

Dwelling Address	
Reference	Block A Appt 10 9F-3B5P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	89

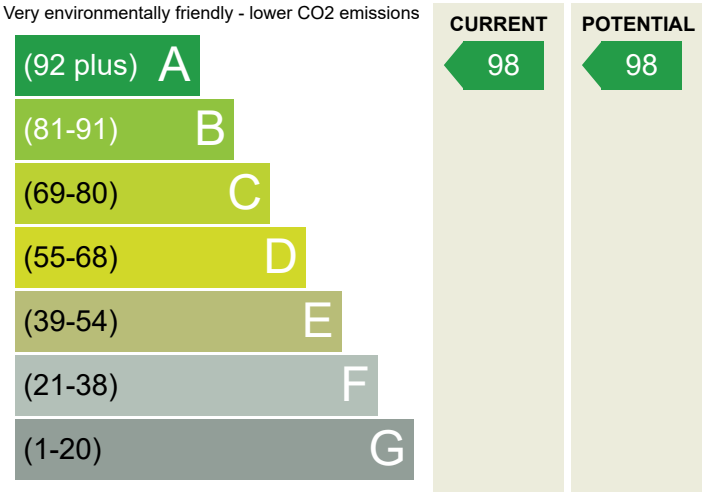
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

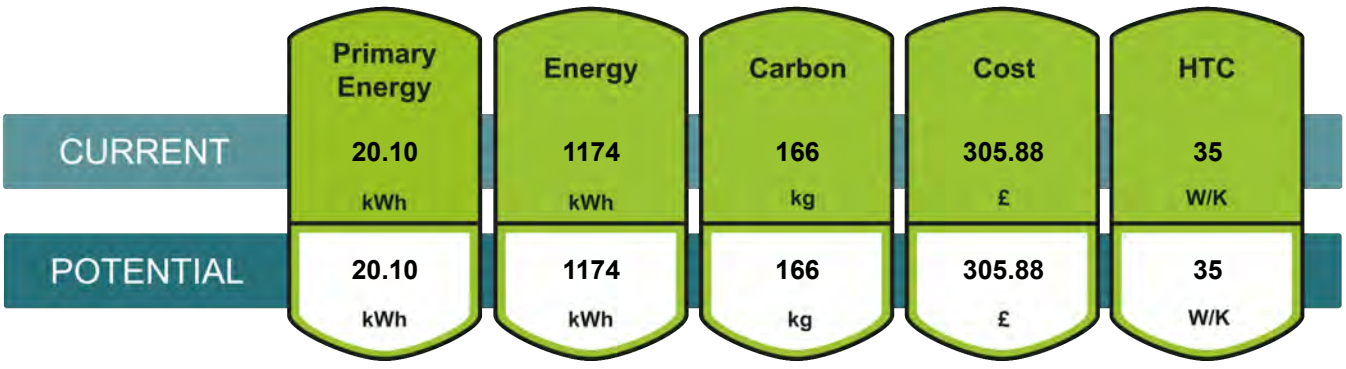
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£306

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

16

kWh per year



Water Heating

734

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 10 10F	**Issued on Date**	12/07/2024
Assessment Reference	3B5P	**Prop Type Ref**	2B4P
Property			

SAP Rating	87 B	**DER**	3.12	**TER**	10.79
Environmental	97 A	**% DER < TER**			71.08
CO_2 Emissions (t/year)	0.23	**DFEE**	23.91	**TFEE**	23.50
Compliance Check	See BREL	**% DFEE < TFEE**			-1.75
% DPER < TPER	44.28	**DPER**	32.63	**TPER**	58.56

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	North	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Top-floor flat	
Which Floor	10	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	89.00 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	37.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	35.00	25.37	0.00	None	9.63	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	65.28	0.00	None

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
External Roof 1	External Flat Roof	Plasterboard, insulated flat roof	0.10	9.00	89.00	89.00	None	0.00	Enter Gross Area	0.00

Summary for Input Data

elmhurst energy

11.1 Party Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	89.00

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	South	3.34	0
DB 2	SOUTH EAST WEST	External Wall 1	South	1.49	0
SB	SOUTH EAST WEST	External Wall 1	South	1.49	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	5.89	0.05	0.05	Yes
E3 Sill	Independently assessed	5.89	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.10	0.05	0.05	Yes
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	11.00	0.09	0.09	No
E15 Flat roof with parapet	Independently assessed	11.00	0.50	0.50	No
P4 Party wall - Roof (insulation at ceiling level)	Independently assessed	27.20	0.12	0.12	No

Y-value	0.09	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	3
Manufacturer SFP	0.50
Duct Type	Flexible
MVHR Efficiency	88.00
Wet Rooms	3
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	173.00	16435.00	1

24.0 Main Heating 1	Manufacturer	

Summary for Input Data

Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	339.67	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Summary for Input Data

elmhurst energy

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

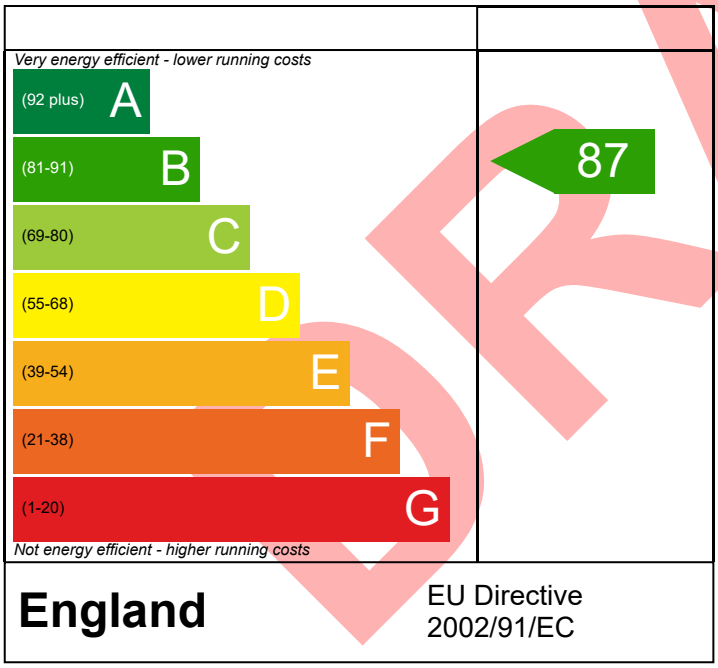
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	89 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

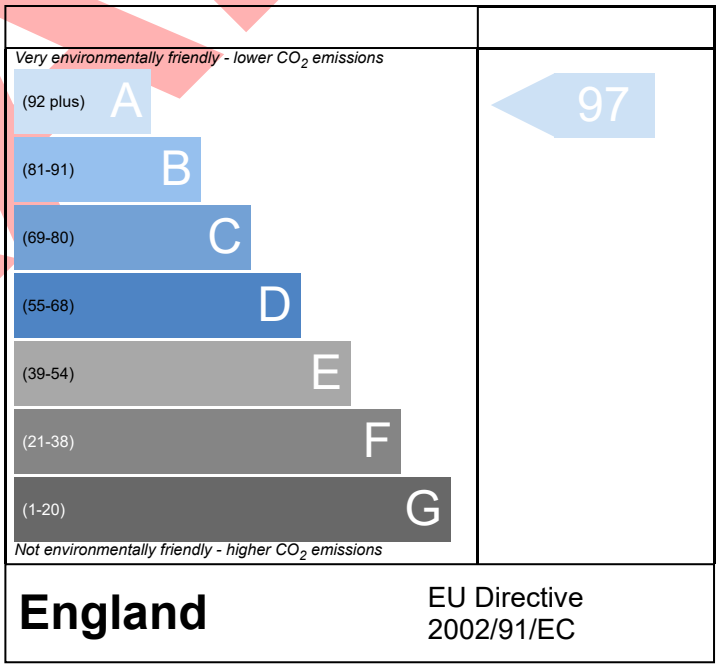
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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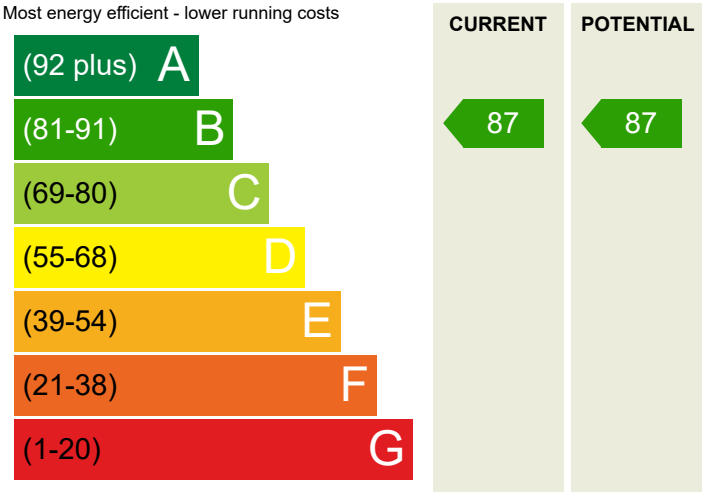
Energy Report

Dwelling Address	
Reference	Block A Appt 10 10F-3B5P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	89

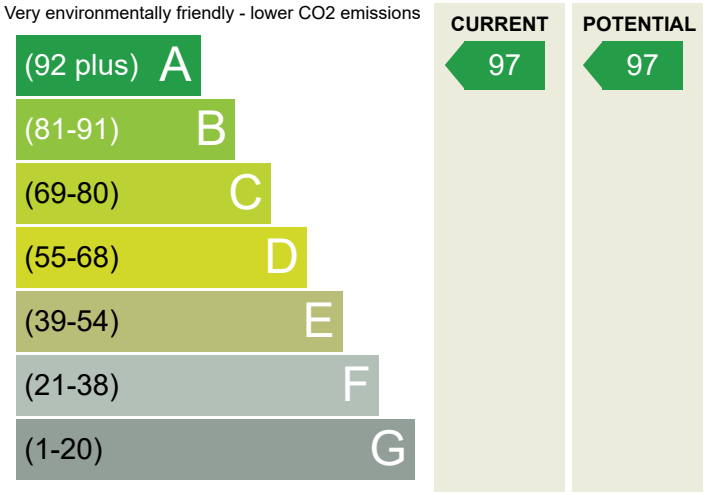
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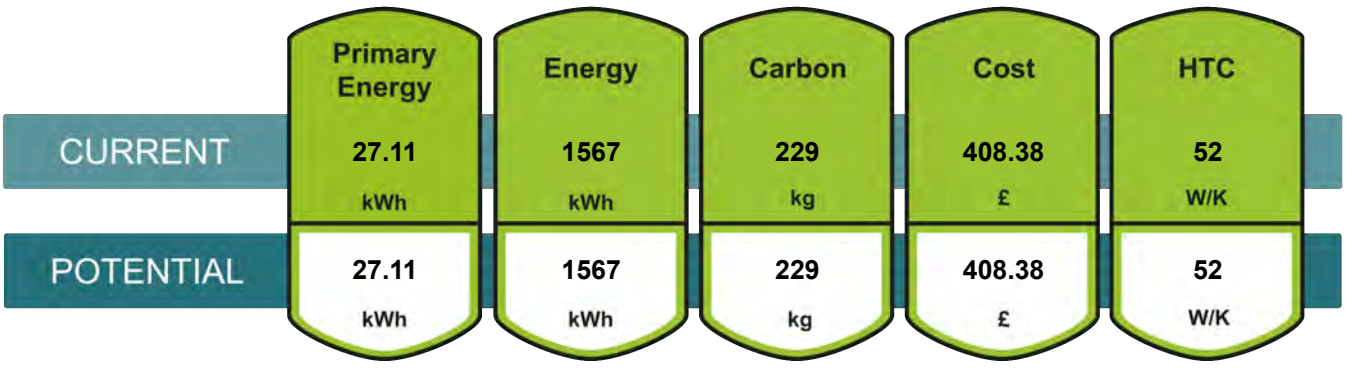
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Roof	Average thermal transmittance 0.1 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£408

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

409

kWh per year



Water Heating

734

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 11 1F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	89 B	**DER**	3.33	**TER**	13.72
Environmental	98 A	**% DER < TER**			75.73
CO_2 Emissions (t/year)	0.15	**DFEE**	23.69	**TFEE**	26.24
Compliance Check	See BREL	**% DFEE < TFEE**			9.74
% DPER < TPER	53.13	**DPER**	35.07	**TPER**	74.83

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	11.65	0.00	None	6.64	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

11.0 Heat Loss Floors

Summary for Input Data

elmhurst energy

Description	Type	Storey Index	Construction	U-Value (W/m²K)	Shelter Code	Shelter Factor	Kappa (kJ/m²K)	Area (m²)
Heatloss Floor 1	Exposed Floor - Solid	Lowest occupied	Other	0.15	None	0.00	0.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	West	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	West	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	7.60	0.09	0.09	No
E20 Exposed floor (normal)	Independently assessed	7.60	0.16	0.16	No
P7 Party Wall - Exposed floor (normal)	Independently assessed	21.80	0.05	0.05	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.07	0.05	0.05	Yes
E3 Sill	Independently assessed	4.07	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes

Y-value	0.06	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	

Summary for Input Data

Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	
SAP Code	914	

Summary for Input Data

Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

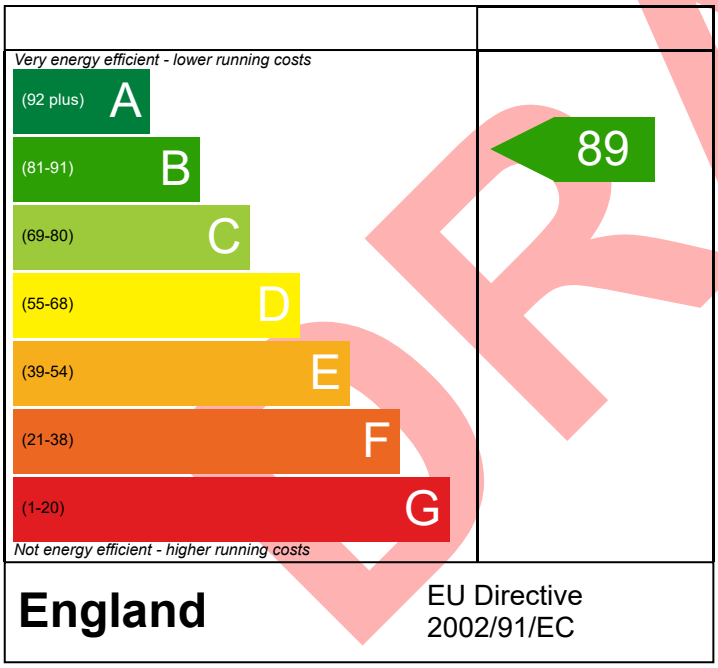
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

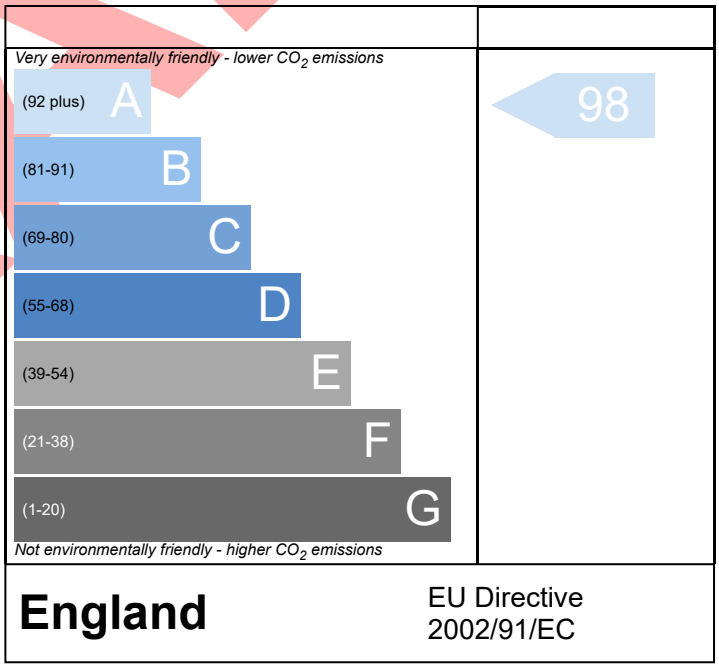
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

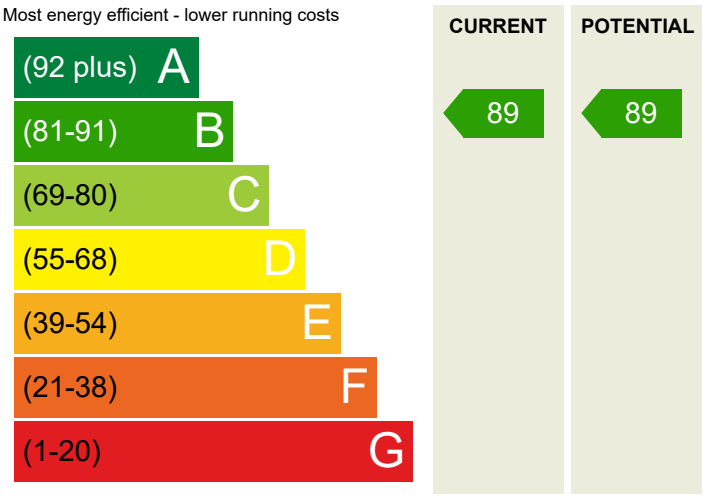
Energy Report

Dwelling Address	
Reference	Block A Appt 11 1F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

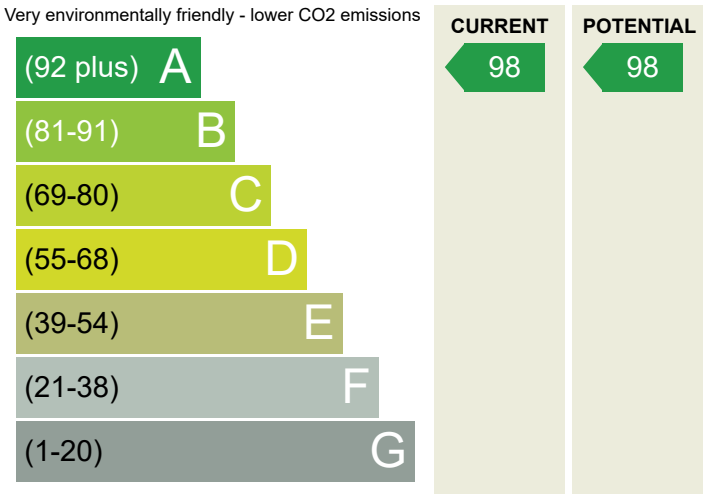
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

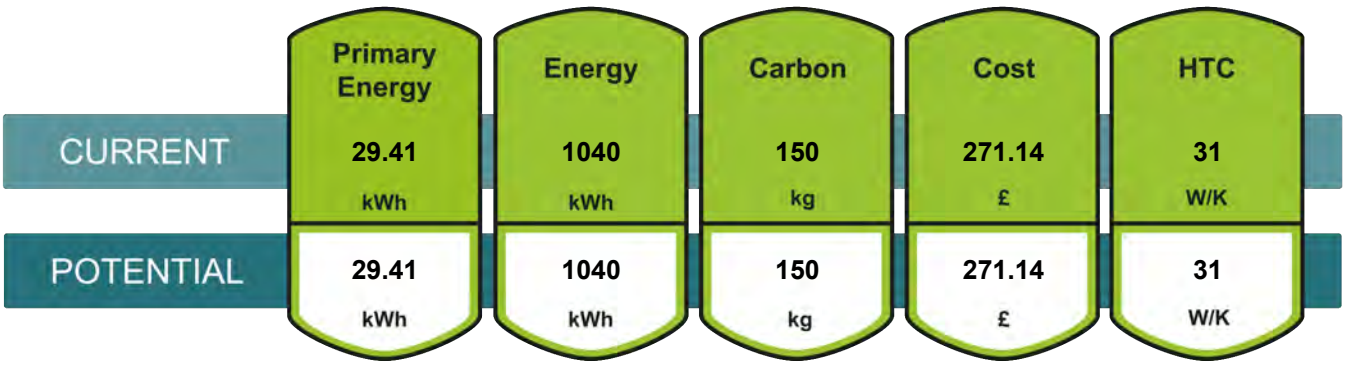
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Floor	Average thermal transmittance 0.15 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£271

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings

Space Heating
187
kWh per year

Water Heating
594
kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 11 2F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	92 A	**DER**	2.33	**TER**	11.18
Environmental	98 A	**% DER < TER**			79.16
CO_2 Emissions (t/year)	0.12	**DFEE**	13.52	**TFEE**	13.99
Compliance Check	See BREL	**% DFEE < TFEE**			3.37
% DPER < TPER	59.15	**DPER**	24.99	**TPER**	61.19

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	11.65	0.00	None	6.64	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	West	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	West	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	7.60	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.07	0.05	0.05	Yes
E3 Sill	Independently assessed	4.07	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	7.60	0.09	0.09	No

Y-value	0.14	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Flexible	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No	

22.0 Lighting

No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	

Summary for Input Data

SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No

Summary for Input Data

elmhurst energy

Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

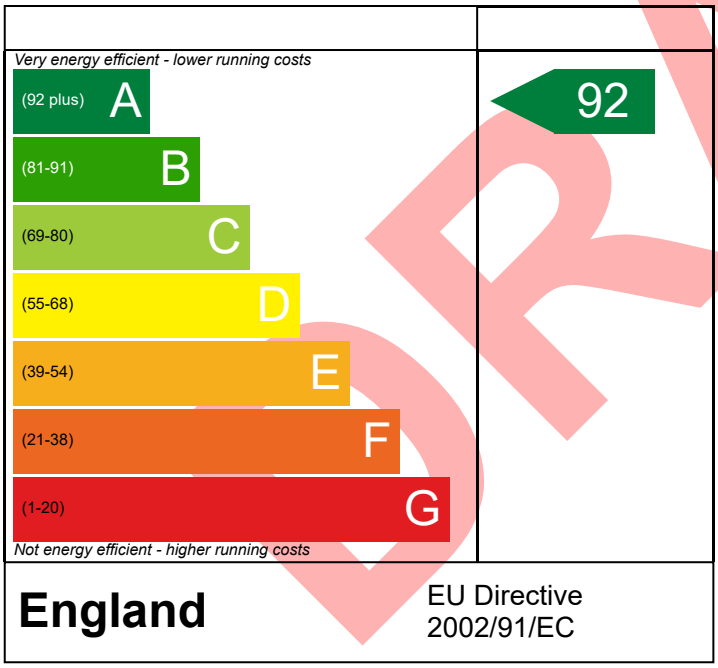
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

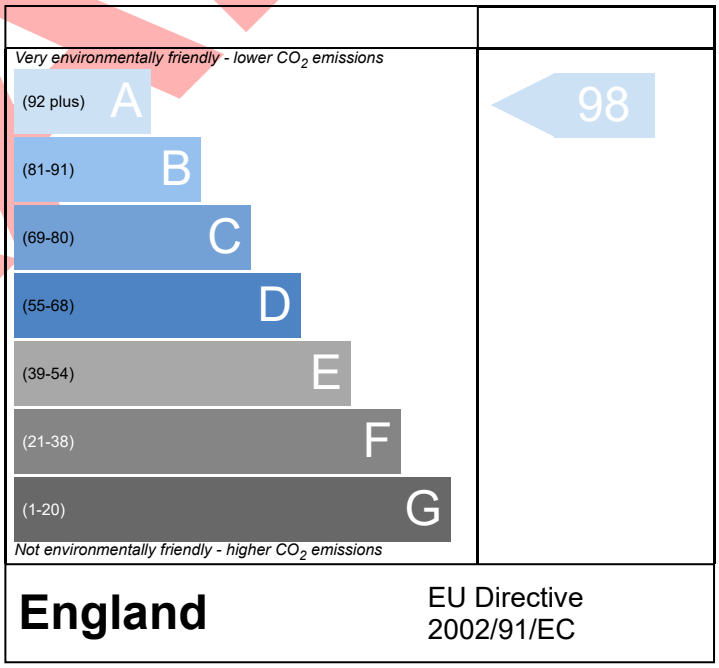
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

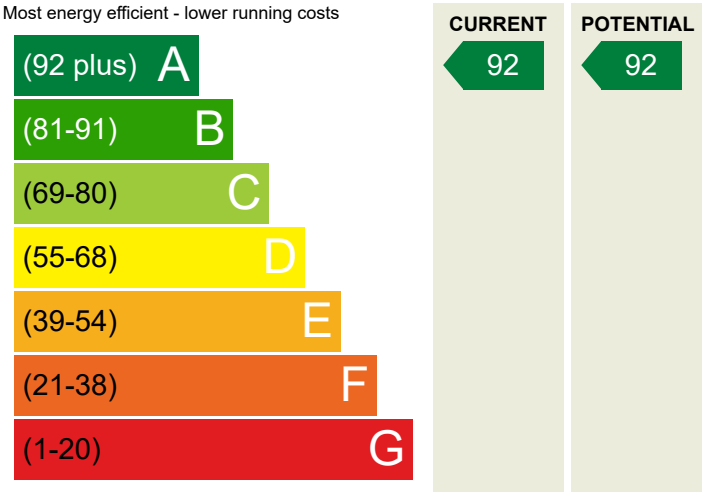
Energy Report

Dwelling Address	
Reference	Block A Appt 11 2F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

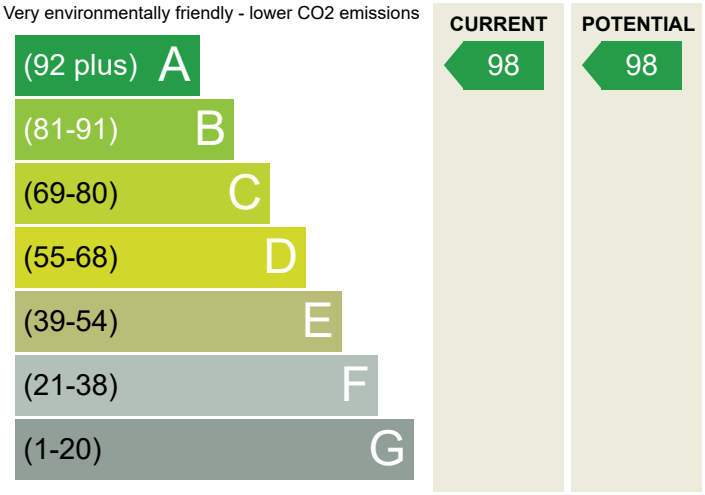
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This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

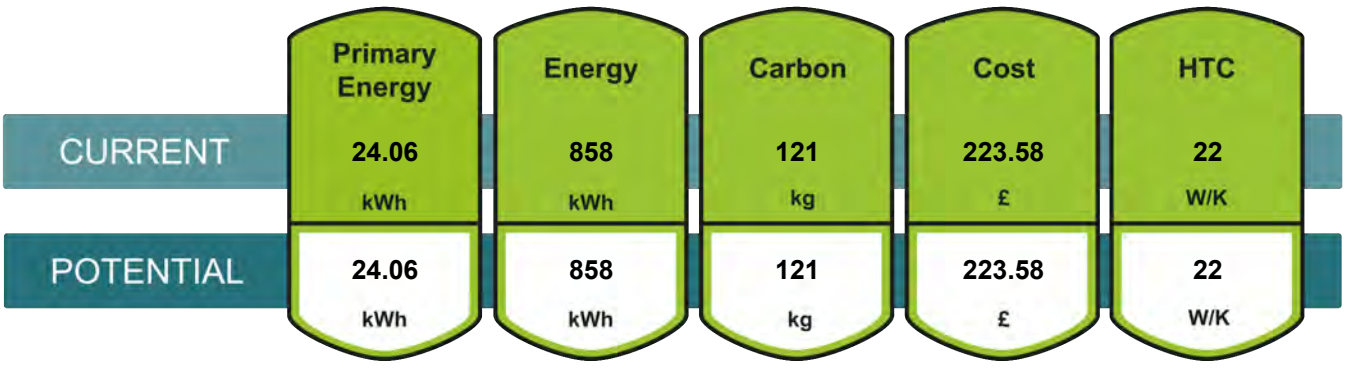
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£224

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

4

kWh per year



Water Heating

594

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 11 3F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	92 A	**DER**	2.33	**TER**	11.18
Environmental	98 A	**% DER < TER**			79.16
CO_2 Emissions (t/year)	0.12	**DFEE**	13.52	**TFEE**	13.99
Compliance Check	See BREL	**% DFEE < TFEE**			3.37
% DPER < TPER	59.15	**DPER**	24.99	**TPER**	61.19

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	11.65	0.00	None	6.64	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	West	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	West	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	7.60	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.07	0.05	0.05	Yes
E3 Sill	Independently assessed	4.07	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	7.60	0.09	0.09	No

Y-value	0.14	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Flexible	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No	

22.0 Lighting

No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	

Summary for Input Data

SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No

Summary for Input Data

elmhurst energy

Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

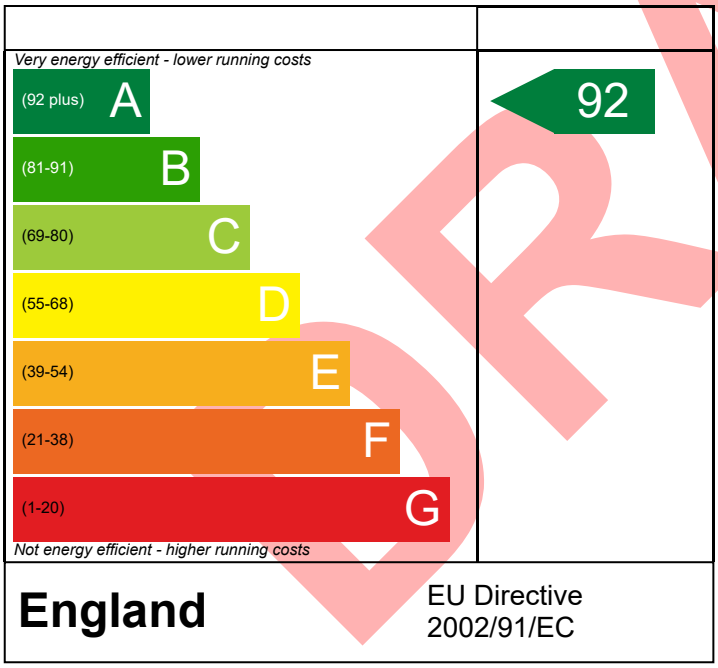
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

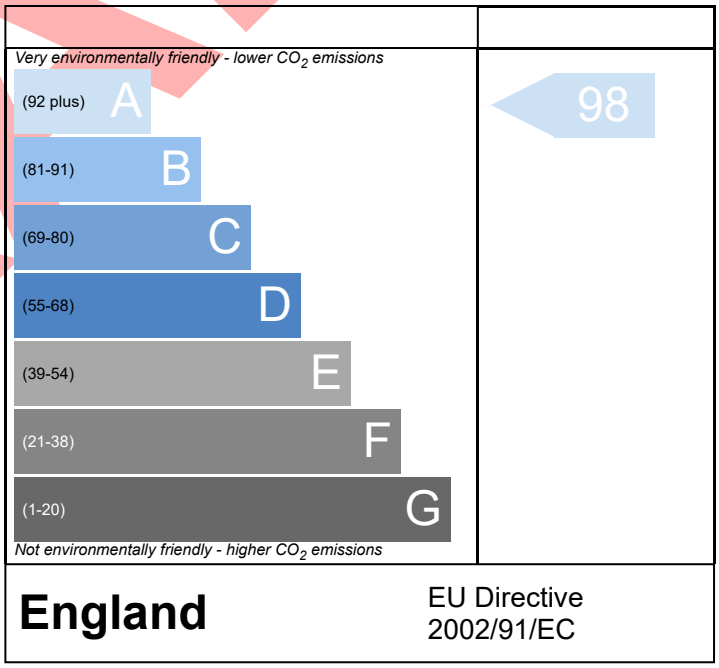
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Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

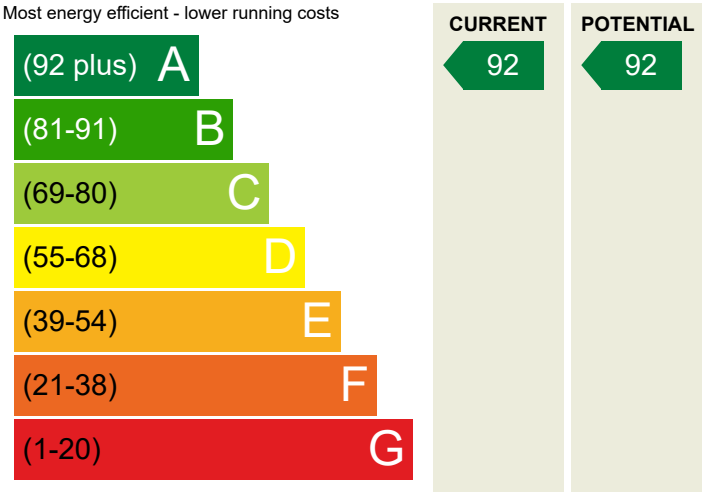
Energy Report

Dwelling Address	
Reference	Block A Appt 11 3F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

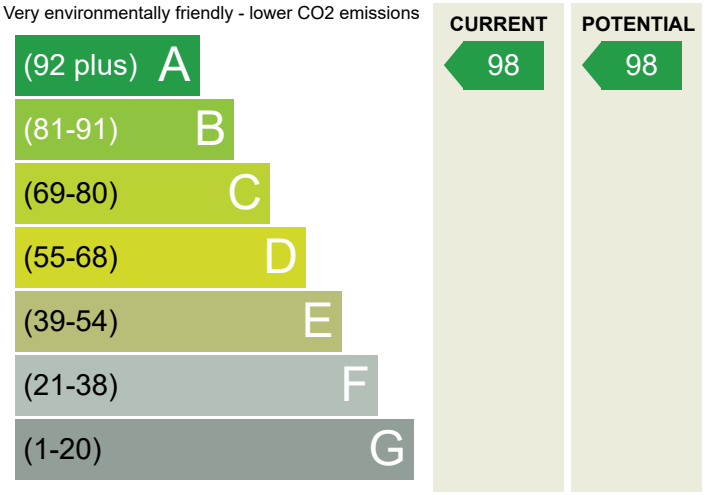
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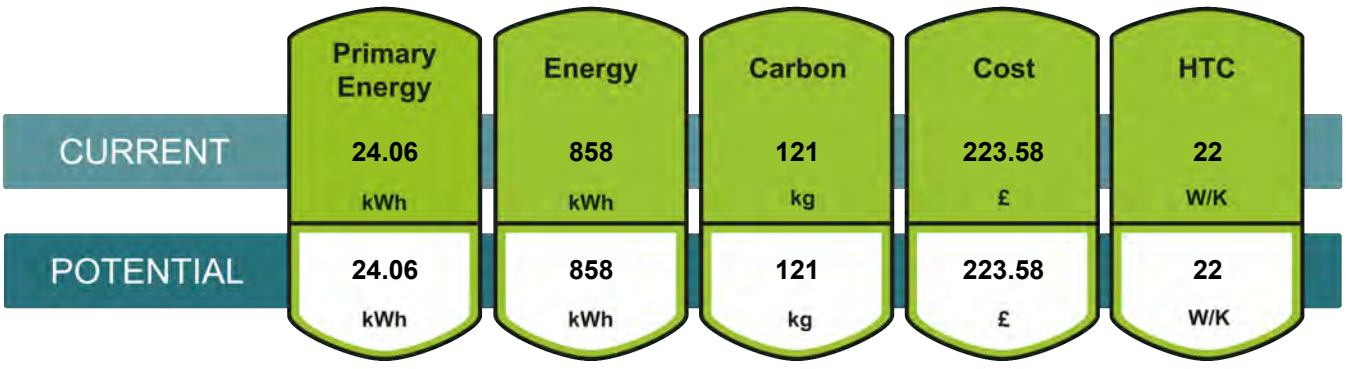
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£224

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

4

kWh per year



Water Heating

594

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 11 4F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	92 A	**DER**	2.33	**TER**	11.18
Environmental	98 A	**% DER < TER**			79.16
CO_2 Emissions (t/year)	0.12	**DFEE**	13.52	**TFEE**	13.99
Compliance Check	See BREL	**% DFEE < TFEE**			3.37
% DPER < TPER	59.15	**DPER**	24.99	**TPER**	61.19

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	11.65	0.00	None	6.64	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	West	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	West	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	7.60	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.07	0.05	0.05	Yes
E3 Sill	Independently assessed	4.07	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	7.60	0.09	0.09	No

Y-value	0.14	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Flexible	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No	

22.0 Lighting

No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	

Summary for Input Data

SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No

Summary for Input Data

elmhurst energy

Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

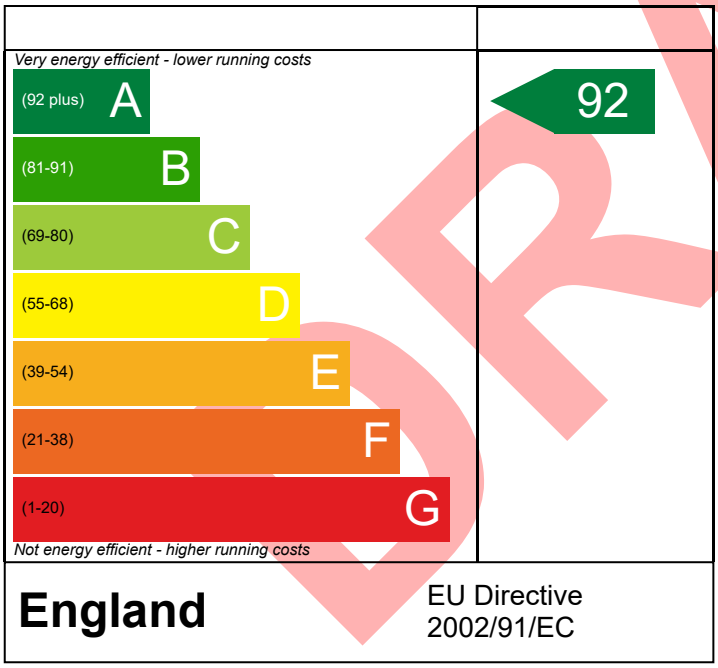
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

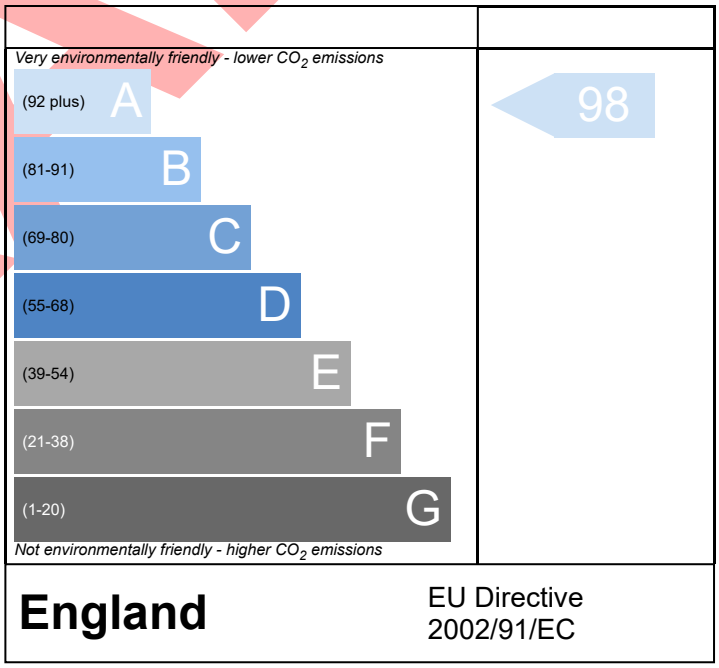
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

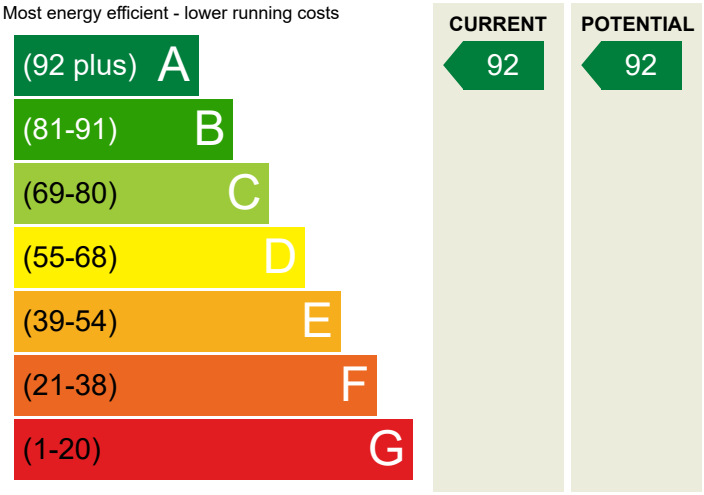
Energy Report

Dwelling Address	
Reference	Block A Appt 11 4F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

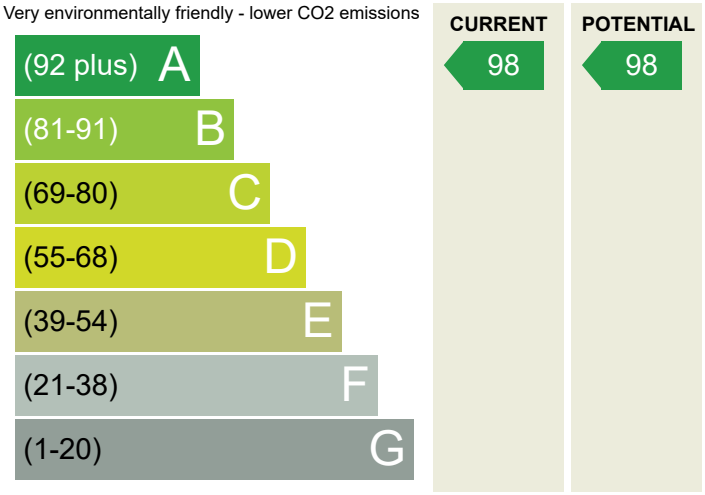
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

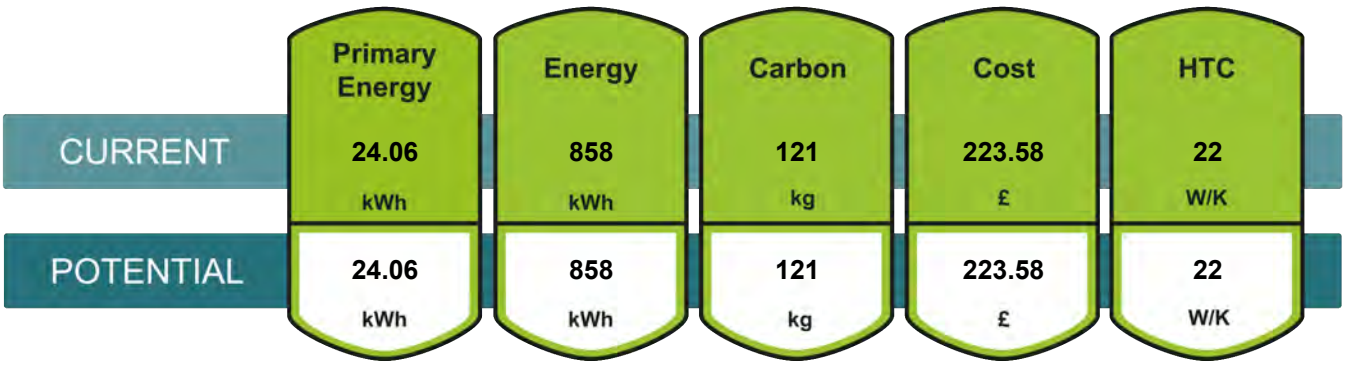
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£224

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

4

kWh per year



Water Heating

594

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 11 5F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	92 A	**DER**	2.33	**TER**	11.18
Environmental	98 A	**% DER < TER**			79.16
CO_2 Emissions (t/year)	0.12	**DFEE**	13.52	**TFEE**	13.99
Compliance Check	See BREL	**% DFEE < TFEE**			3.37
% DPER < TPER	59.15	**DPER**	24.99	**TPER**	61.19

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	11.65	0.00	None	6.64	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	West	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	West	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	7.60	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.07	0.05	0.05	Yes
E3 Sill	Independently assessed	4.07	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	7.60	0.09	0.09	No

Y-value	0.14	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Flexible	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No	

22.0 Lighting

No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	

Summary for Input Data

SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No

Summary for Input Data

elmhurst energy

Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

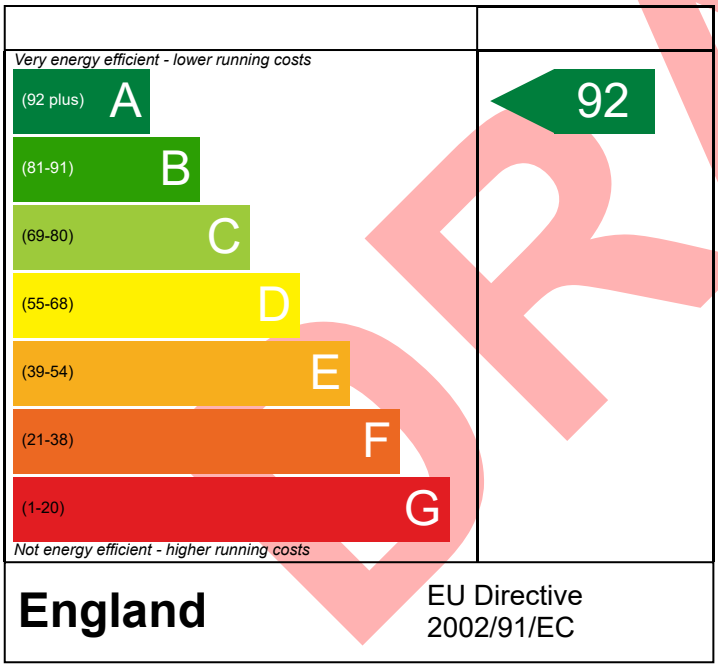
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

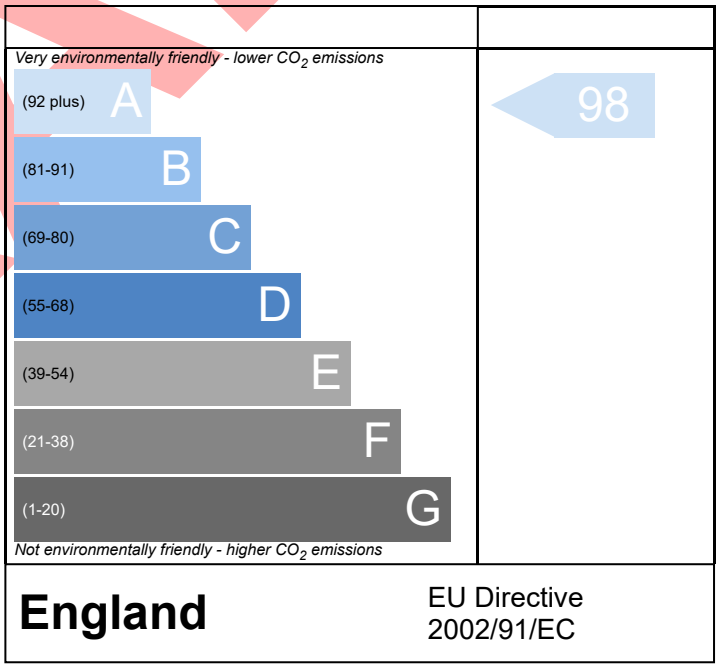
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

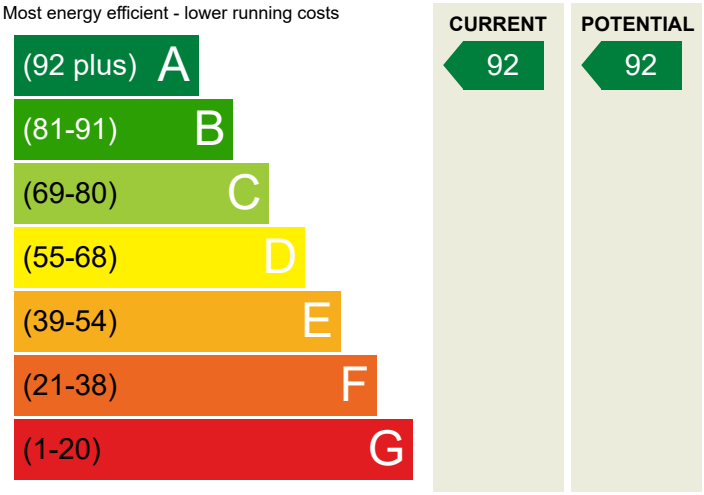
Energy Report

Dwelling Address	
Reference	Block A Appt 11 5F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

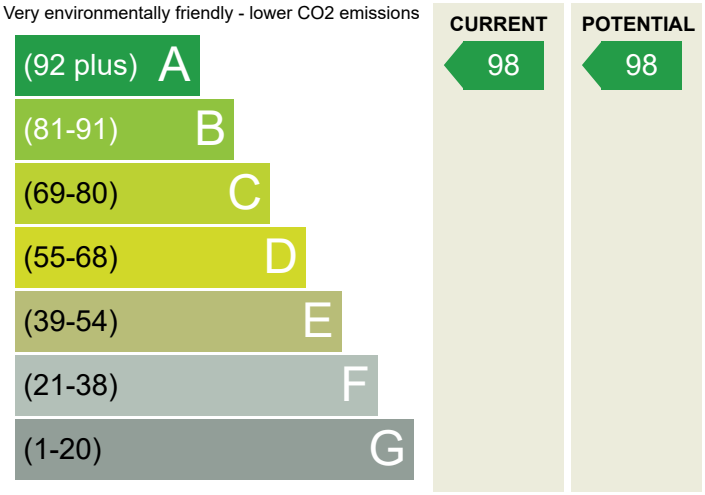
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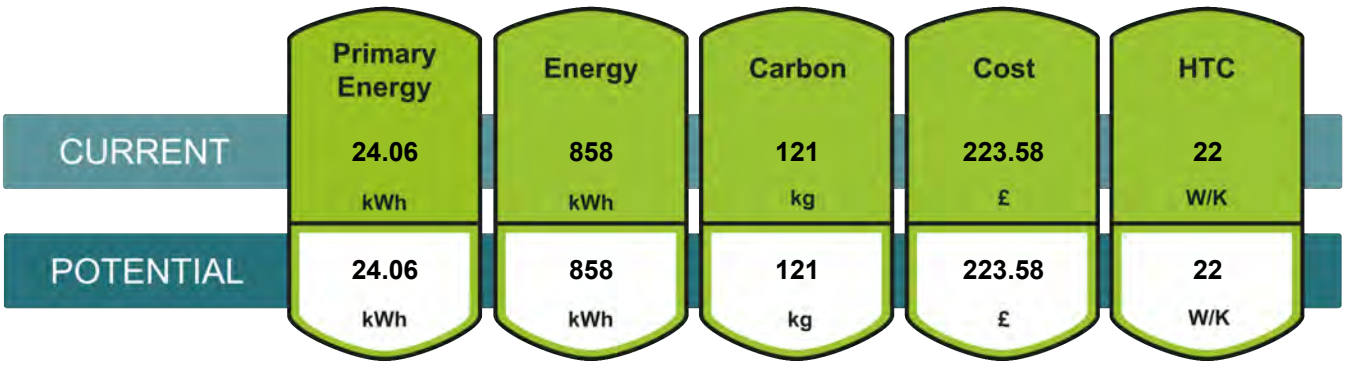
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£224

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

4

kWh per year



Water Heating

594

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 11 6F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	92 A	**DER**	2.33	**TER**	11.18
Environmental	98 A	**% DER < TER**			79.16
CO_2 Emissions (t/year)	0.12	**DFEE**	13.52	**TFEE**	13.99
Compliance Check	See BREL	**% DFEE < TFEE**			3.37
% DPER < TPER	59.15	**DPER**	24.99	**TPER**	61.19

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	6	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	11.65	0.00	None	6.64	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	West	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	West	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	7.60	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.07	0.05	0.05	Yes
E3 Sill	Independently assessed	4.07	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	7.60	0.09	0.09	No

Y-value	0.14	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Flexible	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No	

22.0 Lighting

No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	

Summary for Input Data

SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No

Summary for Input Data

elmhurst energy

Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

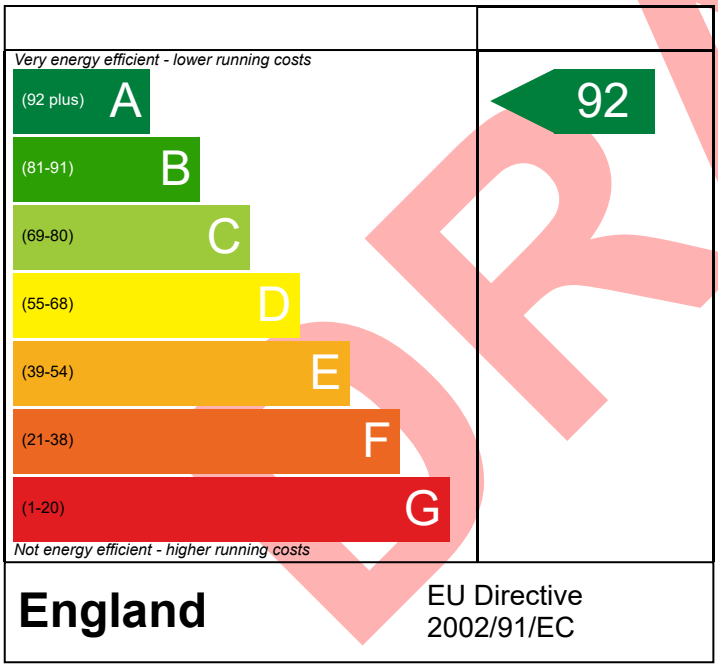
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

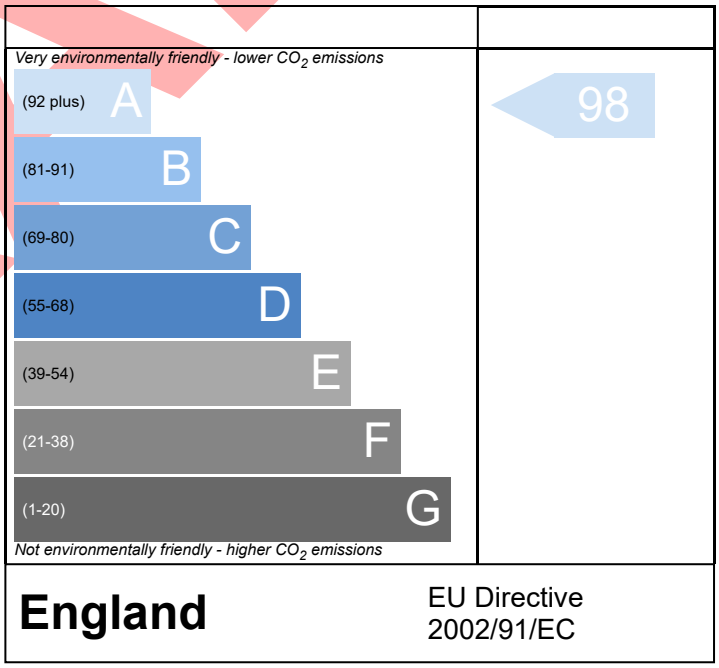
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

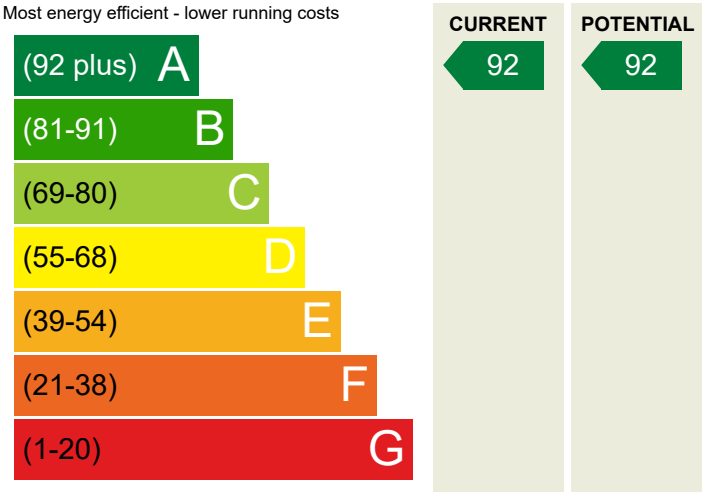
Energy Report

Dwelling Address	
Reference	Block A Appt 11 6F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

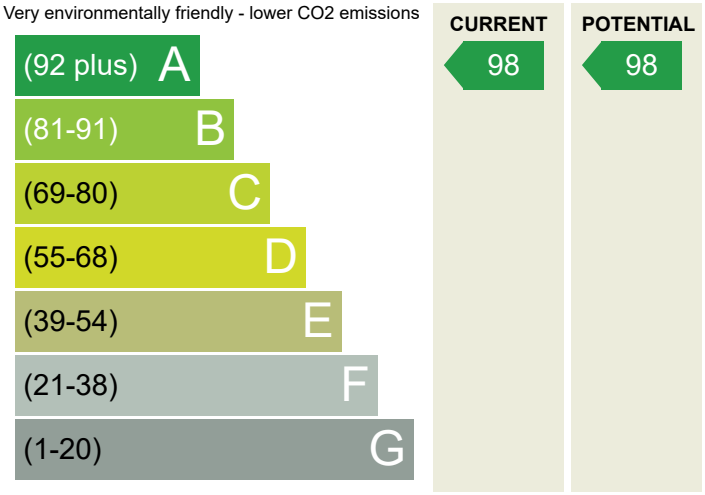
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

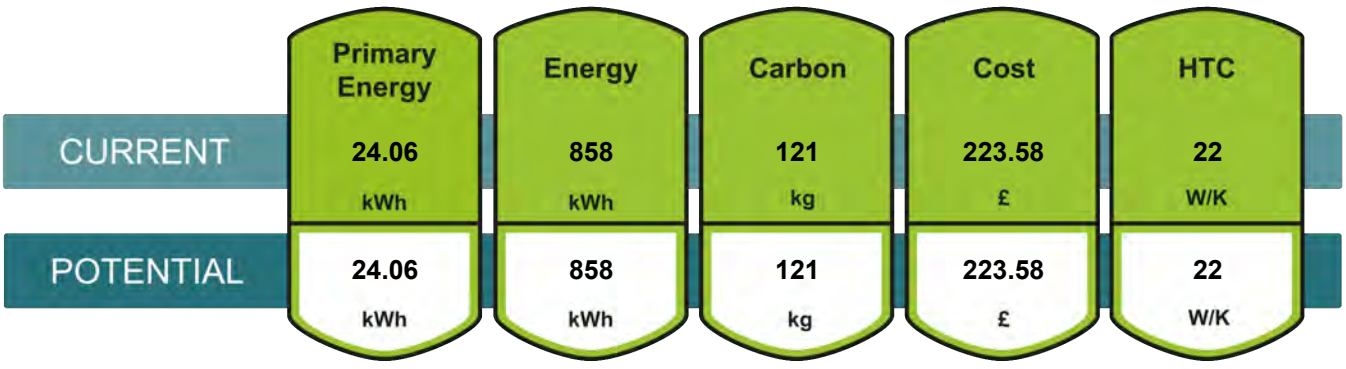
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£224

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

4

kWh per year



Water Heating

594

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

Property Reference	Block A Appt 11 7F	**Issued on Date**	12/07/2024
Assessment Reference	3B5P	**Prop Type Ref**	2B4P
Property			

SAP Rating	91 B	**DER**	2.00	**TER**	8.46
Environmental	98 A	**% DER < TER**			76.36
CO_2 Emissions (t/year)	0.17	**DFEE**	13.21	**TFEE**	12.50
Compliance Check	See BREL	**% DFEE < TFEE**			-5.73
% DPER < TPER	53.57	**DPER**	21.37	**TPER**	46.03

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	North	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	7	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	89.00 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	37.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	35.00	25.37	0.00	None	9.63	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	65.28	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	89.00

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	89.00

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	South	3.34	0
DB 2	SOUTH EAST WEST	External Wall 1	South	1.49	0
SB	SOUTH EAST WEST	External Wall 1	South	1.49	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	11.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	5.89	0.05	0.05	Yes
E3 Sill	Independently assessed	5.89	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.10	0.05	0.05	Yes
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	11.00	0.09	0.09	No

Y-value	0.11	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	3
Manufacturer SFP	0.50
Duct Type	Flexible
MVHR Efficiency	88.00
Wet Rooms	3
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues	
21.0 Fixed Cooling System	No
22.0 Lighting	
No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	173.00	16435.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	339.67	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

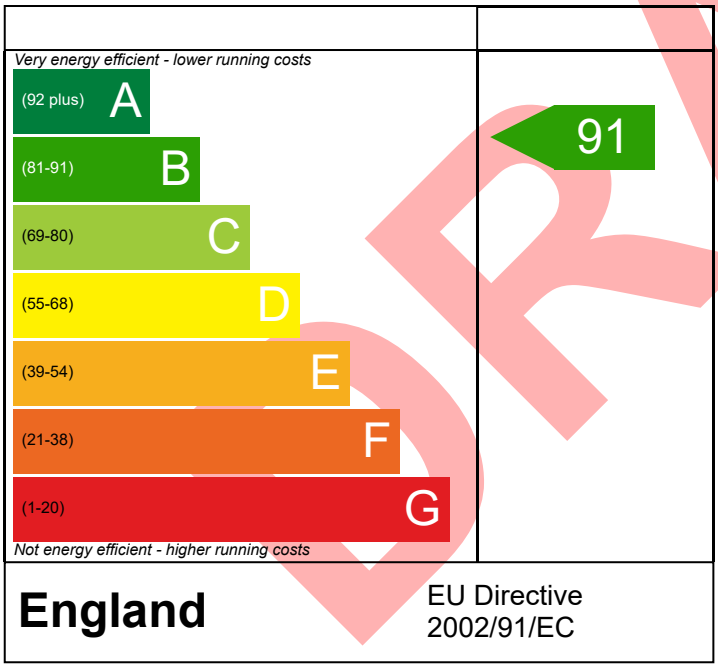
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	89 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

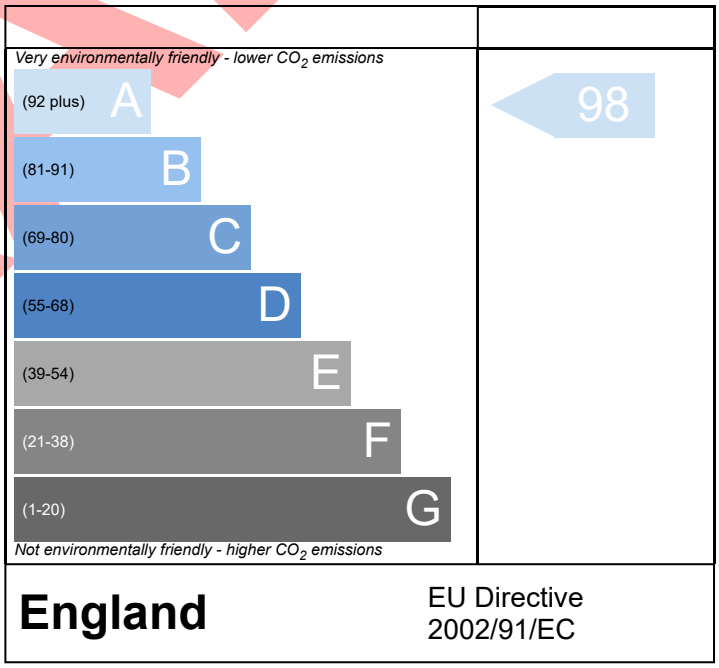
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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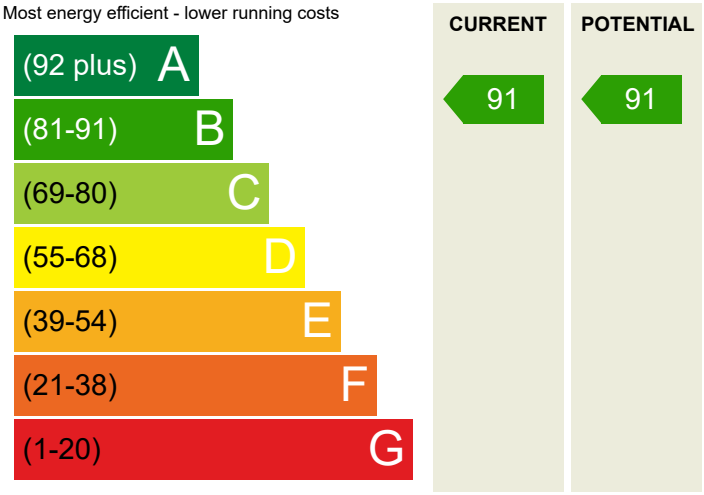
Energy Report

Dwelling Address	
Reference	Block A Appt 11 7F-3B5P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	89

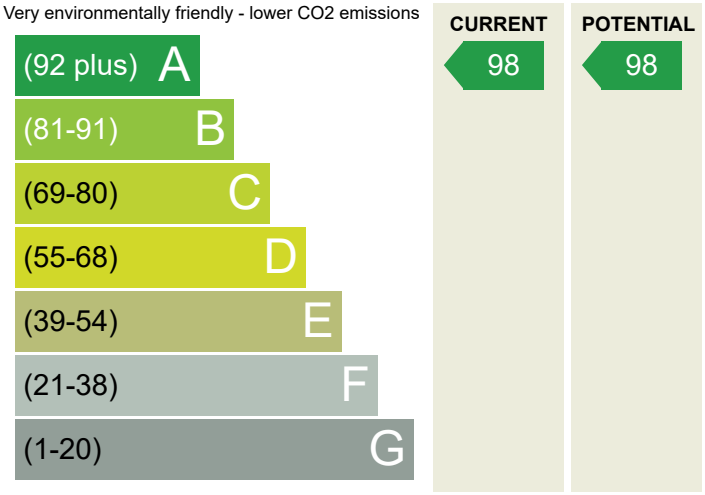
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

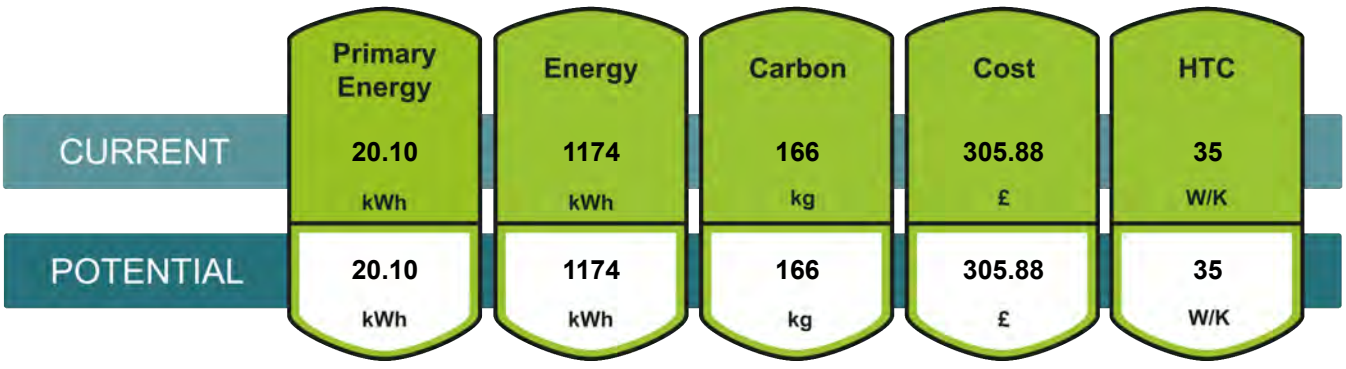
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£306

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

16

kWh per year



Water Heating

734

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 11 8F	**Issued on Date**	12/07/2024
Assessment Reference	3B5P	**Prop Type Ref**	2B4P
Property			

SAP Rating	91 B	**DER**	2.00	**TER**	8.46
Environmental	98 A	**% DER < TER**			76.36
CO_2 Emissions (t/year)	0.17	**DFEE**	13.21	**TFEE**	12.50
Compliance Check	See BREL	**% DFEE < TFEE**			-5.73
% DPER < TPER	53.57	**DPER**	21.37	**TPER**	46.03

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	North	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	8	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	89.00 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	37.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	35.00	25.37	0.00	None	9.63	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	65.28	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	89.00

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	89.00

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	South	3.34	0
DB 2	SOUTH EAST WEST	External Wall 1	South	1.49	0
SB	SOUTH EAST WEST	External Wall 1	South	1.49	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	11.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	5.89	0.05	0.05	Yes
E3 Sill	Independently assessed	5.89	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.10	0.05	0.05	Yes
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	11.00	0.09	0.09	No

Y-value	0.11	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	3
Manufacturer SFP	0.50
Duct Type	Flexible
MVHR Efficiency	88.00
Wet Rooms	3
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues	
21.0 Fixed Cooling System	No
22.0 Lighting	
No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	173.00	16435.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	339.67	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

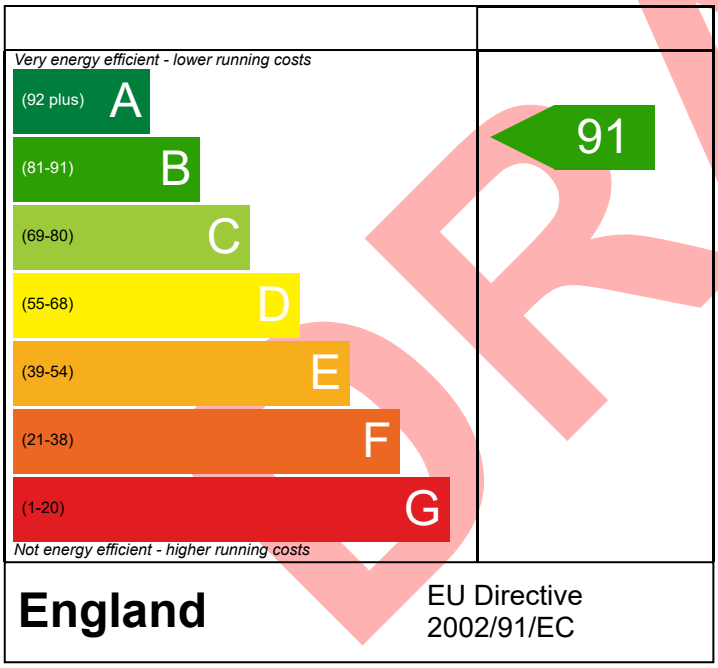
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	89 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

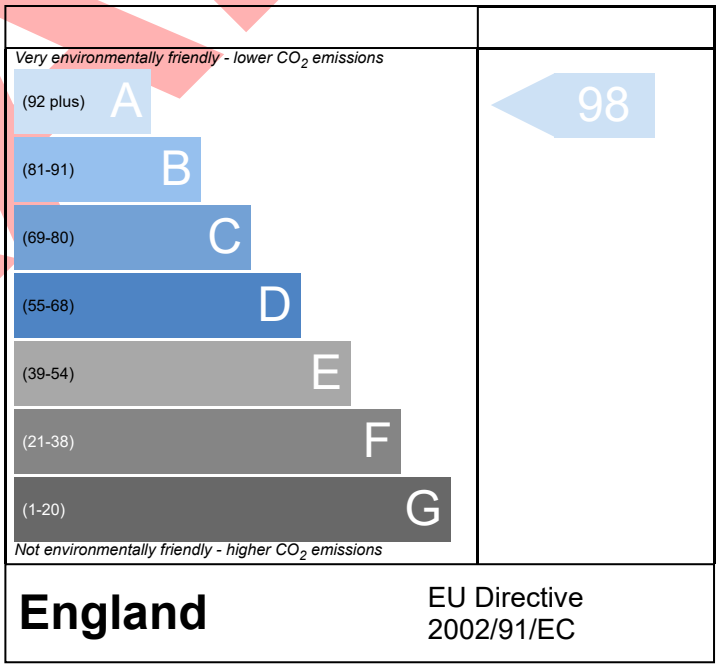
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

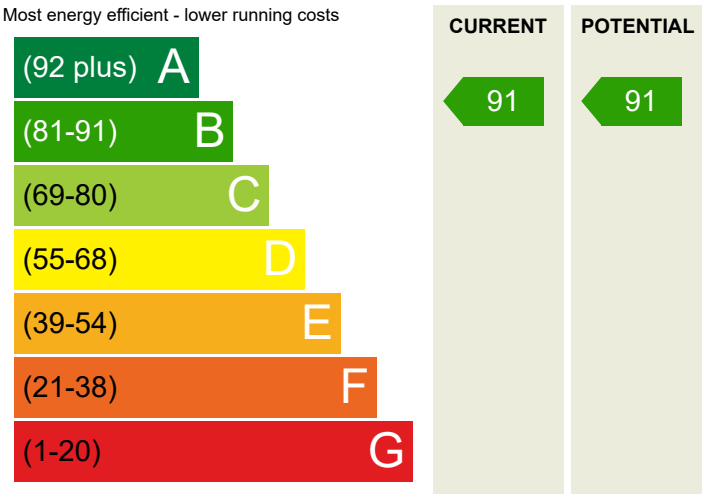
Energy Report

Dwelling Address	
Reference	Block A Appt 11 8F-3B5P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	89

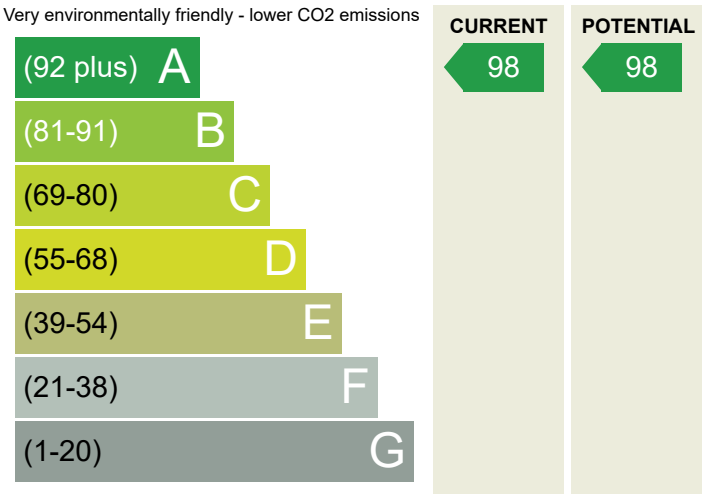
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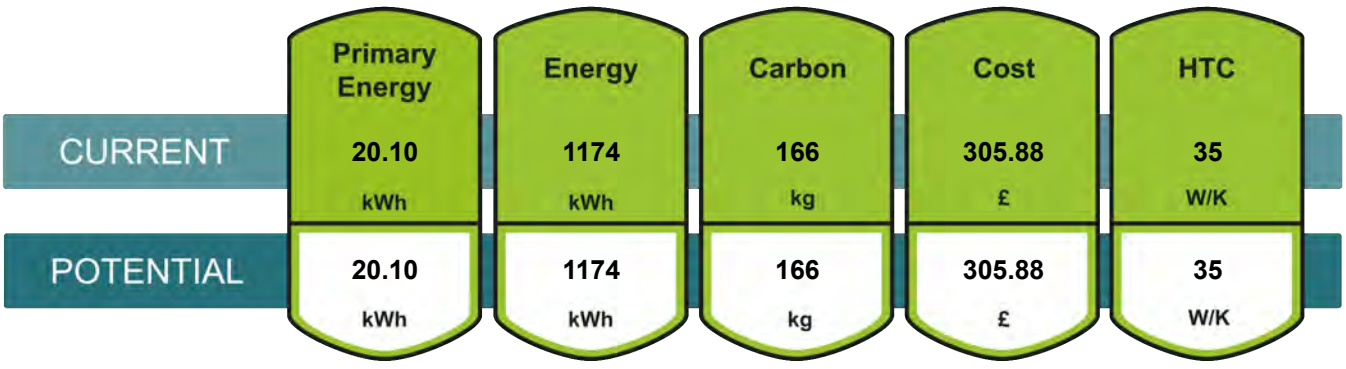
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£306

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

16

kWh per year



Water Heating

734

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
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The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 11 9F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	91 B	**DER**	2.00	**TER**	8.46
Environmental	98 A	**% DER < TER**			76.36
CO_2 Emissions (t/year)	0.17	**DFEE**	13.21	**TFEE**	12.50
Compliance Check	See BREL	**% DFEE < TFEE**			-5.73
% DPER < TPER	53.57	**DPER**	21.37	**TPER**	46.03

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	North	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	9	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	89.00 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	37.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	35.00	25.37	0.00	None	9.63	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	65.28	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	89.00

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	89.00

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	South	3.34	0
DB 2	SOUTH EAST WEST	External Wall 1	South	1.49	0
L/K	SOUTH EAST WEST	External Wall 1	South	1.49	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	11.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	5.89	0.05	0.05	Yes
E3 Sill	Independently assessed	5.89	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.10	0.05	0.05	Yes
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	11.00	0.09	0.09	No

Y-value	0.11	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	3
Manufacturer SFP	0.50
Duct Type	Flexible
MVHR Efficiency	88.00
Wet Rooms	3
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues		
21.0 Fixed Cooling System	No	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	173.00	16435.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	339.67	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

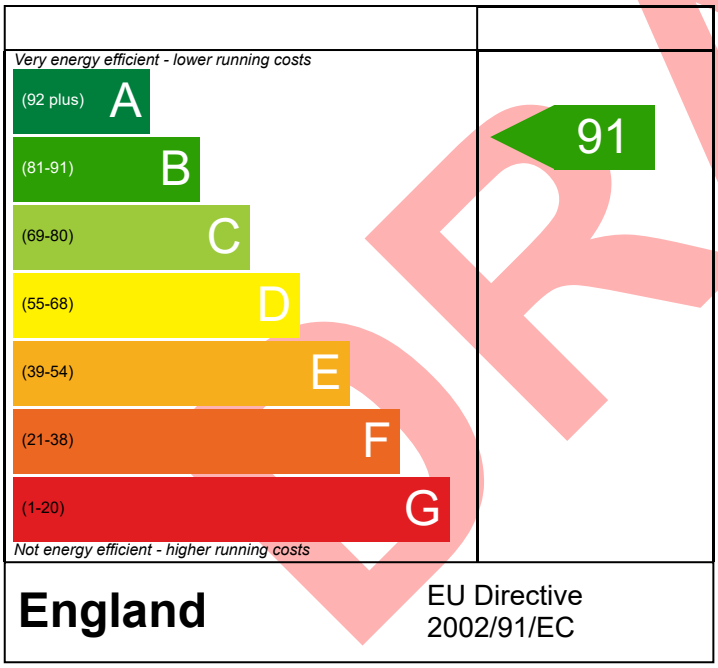
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	89 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

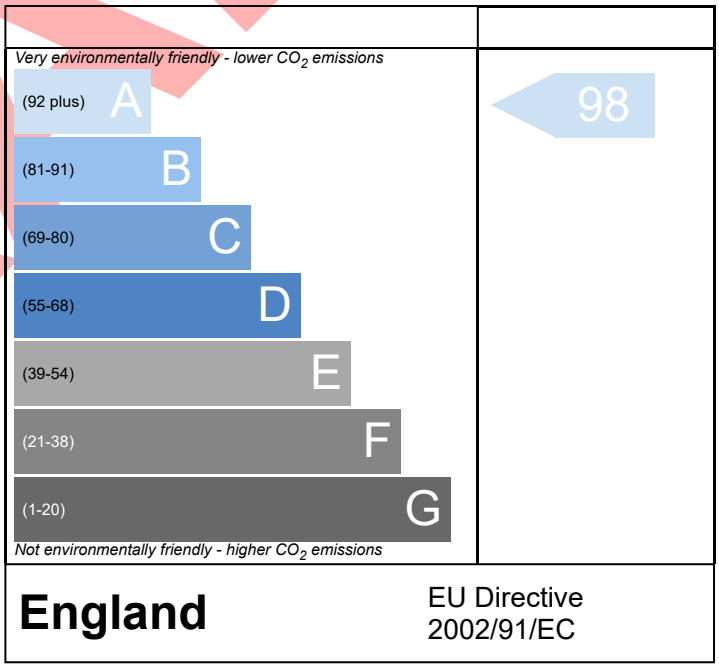
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

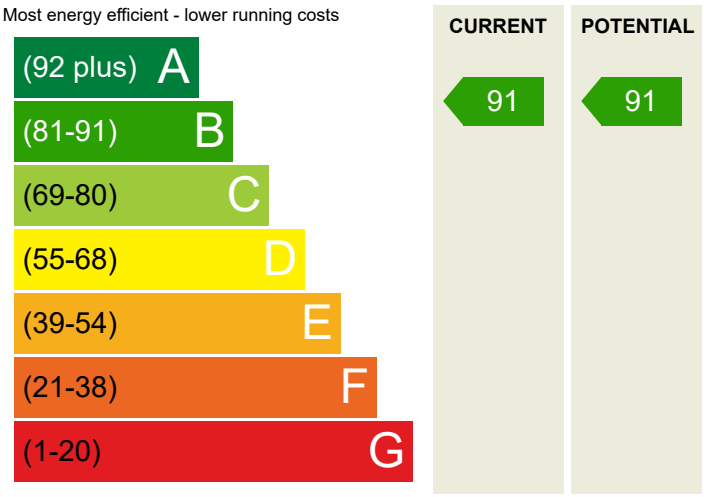
Energy Report

Dwelling Address	
Reference	Block A Appt 11 9F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	89

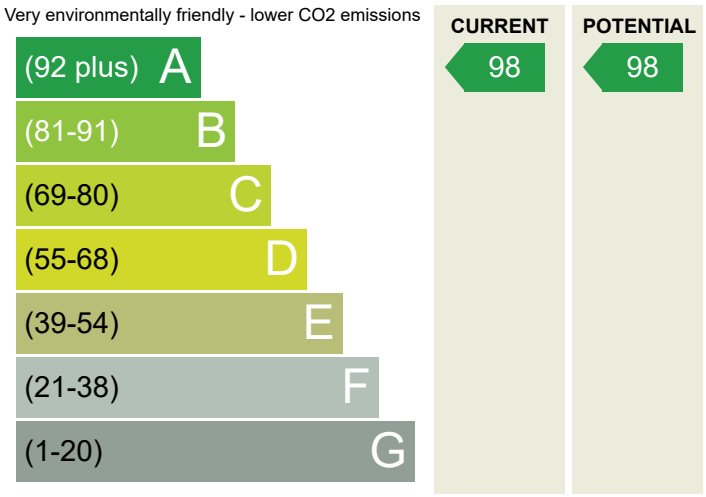
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

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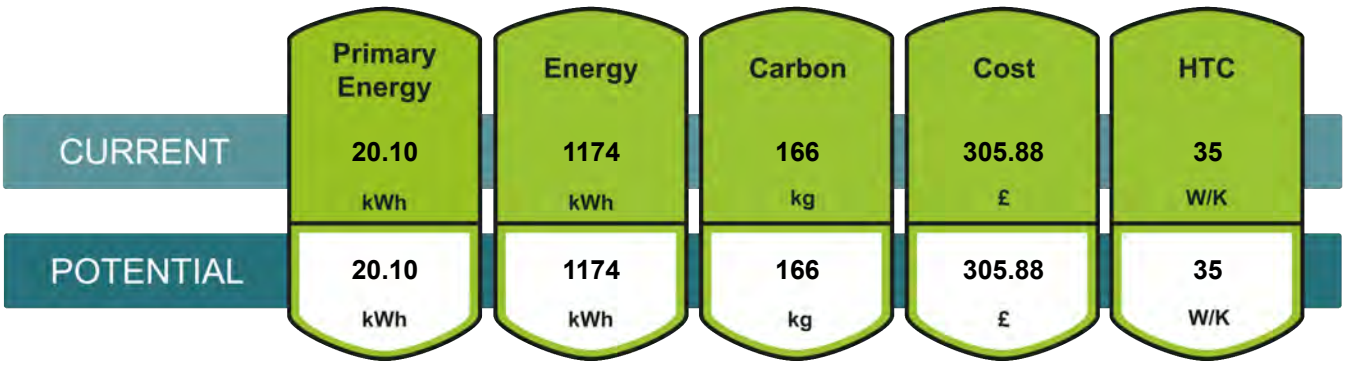
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£306

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

16

kWh per year



Water Heating

734

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 11 10F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	87 B	**DER**	3.12	**TER**	10.79
Environmental	97 A	**% DER < TER**			71.08
CO_2 Emissions (t/year)	0.23	**DFEE**	23.91	**TFEE**	23.50
Compliance Check	See BREL	**% DFEE < TFEE**			-1.75
% DPER < TPER	44.28	**DPER**	32.63	**TPER**	58.56

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	North	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Top-floor flat	
Which Floor	10	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	89.00 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	37.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	35.00	25.37	0.00	None	9.63	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	65.28	0.00	None

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
External Roof 1	External Flat Roof	Plasterboard, insulated flat roof	0.10	9.00	89.00	89.00	None	0.00	Enter Gross Area	0.00

Summary for Input Data

elmhurst energy

11.1 Party Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	89.00

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	South	3.34	0
DB 2	SOUTH EAST WEST	External Wall 1	South	1.49	0
L/K	SOUTH EAST WEST	External Wall 1	South	1.49	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	5.89	0.05	0.05	Yes
E3 Sill	Independently assessed	5.89	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.10	0.05	0.05	Yes
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	11.00	0.09	0.09	No
E15 Flat roof with parapet	Independently assessed	11.00	0.50	0.50	No
P4 Party wall - Roof (insulation at ceiling level)	Independently assessed	27.20	0.12	0.12	No

Y-value	0.09	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	3
Manufacturer SFP	0.50
Duct Type	Flexible
MVHR Efficiency	88.00
Wet Rooms	3
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	173.00	16435.00	1

24.0 Main Heating 1	Manufacturer

Summary for Input Data

Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	339.67	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Summary for Input Data

elmhurst energy

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

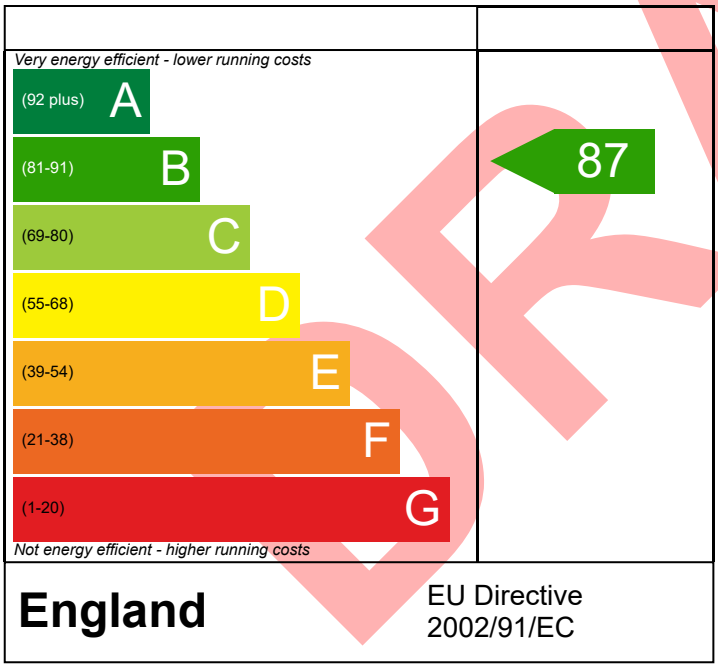
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	89 m²
DRRN:	

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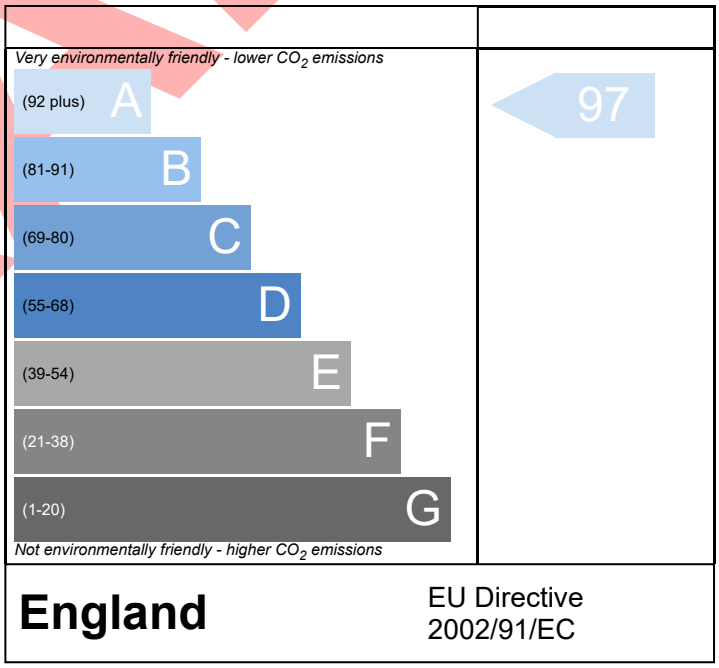
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

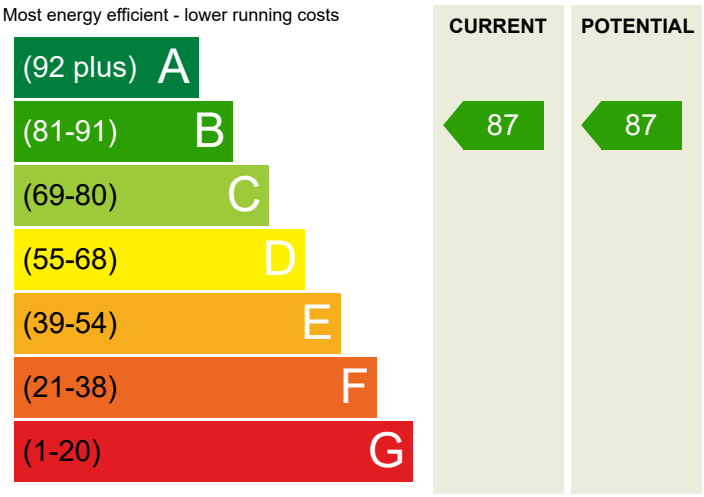
Energy Report

Dwelling Address	
Reference	Block A Appt 11 10F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	89

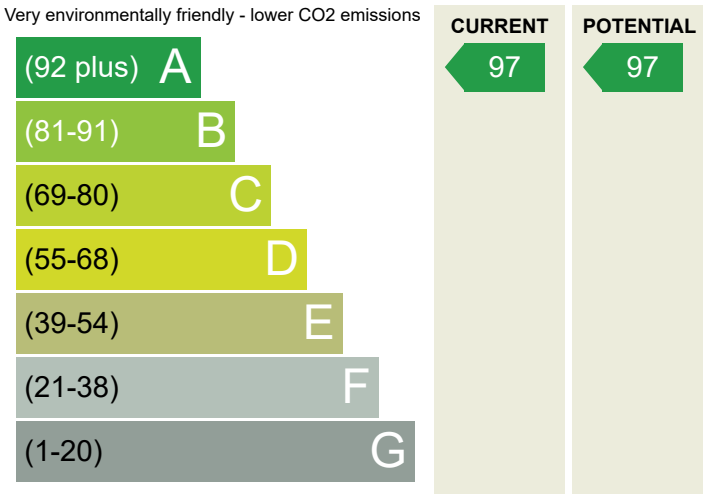
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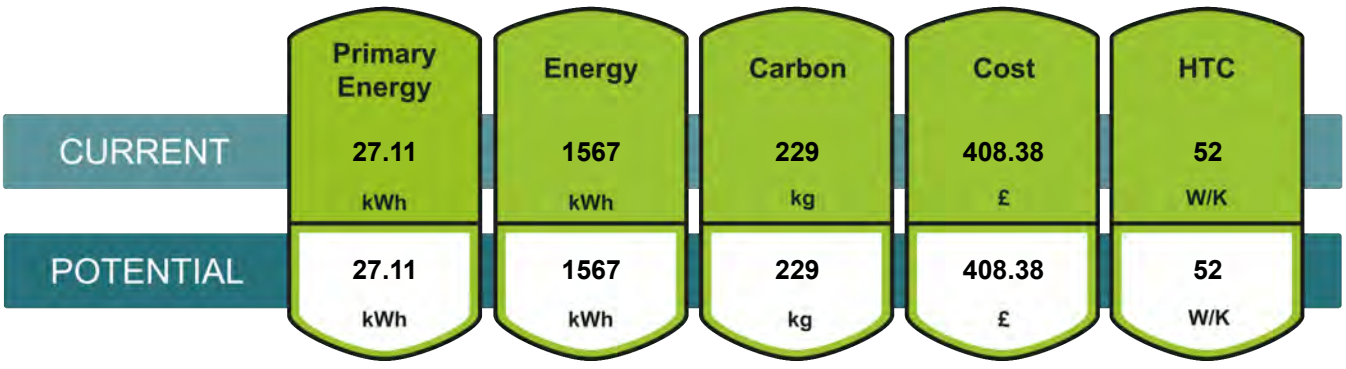
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Roof	Average thermal transmittance 0.1 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£408

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

409

kWh per year



Water Heating

734

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 12 1F	**Issued on Date**	12/07/2024
Assessment Reference	3B5P	**Prop Type Ref**	2B4P
Property			

SAP Rating	89 B	**DER**	2.70	**TER**	10.84
Environmental	98 A	**% DER < TER**			75.09
CO_2 Emissions (t/year)	0.2	**DFEE**	20.36	**TFEE**	23.72
Compliance Check	See BREL	**% DFEE < TFEE**			14.18
% DPER < TPER	51.73	**DPER**	28.41	**TPER**	58.85

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	North	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	89.00 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	37.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	35.00	25.37	0.00	None	9.63	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	65.28	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	89.00

11.0 Heat Loss Floors

Summary for Input Data

Description	Type	Storey Index	Construction	U-Value (W/m²K)	Shelter Code	Shelter Factor	Kappa (kJ/m²K)	Area (m²)
Heatloss Floor 1	Exposed Floor - Solid	Lowest occupied	Other	0.10	None	0.00	0.00	89.00

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	South	3.34	0
DB 2	SOUTH EAST WEST	External Wall 1	South	1.49	0
SB	SOUTH EAST WEST	External Wall 1	South	1.49	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	11.00	0.09	0.09	No
E20 Exposed floor (normal)	Independently assessed	11.00	0.16	0.16	No
P7 Party Wall - Exposed floor (normal)	Independently assessed	27.20	0.05	0.05	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	5.89	0.05	0.05	Yes
E3 Sill	Independently assessed	5.89	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.10	0.05	0.05	Yes
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No

Y-value	0.05	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	3
Manufacturer SFP	0.50
Duct Type	Flexible
MVHR Efficiency	88.00
Wet Rooms	3
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	173.00	16435.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	339.67	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

elmhurst energy

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

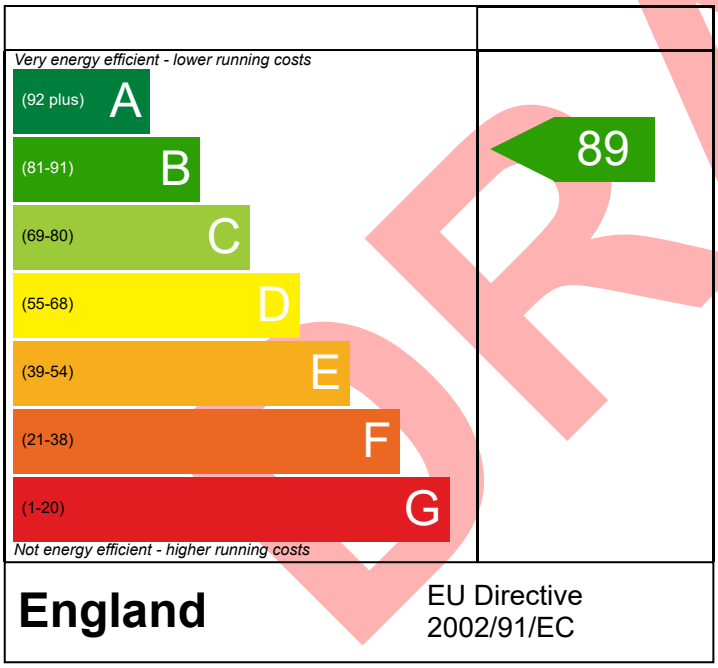
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	89 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

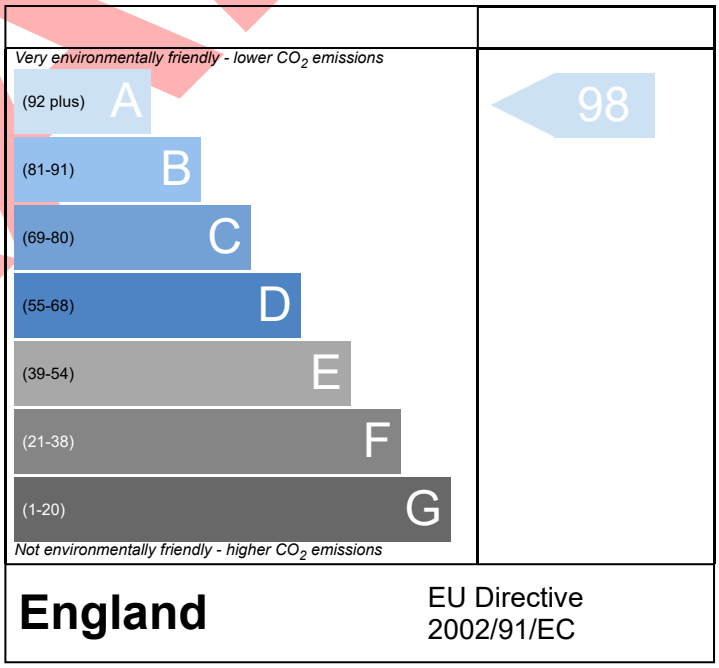
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

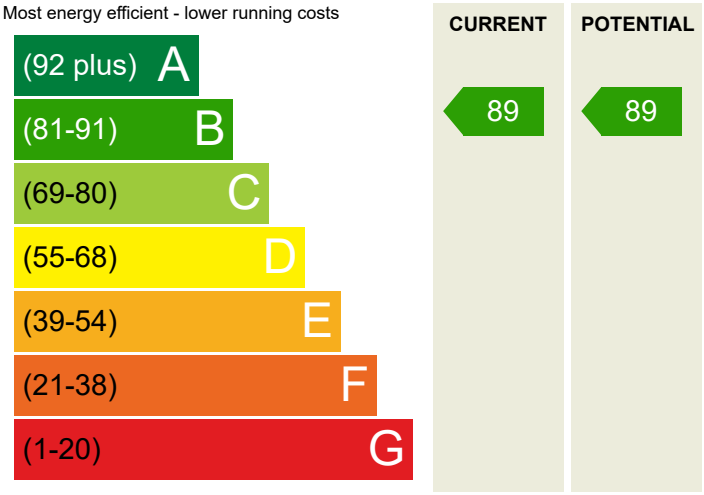
Energy Report

Dwelling Address	
Reference	Block A Appt 12 1F-3B5P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	89

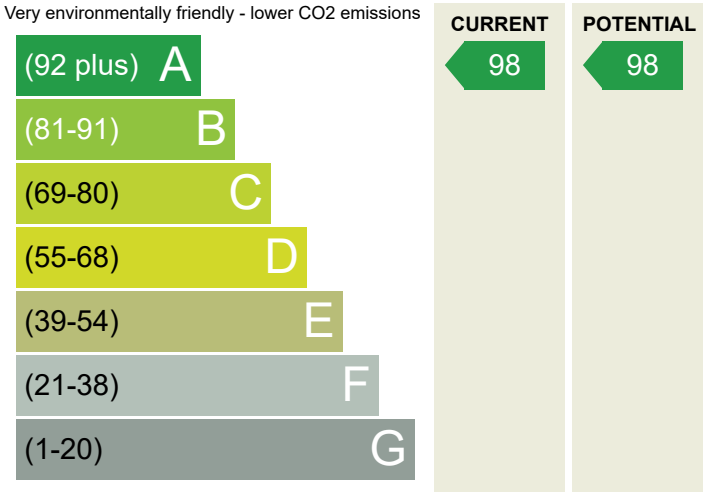
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This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

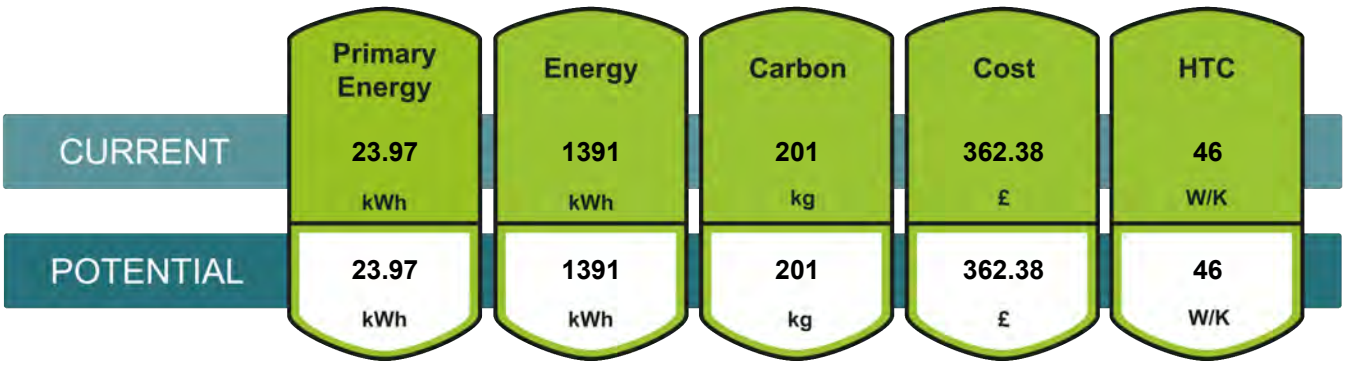
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor | Poor | Average | Good | Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Floor	Average thermal transmittance 0.1 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£362

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

233

kWh per year



Water Heating

734

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 12 2F	**Issued on Date**	12/07/2024
Assessment Reference	3B5P	**Prop Type Ref**	2B4P
Property			

SAP Rating	91 B	**DER**	2.00	**TER**	8.46
Environmental	98 A	**% DER < TER**			76.36
CO_2 Emissions (t/year)	0.17	**DFEE**	13.21	**TFEE**	12.50
Compliance Check	See BREL	**% DFEE < TFEE**			-5.73
% DPER < TPER	53.57	**DPER**	21.37	**TPER**	46.03

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	North	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	89.00 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	37.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	35.00	25.37	0.00	None	9.63	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	65.28	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	89.00

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	89.00

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	South	3.34	0
DB 2	SOUTH EAST WEST	External Wall 1	South	1.49	0
SB	SOUTH EAST WEST	External Wall 1	South	1.49	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	11.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	5.89	0.05	0.05	Yes
E3 Sill	Independently assessed	5.89	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.10	0.05	0.05	Yes
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	11.00	0.09	0.09	No

Y-value	0.11	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	3
Manufacturer SFP	0.50
Duct Type	Flexible
MVHR Efficiency	88.00
Wet Rooms	3
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues	
21.0 Fixed Cooling System	No
22.0 Lighting	
No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	173.00	16435.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	339.67	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

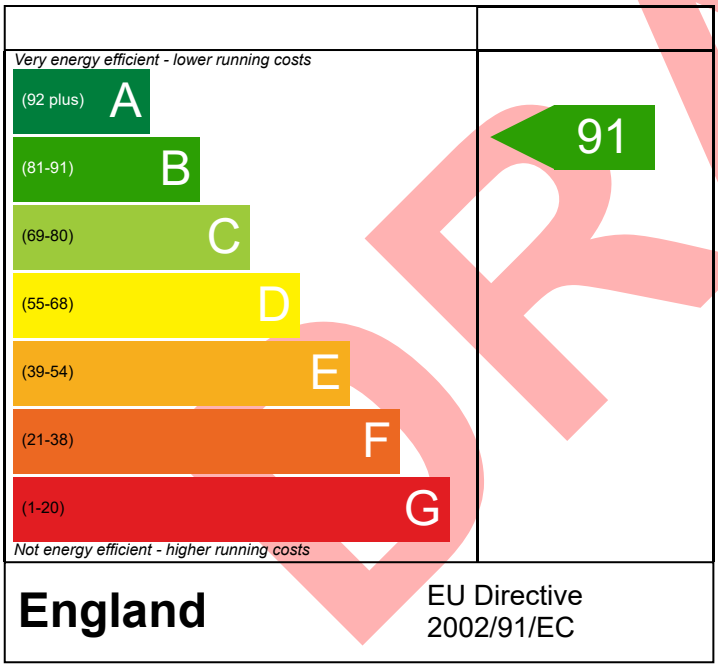
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	89 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

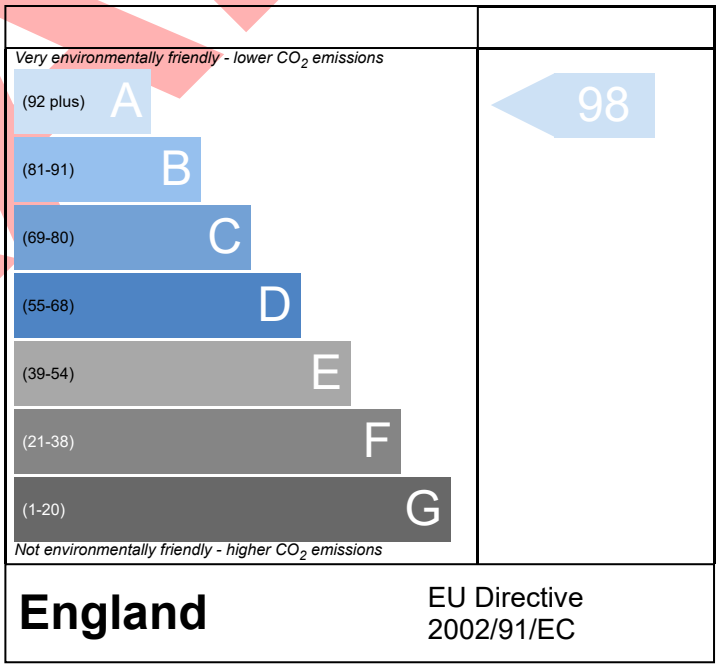
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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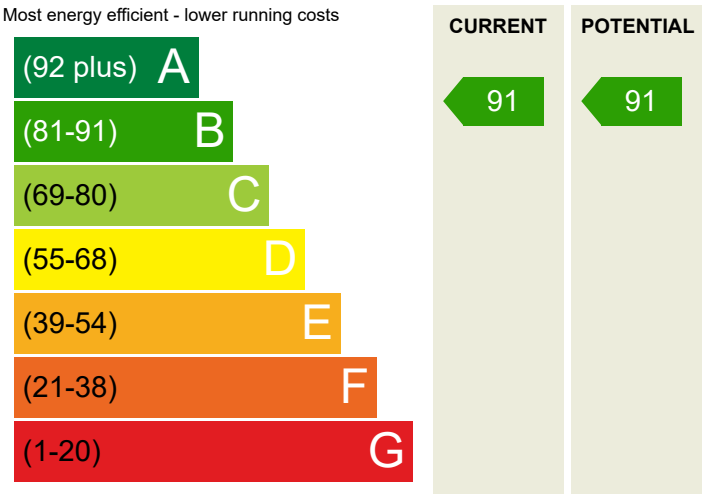
Energy Report

Dwelling Address	
Reference	Block A Appt 12 2F-3B5P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	89

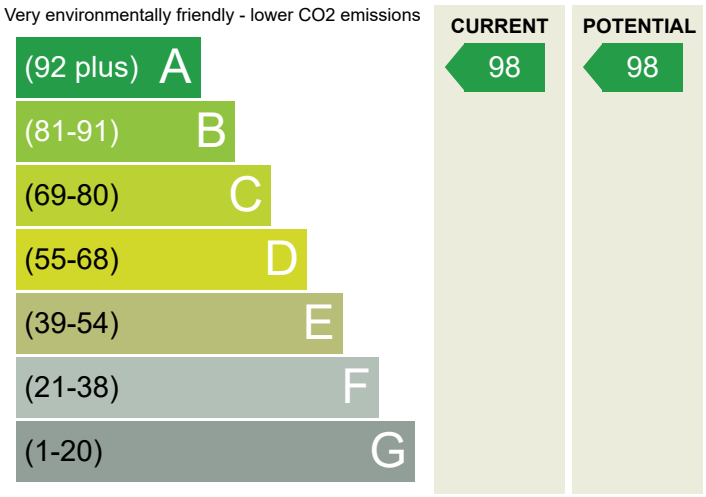
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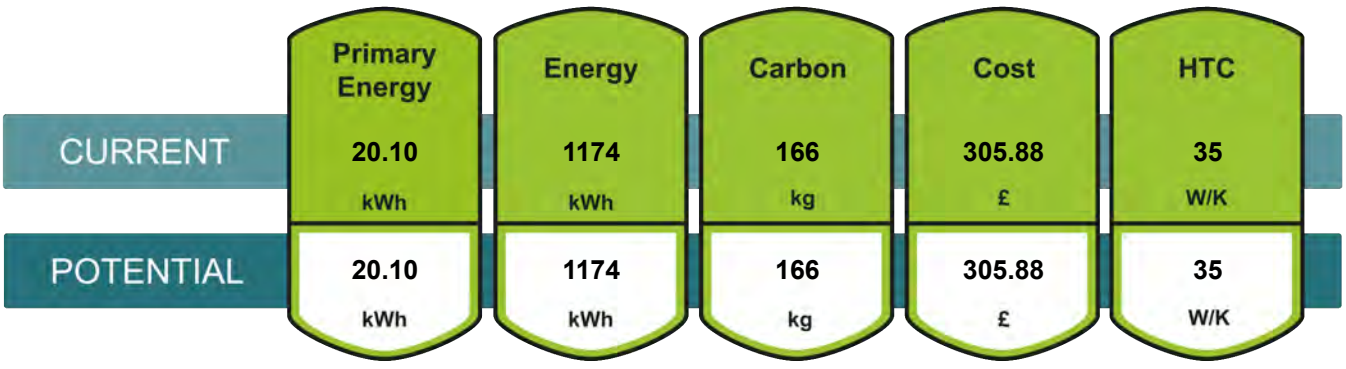
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£306

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

16

kWh per year



Water Heating

734

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 12 3F	**Issued on Date**	12/07/2024
Assessment Reference	3B5P	**Prop Type Ref**	2B4P
Property			

SAP Rating	91 B	**DER**	2.00	**TER**	8.46
Environmental	98 A	**% DER < TER**			76.36
CO_2 Emissions (t/year)	0.17	**DFEE**	13.21	**TFEE**	12.50
Compliance Check	See BREL	**% DFEE < TFEE**			-5.73
% DPER < TPER	53.57	**DPER**	21.37	**TPER**	46.03

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	North	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	89.00 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	37.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	35.00	25.37	0.00	None	9.63	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	65.28	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	89.00

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	89.00

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	South	3.34	0
DB 2	SOUTH EAST WEST	External Wall 1	South	1.49	0
SB	SOUTH EAST WEST	External Wall 1	South	1.49	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	11.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	5.89	0.05	0.05	Yes
E3 Sill	Independently assessed	5.89	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.10	0.05	0.05	Yes
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	11.00	0.09	0.09	No

Y-value	0.11	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	3
Manufacturer SFP	0.50
Duct Type	Flexible
MVHR Efficiency	88.00
Wet Rooms	3
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues	
21.0 Fixed Cooling System	No
22.0 Lighting	
No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	173.00	16435.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	339.67	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

elmhurst energy

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

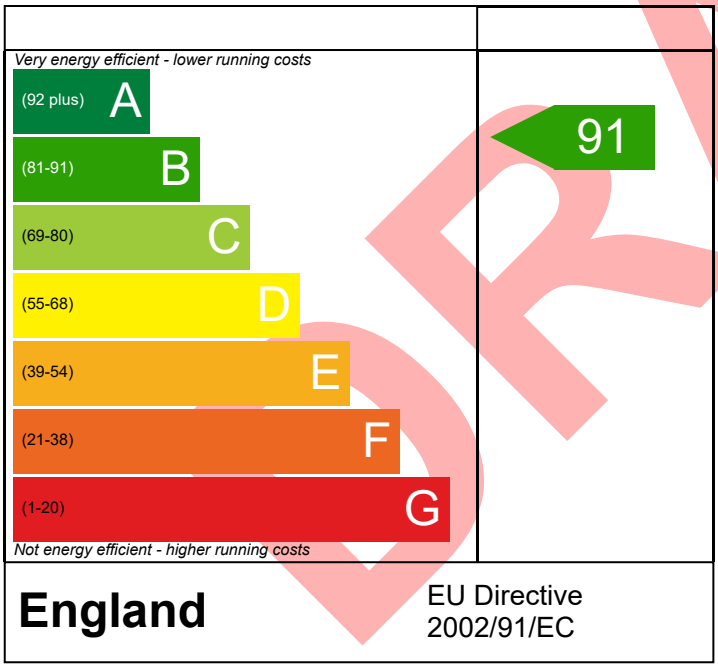
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	89 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

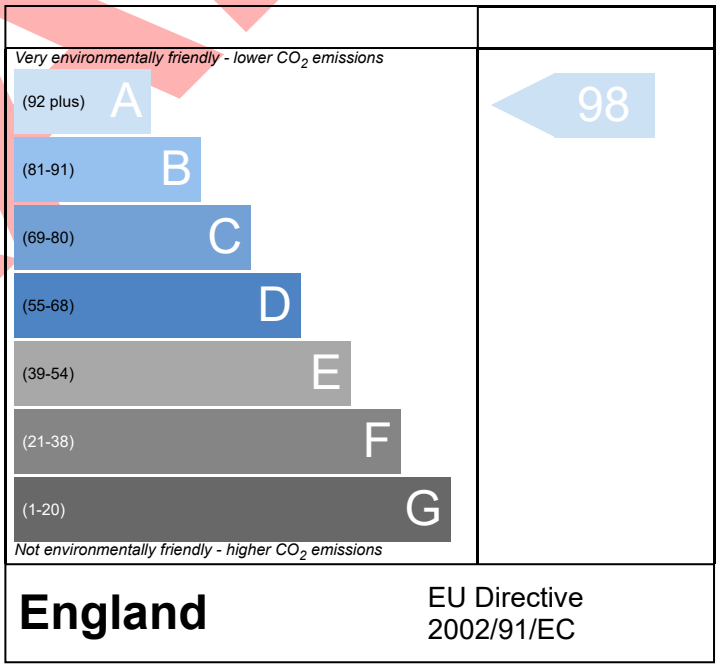
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

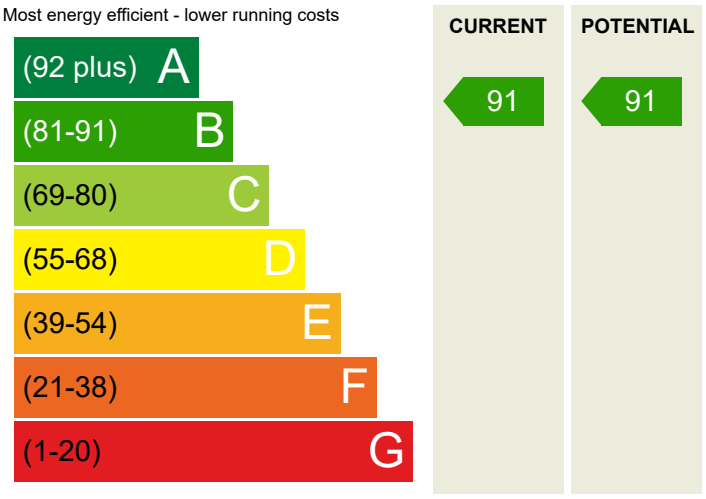
Energy Report

Dwelling Address	
Reference	Block A Appt 12 3F-3B5P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	89

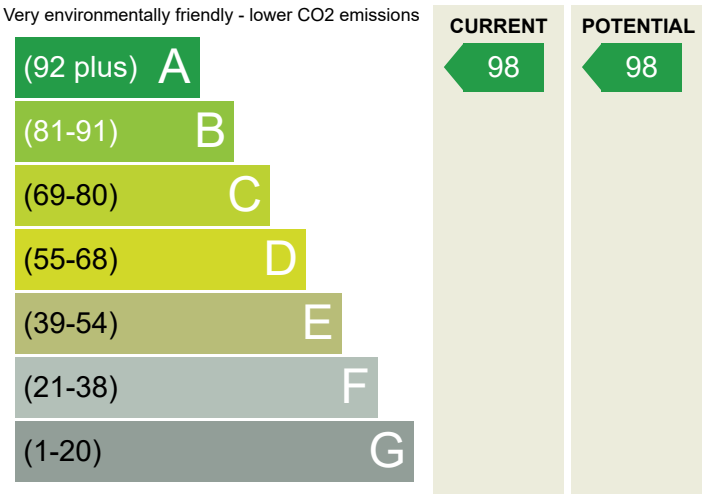
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

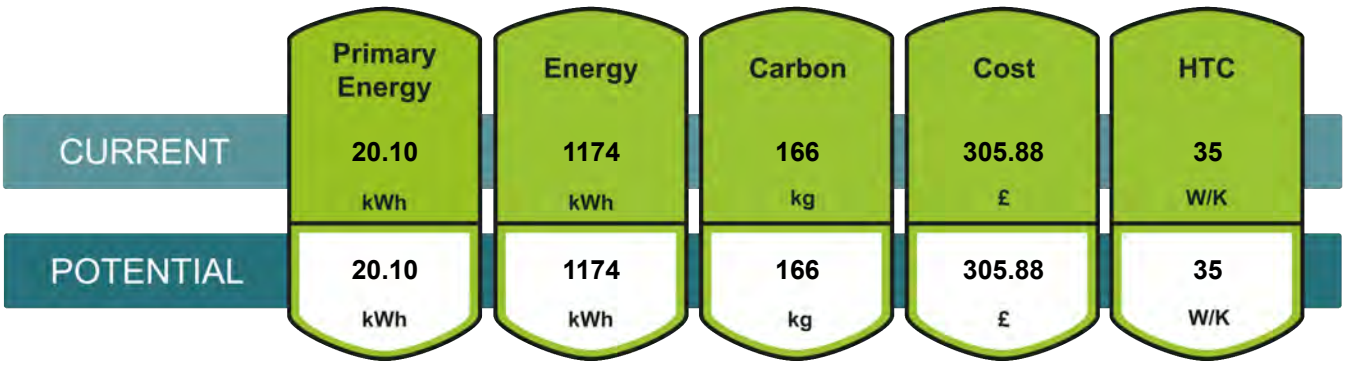
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£306

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

16

kWh per year



Water Heating

734

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
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This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 12 4F	**Issued on Date**	12/07/2024
Assessment Reference	3B5P	**Prop Type Ref**	2B4P
Property			

SAP Rating	91 B	**DER**	2.00	**TER**	8.46
Environmental	98 A	**% DER < TER**			76.36
CO_2 Emissions (t/year)	0.17	**DFEE**	13.21	**TFEE**	12.50
Compliance Check	See BREL	**% DFEE < TFEE**			-5.73
% DPER < TPER	53.57	**DPER**	21.37	**TPER**	46.03

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	North	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	89.00 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	37.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	35.00	25.37	0.00	None	9.63	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	65.28	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	89.00

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	89.00

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	South	3.34	0
DB 2	SOUTH EAST WEST	External Wall 1	South	1.49	0
SB	SOUTH EAST WEST	External Wall 1	South	1.49	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	11.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	5.89	0.05	0.05	Yes
E3 Sill	Independently assessed	5.89	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.10	0.05	0.05	Yes
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	11.00	0.09	0.09	No

Y-value	0.11	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	3
Manufacturer SFP	0.50
Duct Type	Flexible
MVHR Efficiency	88.00
Wet Rooms	3
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues	
21.0 Fixed Cooling System	No
22.0 Lighting	
No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	173.00	16435.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	339.67	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

elmhurst energy

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

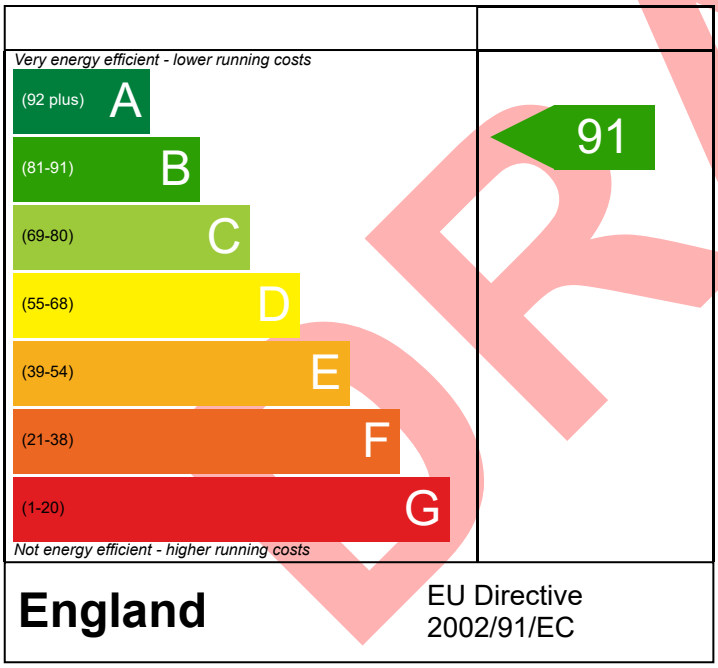
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	89 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

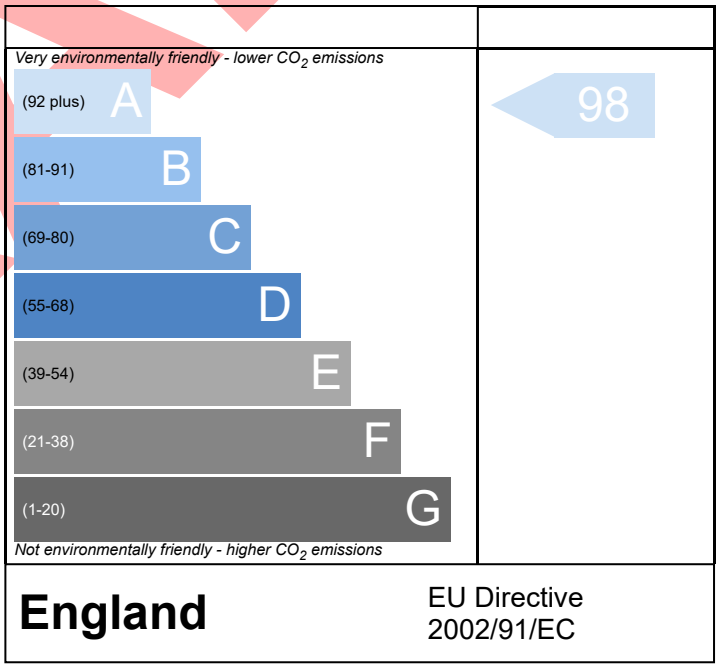
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

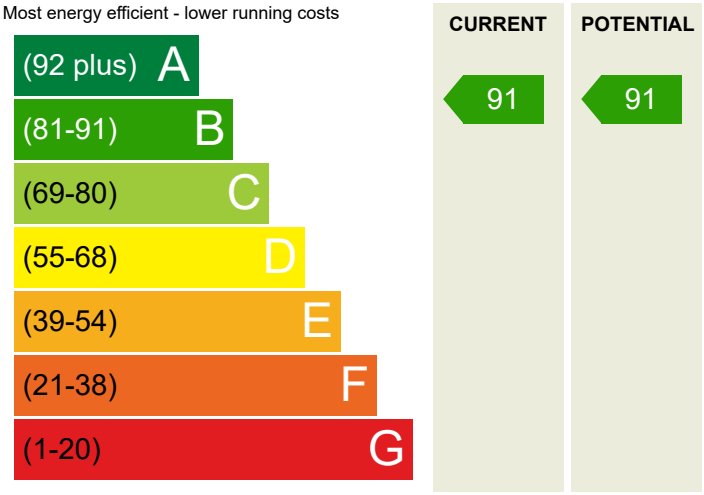
Energy Report

Dwelling Address	
Reference	Block A Appt 12 4F-3B5P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	89

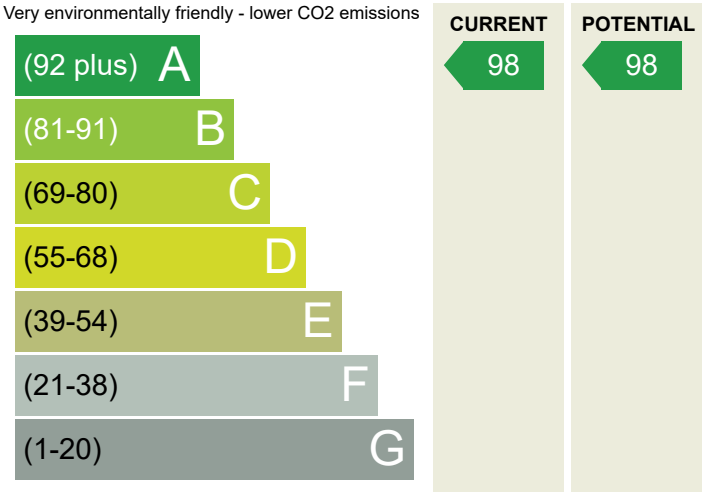
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This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

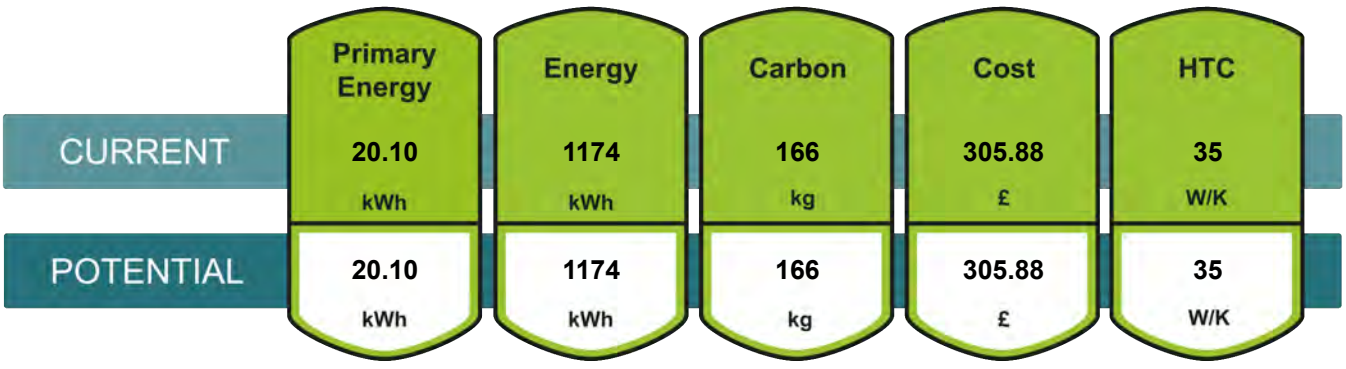
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£306

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

16

kWh per year



Water Heating

734

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 12 5F	**Issued on Date**	12/07/2024
Assessment Reference	3B5P	**Prop Type Ref**	2B4P
Property			

SAP Rating	91 B	**DER**	2.00	**TER**	8.46
Environmental	98 A	**% DER < TER**			76.36
CO_2 Emissions (t/year)	0.17	**DFEE**	13.21	**TFEE**	12.50
Compliance Check	See BREL	**% DFEE < TFEE**			-5.73
% DPER < TPER	53.57	**DPER**	21.37	**TPER**	46.03

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	North	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	89.00 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	37.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	35.00	25.37	0.00	None	9.63	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	65.28	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	89.00

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	89.00

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	South	3.34	0
DB 2	SOUTH EAST WEST	External Wall 1	South	1.49	0
SB	SOUTH EAST WEST	External Wall 1	South	1.49	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	11.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	5.89	0.05	0.05	Yes
E3 Sill	Independently assessed	5.89	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.10	0.05	0.05	Yes
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	11.00	0.09	0.09	No

Y-value	0.11	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	3
Manufacturer SFP	0.50
Duct Type	Flexible
MVHR Efficiency	88.00
Wet Rooms	3
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues	
21.0 Fixed Cooling System	No
22.0 Lighting	
No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	173.00	16435.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	339.67	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

elmhurst energy

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

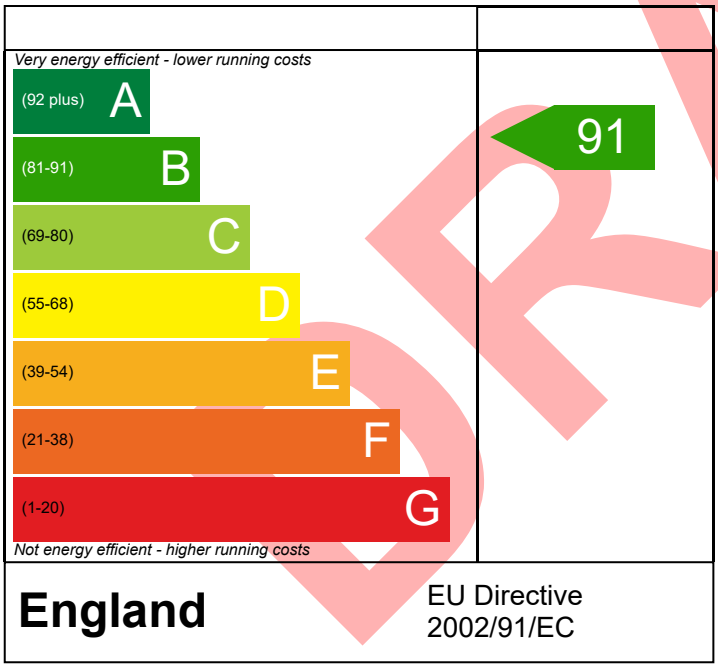
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	89 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

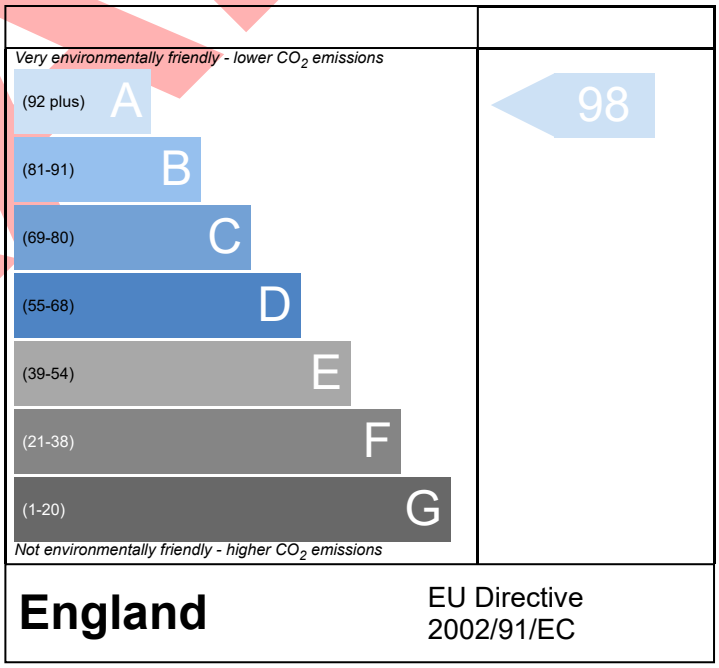
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

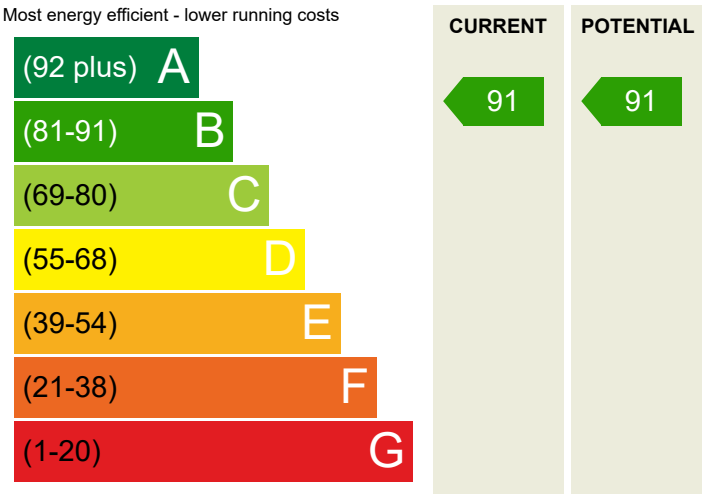
Energy Report

Dwelling Address	
Reference	Block A Appt 12 5F-3B5P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	89

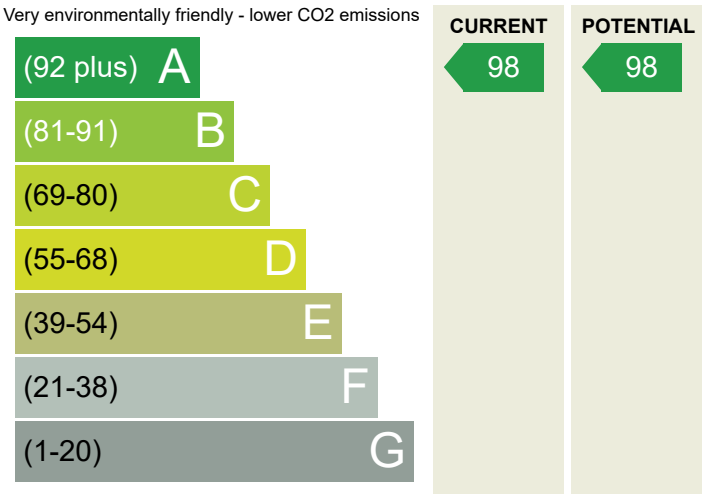
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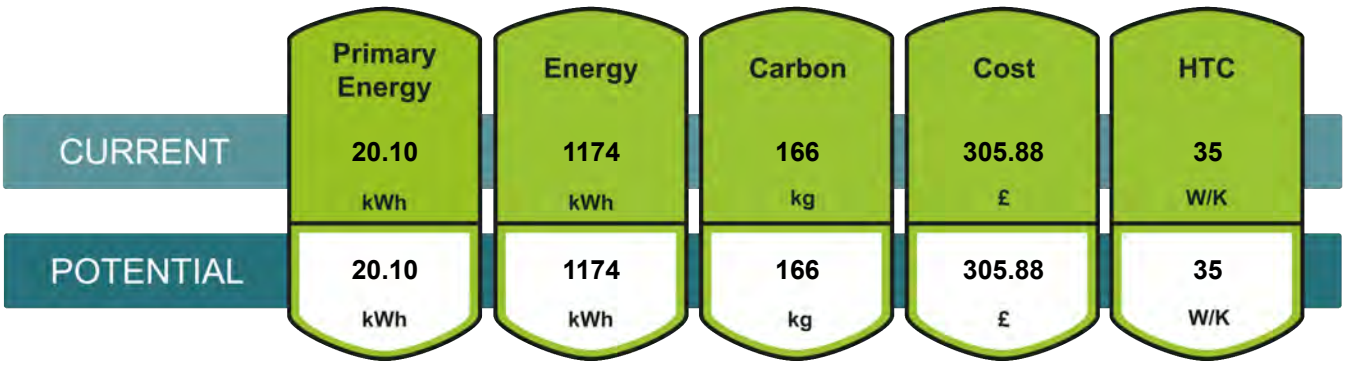
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£306

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

16

kWh per year



Water Heating

734

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 12 6F	**Issued on Date**	12/07/2024
Assessment Reference	3B5P	**Prop Type Ref**	2B4P
Property			

SAP Rating	91 B	**DER**	2.00	**TER**	8.46
Environmental	98 A	**% DER < TER**			76.36
CO_2 Emissions (t/year)	0.17	**DFEE**	13.21	**TFEE**	12.50
Compliance Check	See BREL	**% DFEE < TFEE**			-5.73
% DPER < TPER	53.57	**DPER**	21.37	**TPER**	46.03

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	North	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	6	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	89.00 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	37.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	35.00	25.37	0.00	None	9.63	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	65.28	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	89.00

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	89.00

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	South	3.34	0
DB 2	SOUTH EAST WEST	External Wall 1	South	1.49	0
SB	SOUTH EAST WEST	External Wall 1	South	1.49	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	11.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	5.89	0.05	0.05	Yes
E3 Sill	Independently assessed	5.89	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.10	0.05	0.05	Yes
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	11.00	0.09	0.09	No

Y-value	0.11	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	3
Manufacturer SFP	0.50
Duct Type	Flexible
MVHR Efficiency	88.00
Wet Rooms	3
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues	
21.0 Fixed Cooling System	No
22.0 Lighting	
No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	173.00	16435.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	339.67	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

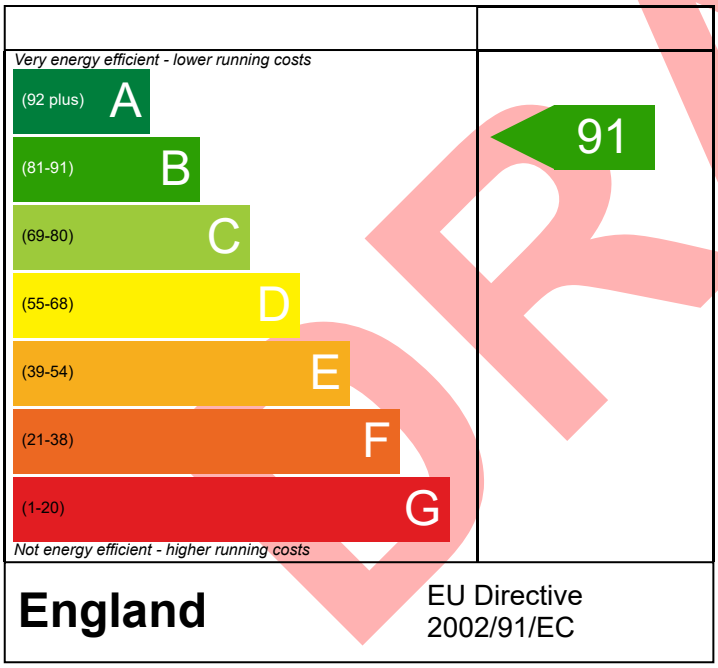
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	89 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

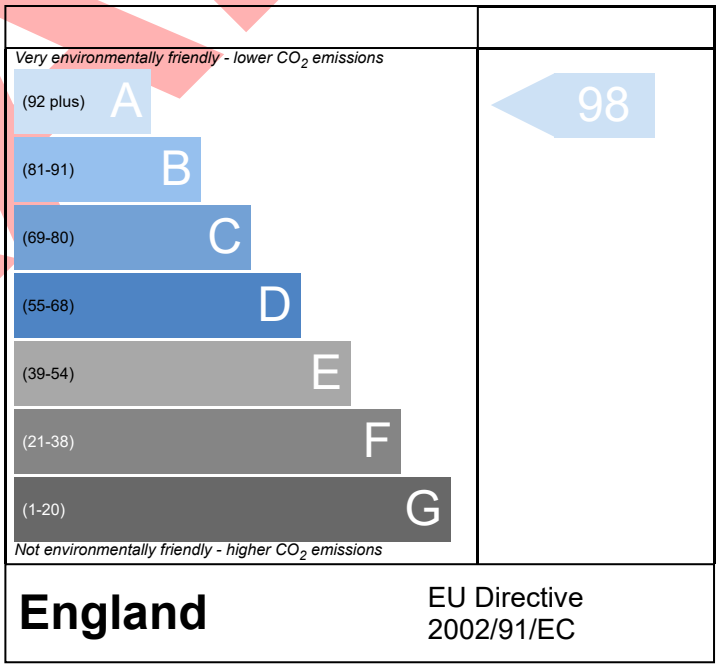
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

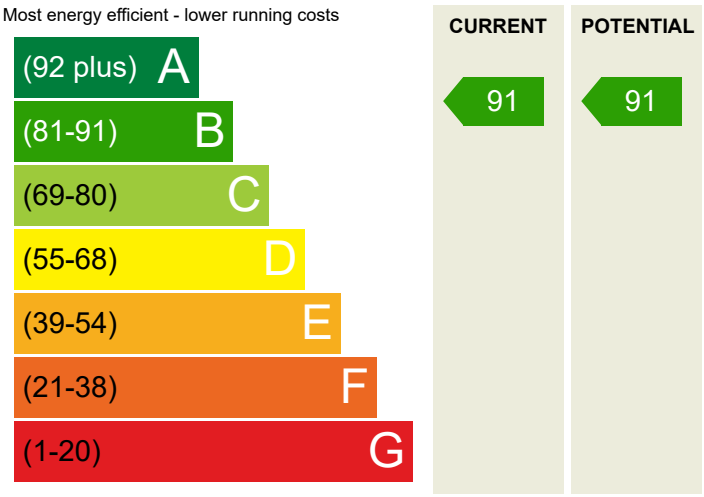
Energy Report

Dwelling Address	
Reference	Block A Appt 12 6F-3B5P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	89

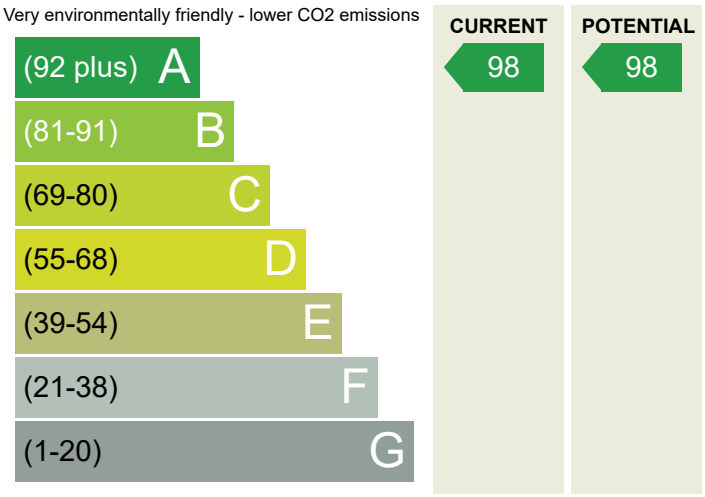
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This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

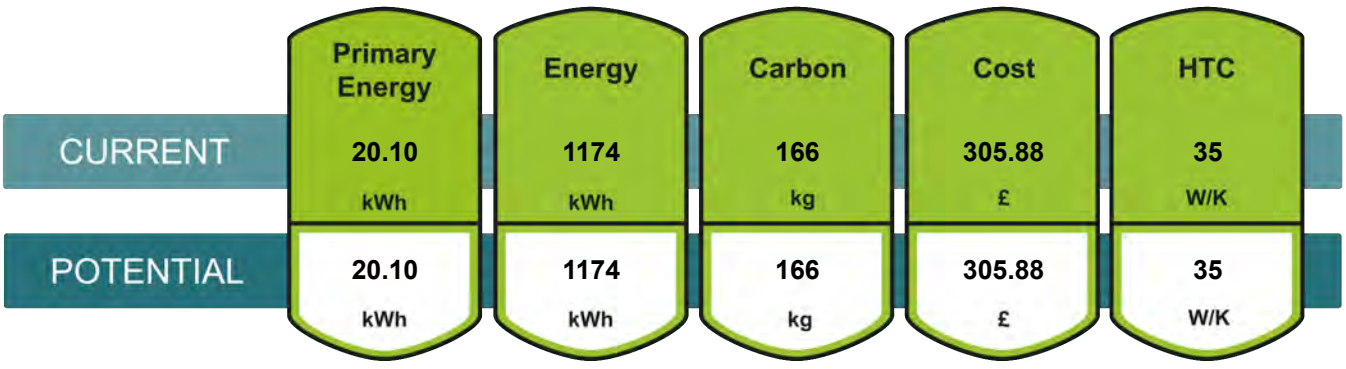
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£306

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

16

kWh per year



Water Heating

734

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 12 7F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	91 B	**DER**	2.00	**TER**	8.46
Environmental	98 A	**% DER < TER**			76.36
CO_2 Emissions (t/year)	0.17	**DFEE**	13.21	**TFEE**	12.50
Compliance Check	See BREL	**% DFEE < TFEE**			-5.73
% DPER < TPER	53.57	**DPER**	21.37	**TPER**	46.03

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	North	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	7	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	89.00 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	37.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	35.00	25.37	0.00	None	9.63	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	65.28	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	89.00

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	89.00

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	South	3.34	0
DB 2	SOUTH EAST WEST	External Wall 1	South	1.49	0
L/K	SOUTH EAST WEST	External Wall 1	South	1.49	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	11.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	5.89	0.05	0.05	Yes
E3 Sill	Independently assessed	5.89	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.10	0.05	0.05	Yes
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	11.00	0.09	0.09	No

Y-value	0.11	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	3
Manufacturer SFP	0.50
Duct Type	Flexible
MVHR Efficiency	88.00
Wet Rooms	3
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues		
21.0 Fixed Cooling System	No	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	173.00	16435.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	339.67	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

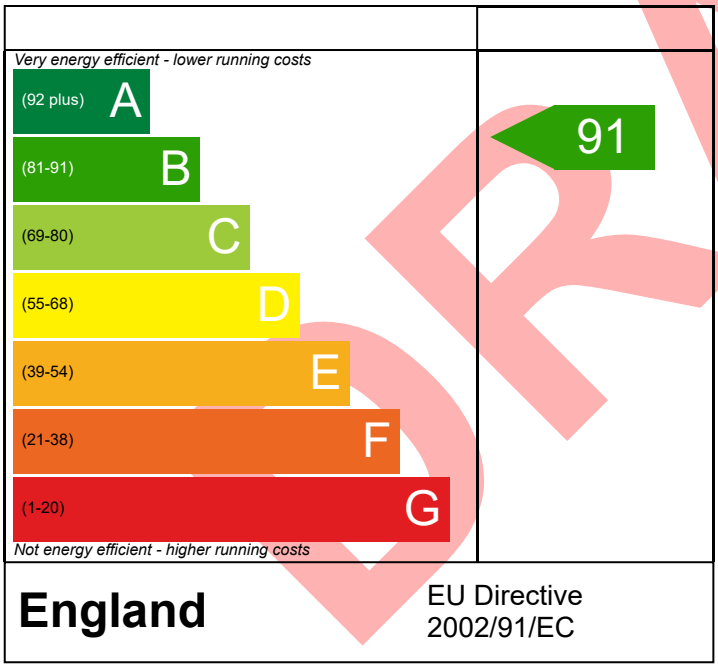
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	89 m²
DRRN:	

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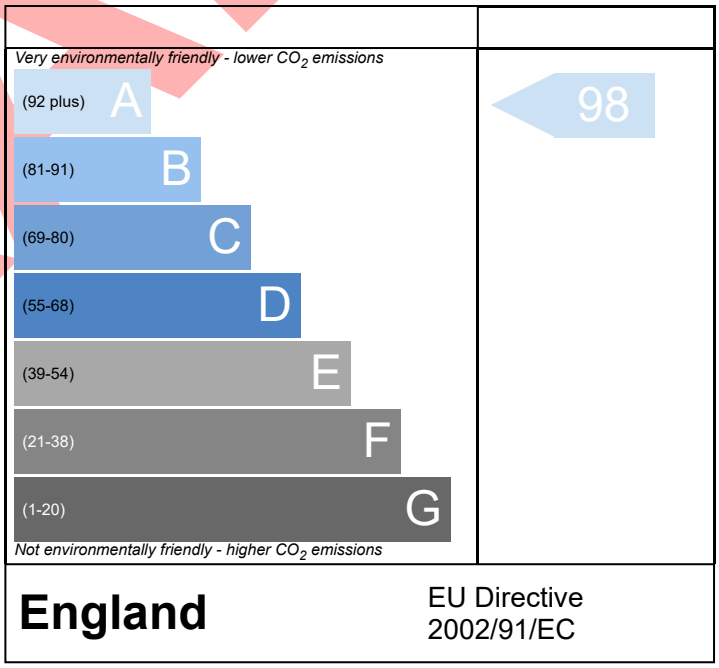
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

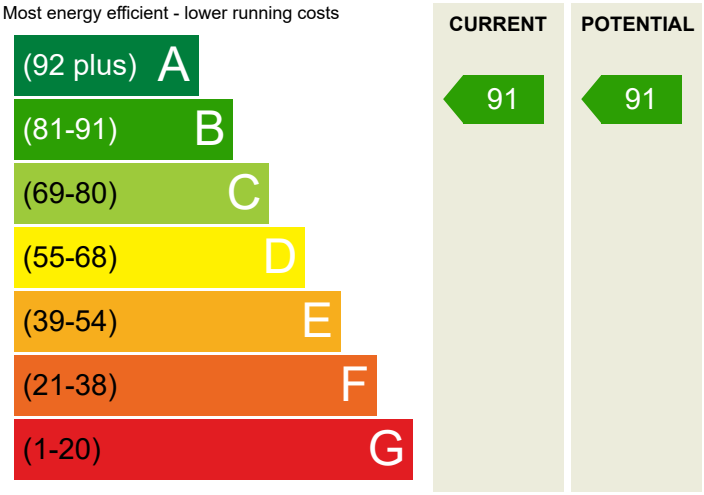
Energy Report

Dwelling Address	
Reference	Block A Appt 12 7F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	89

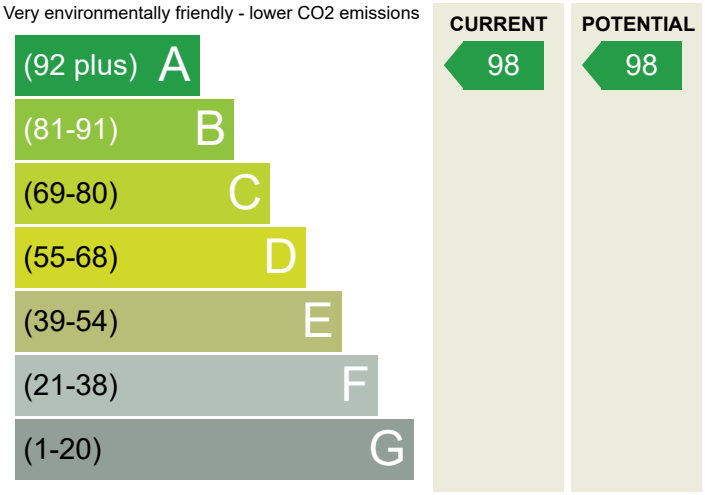
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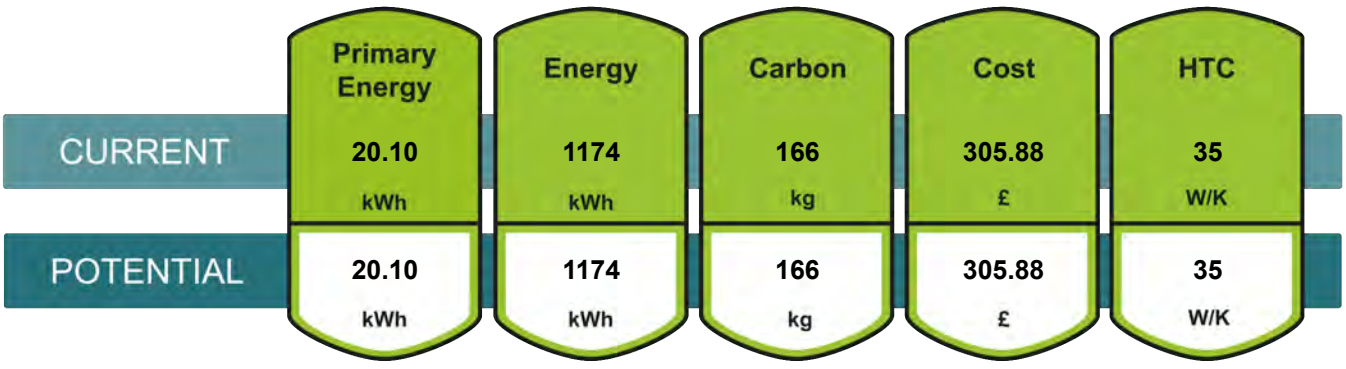
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£306

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

16

kWh per year



Water Heating

734

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

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The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 12 8F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	91 B	**DER**	2.00	**TER**	8.46
Environmental	98 A	**% DER < TER**			76.36
CO_2 Emissions (t/year)	0.17	**DFEE**	13.21	**TFEE**	12.50
Compliance Check	See BREL	**% DFEE < TFEE**			-5.73
% DPER < TPER	53.57	**DPER**	21.37	**TPER**	46.03

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	North	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	8	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	89.00 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	37.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	35.00	25.37	0.00	None	9.63	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	65.28	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	89.00

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	89.00

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	South	3.34	0
DB 2	SOUTH EAST WEST	External Wall 1	South	1.49	0
L/K	SOUTH EAST WEST	External Wall 1	South	1.49	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	11.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	5.89	0.05	0.05	Yes
E3 Sill	Independently assessed	5.89	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.10	0.05	0.05	Yes
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	11.00	0.09	0.09	No

Y-value	0.11	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	3
Manufacturer SFP	0.50
Duct Type	Flexible
MVHR Efficiency	88.00
Wet Rooms	3
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues		
21.0 Fixed Cooling System	No	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	173.00	16435.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	339.67	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

elmhurst energy

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

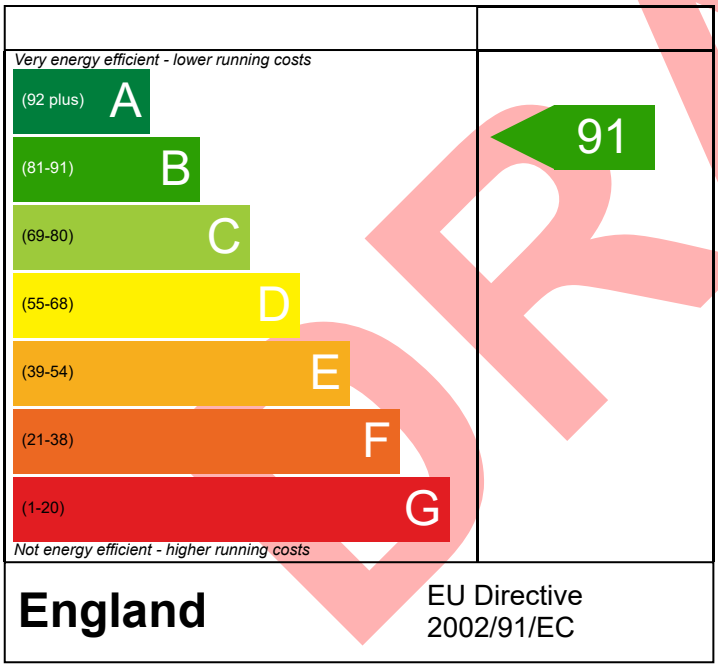
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	89 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

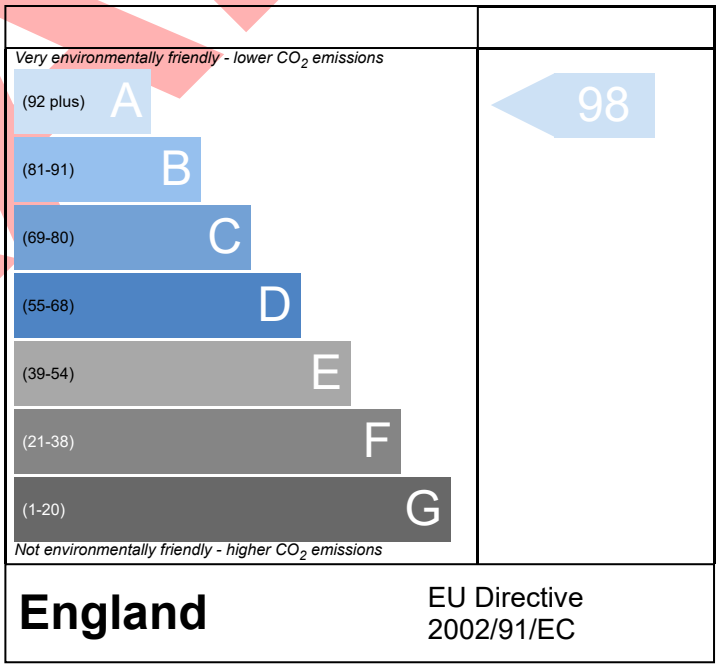
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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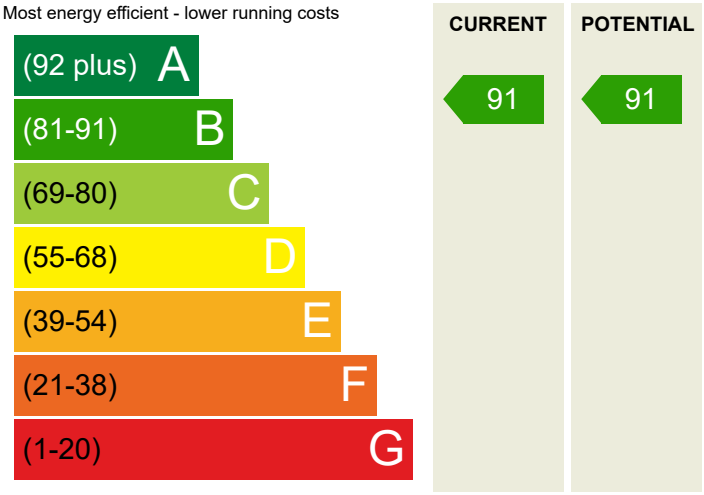
Energy Report

Dwelling Address	
Reference	Block A Appt 12 8F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	89

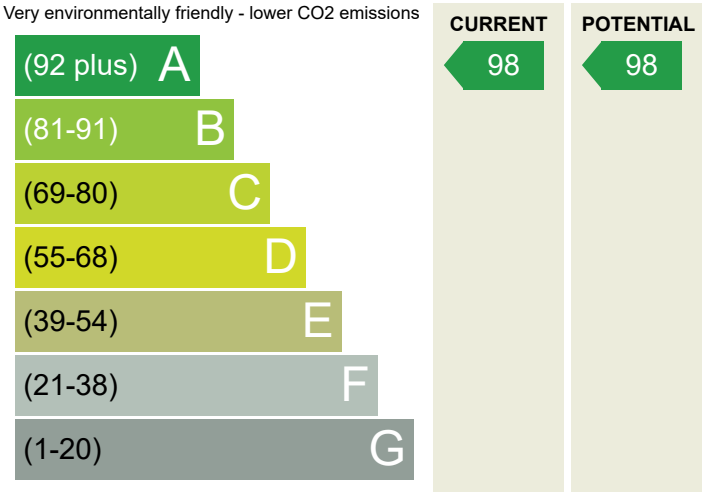
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

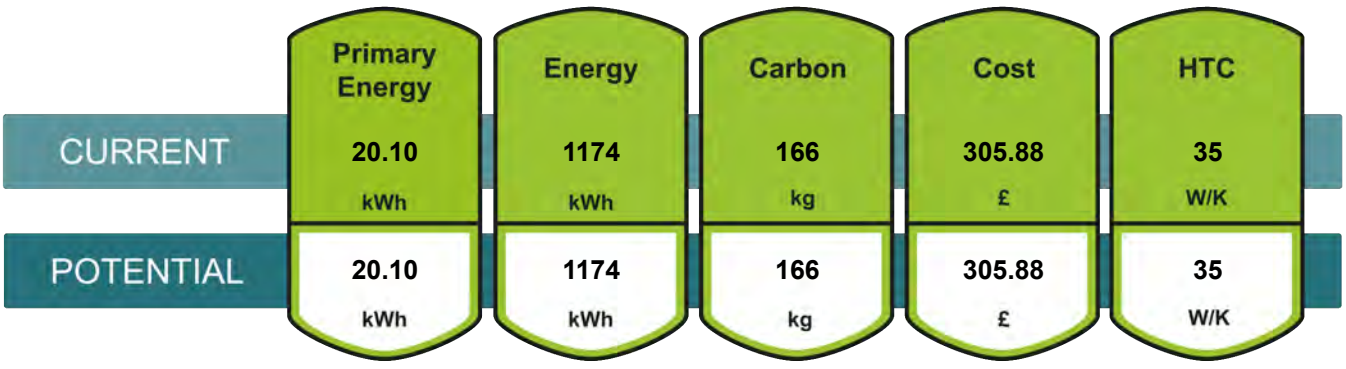
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£306

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

16

kWh per year



Water Heating

734

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 12 9F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	91 B	**DER**	2.17	**TER**	9.76
Environmental	98 A	**% DER < TER**			77.77
CO_2 Emissions (t/year)	0.15	**DFEE**	14.51	**TFEE**	14.92
Compliance Check	See BREL	**% DFEE < TFEE**			2.77
% DPER < TPER	56.41	**DPER**	23.21	**TPER**	53.24

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	West	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	9	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	74.00 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	28.26	20.12	0.00	None	8.14	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	60.00	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	74.00

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	74.00

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	East	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	3.34	0
DB 2	SOUTH EAST WEST	External Wall 1	East	1.49	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	8.63	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.98	0.05	0.05	Yes
E3 Sill	Independently assessed	4.98	0.05	0.05	Yes
E4 Jamb	Independently assessed	9.82	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	8.63	0.09	0.09	No

Y-value	0.11	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	3
Manufacturer SFP	0.50
Duct Type	Flexible
MVHR Efficiency	88.00
Wet Rooms	3
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	144.00	13680.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.46	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

elmhurst energy

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

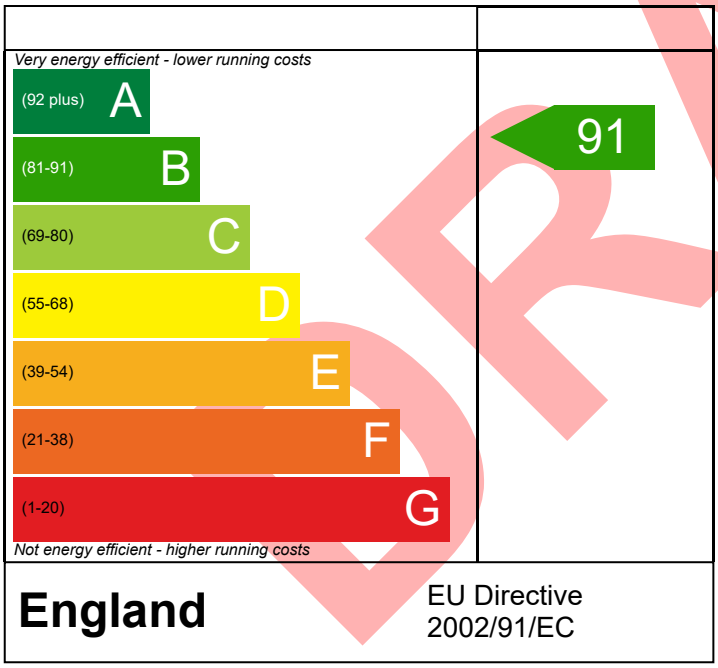
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	74 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

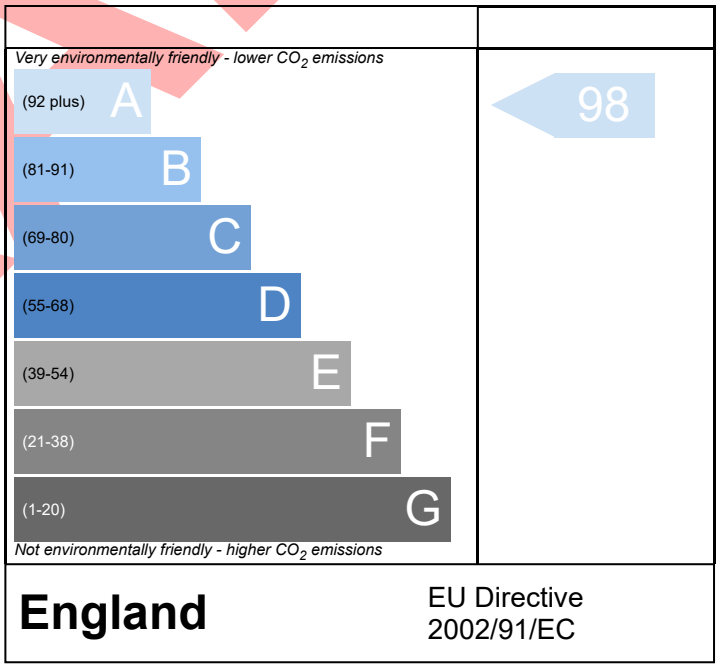
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

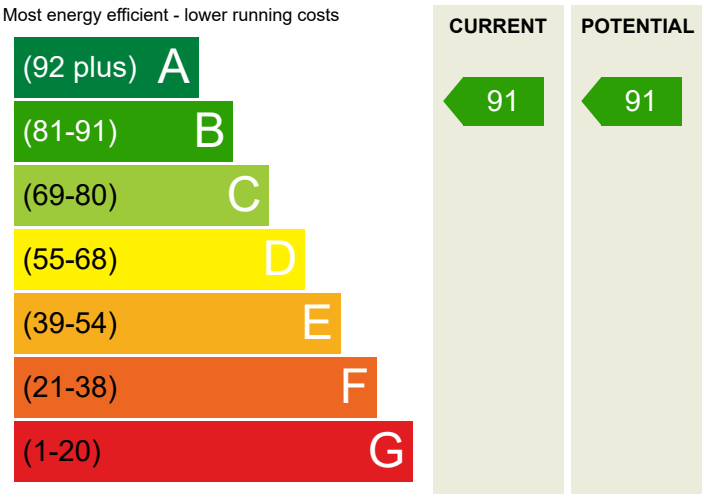
Energy Report

Dwelling Address	
Reference	Block A Appt 12 9F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	74

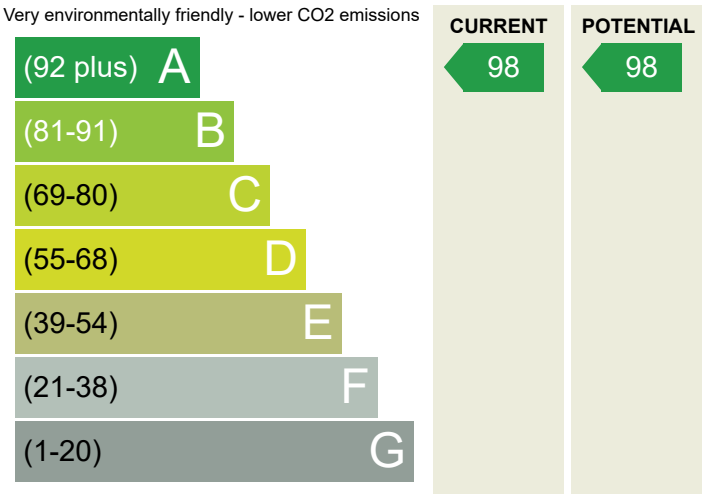
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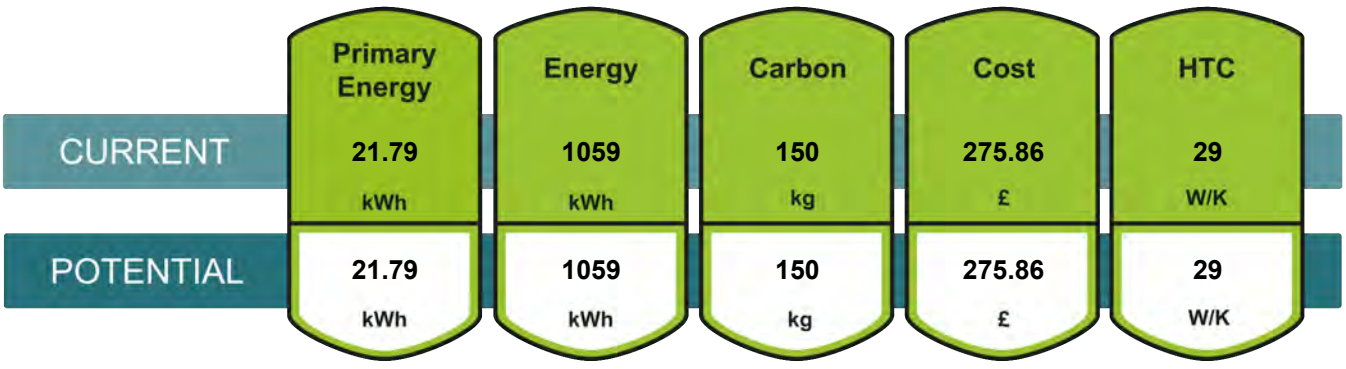
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£276

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

13

kWh per year



Water Heating

685

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 12 10F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	90 B	**DER**	2.63	**TER**	12.16
Environmental	98 A	**% DER < TER**			78.37
CO_2 Emissions (t/year)	0.17	**DFEE**	19.57	**TFEE**	26.18
Compliance Check	See BREL	**% DFEE < TFEE**			25.23
% DPER < TPER	57.89	**DPER**	27.85	**TPER**	66.13

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	West	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Top-floor flat	
Which Floor	10	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	74.00 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	28.26	20.12	0.00	None	8.14	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	60.00	0.00	None

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
External Roof 1	External Flat Roof	Plasterboard, insulated flat roof	0.00	9.00	74.00	74.00	None	0.00	Enter Gross Area	0.00

Summary for Input Data

elmhurst energy

11.1 Party Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	74.00

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	East	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	3.34	0
DB 2	SOUTH EAST WEST	External Wall 1	East	1.49	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.98	0.05	0.05	Yes
E3 Sill	Independently assessed	4.98	0.05	0.05	Yes
E4 Jamb	Independently assessed	9.82	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	8.63	0.09	0.09	No
E15 Flat roof with parapet	Independently assessed	8.63	0.50	0.50	No
P4 Party wall - Roof (insulation at ceiling level)	Independently assessed	25.00	0.12	0.12	No

Y-value	0.34	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	3
Manufacturer SFP	0.50
Duct Type	Flexible
MVHR Efficiency	88.00
Wet Rooms	3
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	144.00	13680.00	1

24.0 Main Heating 1	Manufacturer

Summary for Input Data

Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.46	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Summary for Input Data

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

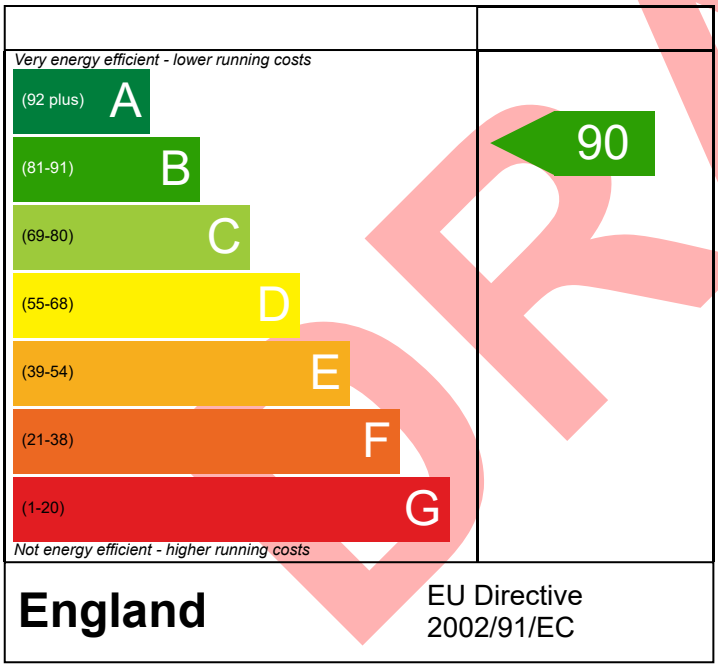
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	74 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

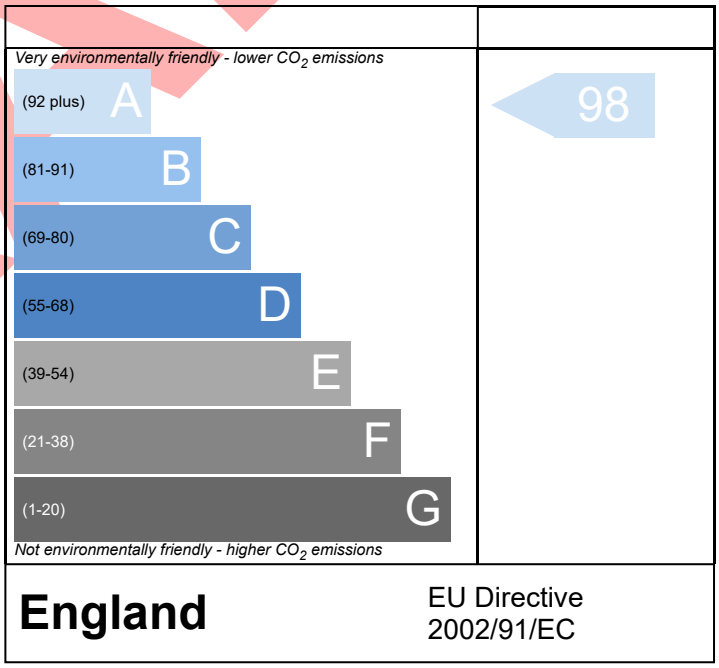
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

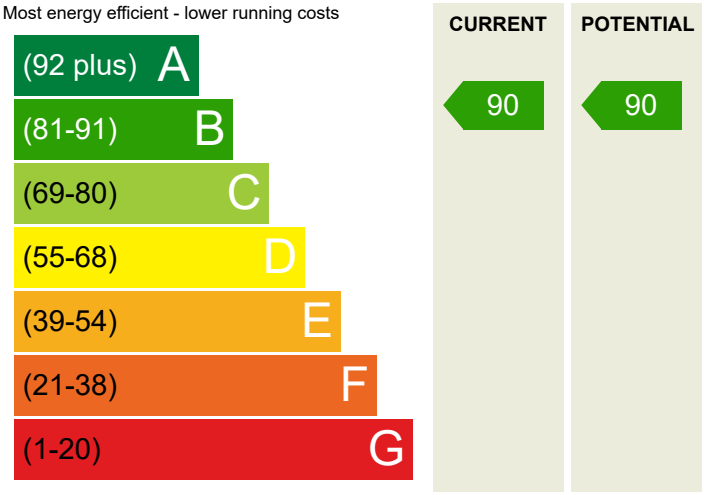
Energy Report

Dwelling Address	
Reference	Block A Appt 12 10F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	74

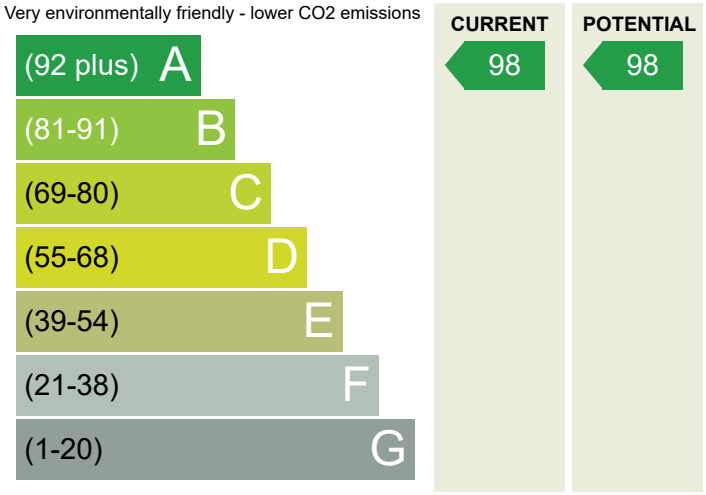
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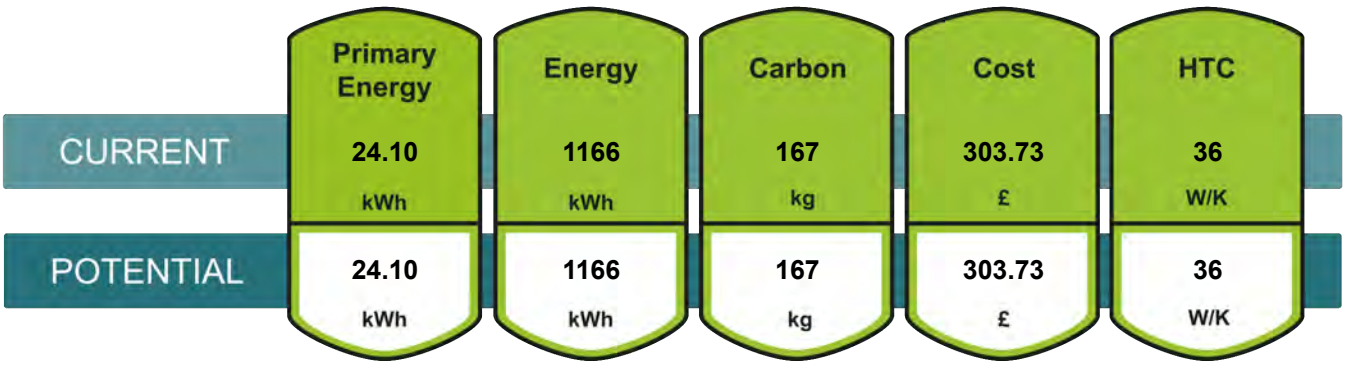
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£304

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

120

kWh per year



Water Heating

685

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 13 1F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	89 B	**DER**	2.70	**TER**	10.84
Environmental	98 A	**% DER < TER**			75.09
CO_2 Emissions (t/year)	0.2	**DFEE**	20.36	**TFEE**	23.72
Compliance Check	See BREL	**% DFEE < TFEE**			14.18
% DPER < TPER	51.73	**DPER**	28.41	**TPER**	58.85

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	North	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	89.00 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	37.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	35.00	25.37	0.00	None	9.63	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	65.28	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	89.00

11.0 Heat Loss Floors

Summary for Input Data

elmhurst energy

Description	Type	Storey Index	Construction	U-Value (W/m²K)	Shelter Code	Shelter Factor	Kappa (kJ/m²K)	Area (m²)
Heatloss Floor 1	Exposed Floor - Solid	Lowest occupied	Other	0.10	None	0.00	0.00	89.00

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	South	3.34	0
DB 2	SOUTH EAST WEST	External Wall 1	South	1.49	0
L/K	SOUTH EAST WEST	External Wall 1	South	1.49	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	11.00	0.09	0.09	No
E20 Exposed floor (normal)	Independently assessed	11.00	0.16	0.16	No
P7 Party Wall - Exposed floor (normal)	Independently assessed	27.20	0.05	0.05	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	5.89	0.05	0.05	Yes
E3 Sill	Independently assessed	5.89	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.10	0.05	0.05	Yes
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No

Y-value	0.05	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	3	
Manufacturer SFP	0.50	
Duct Type	Flexible	
MVHR Efficiency	88.00	
Wet Rooms	3	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No	

22.0 Lighting

No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	173.00	16435.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	339.67	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

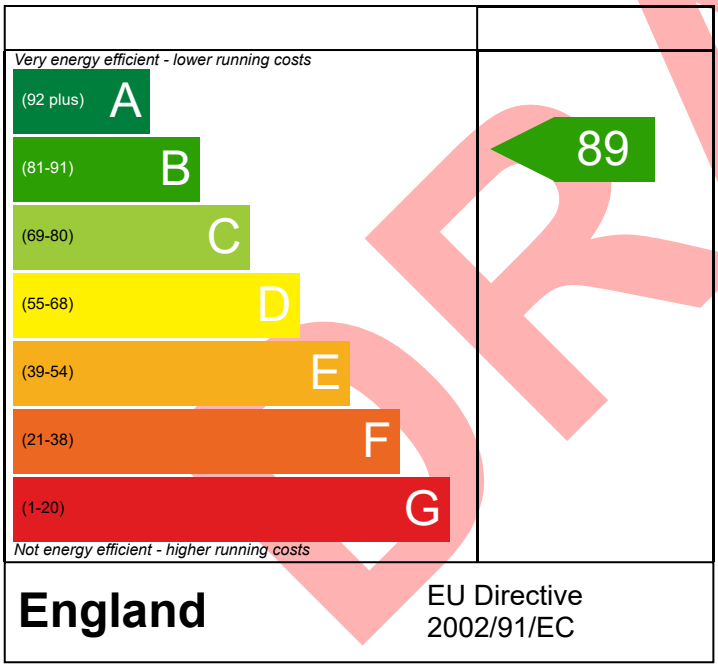
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	89 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

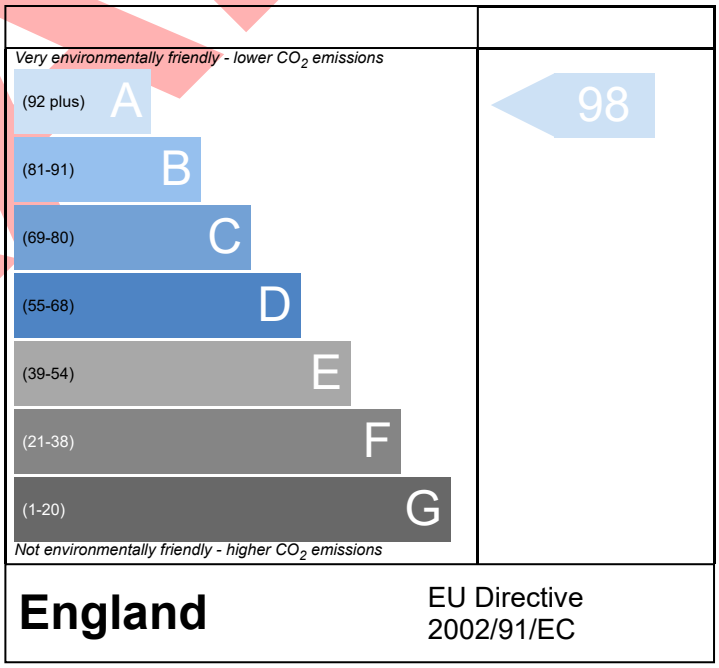
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

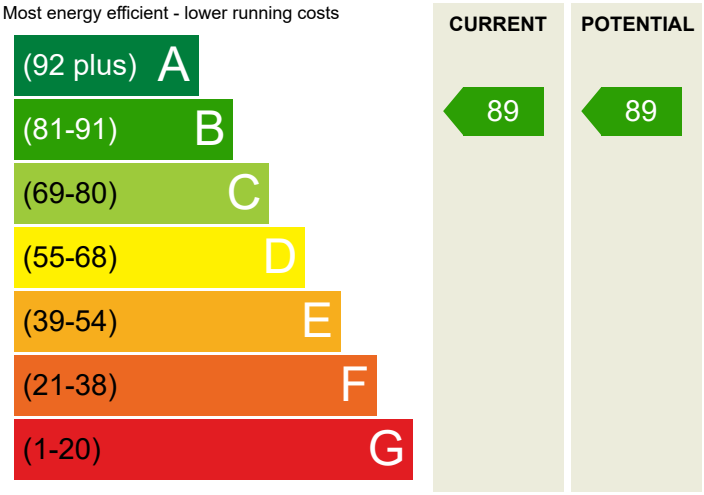
Energy Report

Dwelling Address	
Reference	Block A Appt 13 1F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	89

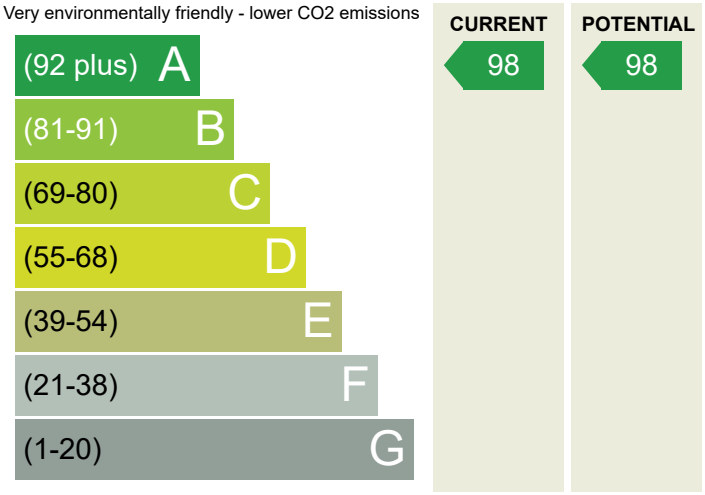
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This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

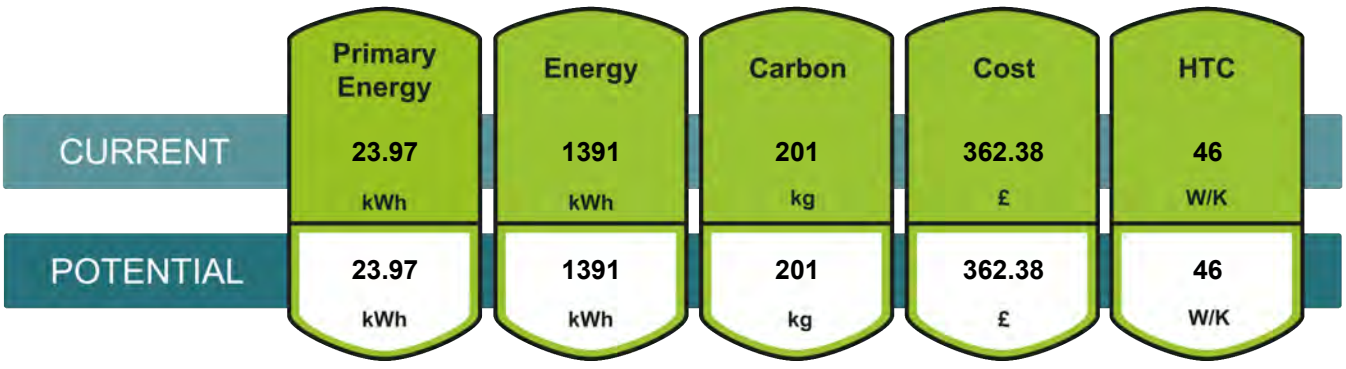
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor | Poor | Average | Good | Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Floor	Average thermal transmittance 0.1 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£362

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

233

kWh per year



Water Heating

734

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 13 2F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	91 B	**DER**	2.00	**TER**	8.46
Environmental	98 A	**% DER < TER**			76.36
CO_2 Emissions (t/year)	0.17	**DFEE**	13.21	**TFEE**	12.50
Compliance Check	See BREL	**% DFEE < TFEE**			-5.73
% DPER < TPER	53.57	**DPER**	21.37	**TPER**	46.03

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	North	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	89.00 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	37.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	35.00	25.37	0.00	None	9.63	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	65.28	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	89.00

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	89.00

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	South	3.34	0
DB 2	SOUTH EAST WEST	External Wall 1	South	1.49	0
L/K	SOUTH EAST WEST	External Wall 1	South	1.49	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	11.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	5.89	0.05	0.05	Yes
E3 Sill	Independently assessed	5.89	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.10	0.05	0.05	Yes
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	11.00	0.09	0.09	No

Y-value	0.11	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	3
Manufacturer SFP	0.50
Duct Type	Flexible
MVHR Efficiency	88.00
Wet Rooms	3
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues		
21.0 Fixed Cooling System	No	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	173.00	16435.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	339.67	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

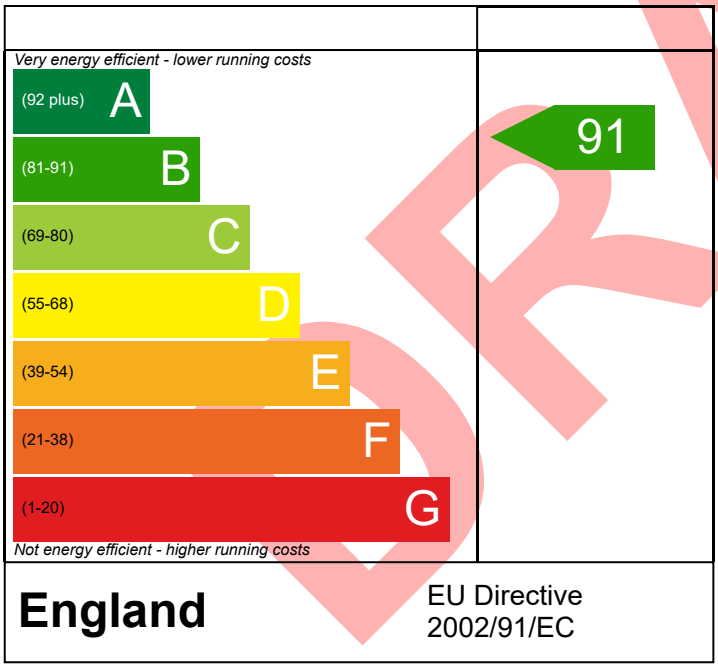
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	89 m²
DRRN:	

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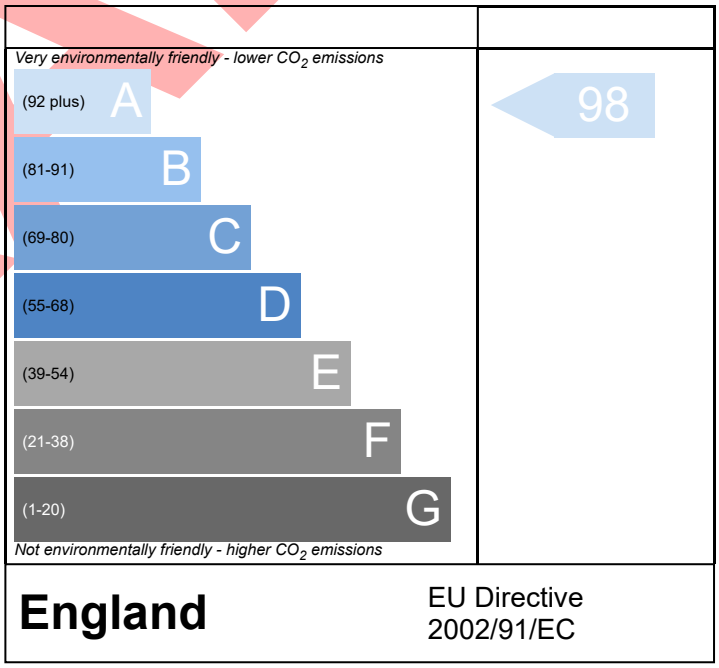
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

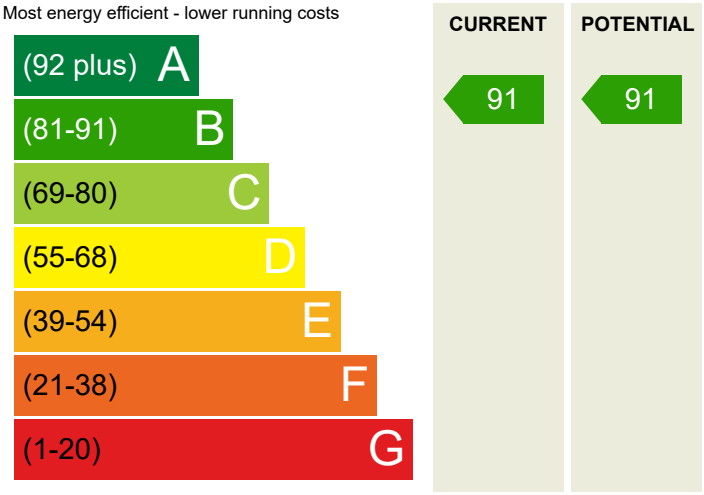
Energy Report

Dwelling Address	
Reference	Block A Appt 13 2F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	89

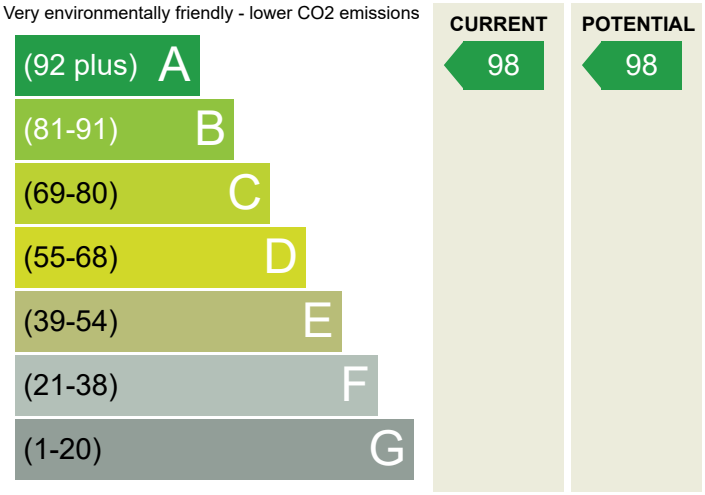
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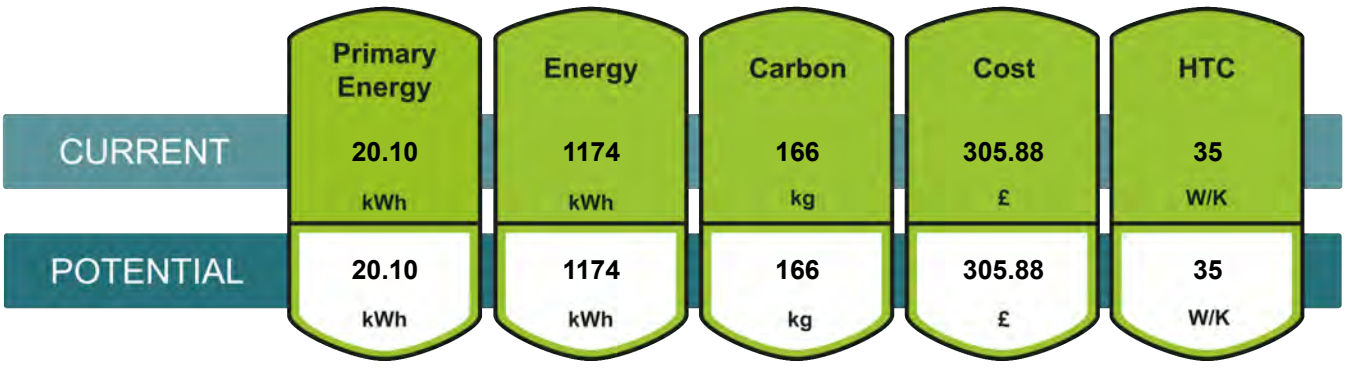
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£306

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

16

kWh per year



Water Heating

734

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 13 3F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	91 B	**DER**	2.00	**TER**	8.46
Environmental	98 A	**% DER < TER**			76.36
CO_2 Emissions (t/year)	0.17	**DFEE**	13.21	**TFEE**	12.50
Compliance Check	See BREL	**% DFEE < TFEE**			-5.73
% DPER < TPER	53.57	**DPER**	21.37	**TPER**	46.03

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	North	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	89.00 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	37.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	35.00	25.37	0.00	None	9.63	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	65.28	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	89.00

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	89.00

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	South	3.34	0
DB 2	SOUTH EAST WEST	External Wall 1	South	1.49	0
L/K	SOUTH EAST WEST	External Wall 1	South	1.49	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	11.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	5.89	0.05	0.05	Yes
E3 Sill	Independently assessed	5.89	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.10	0.05	0.05	Yes
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	11.00	0.09	0.09	No

Y-value	0.11	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	3
Manufacturer SFP	0.50
Duct Type	Flexible
MVHR Efficiency	88.00
Wet Rooms	3
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues		
21.0 Fixed Cooling System	No	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	173.00	16435.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	339.67	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

elmhurst energy

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

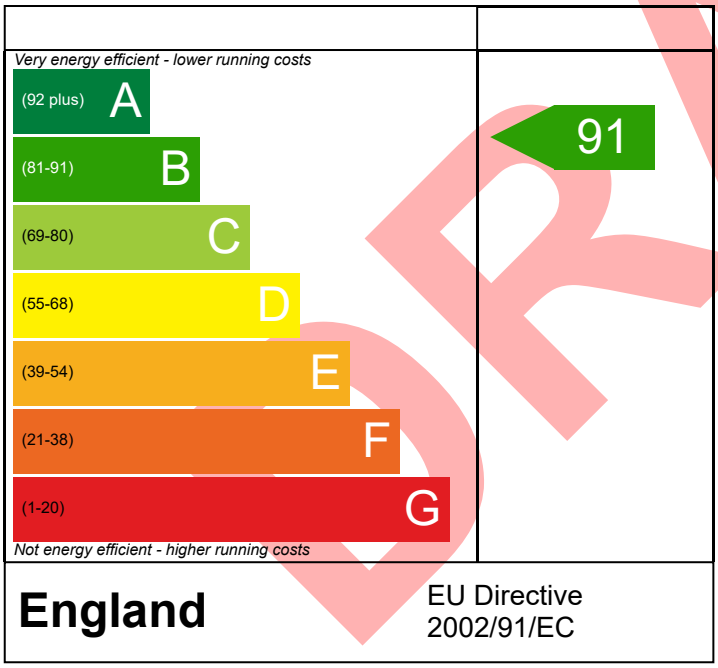
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	89 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

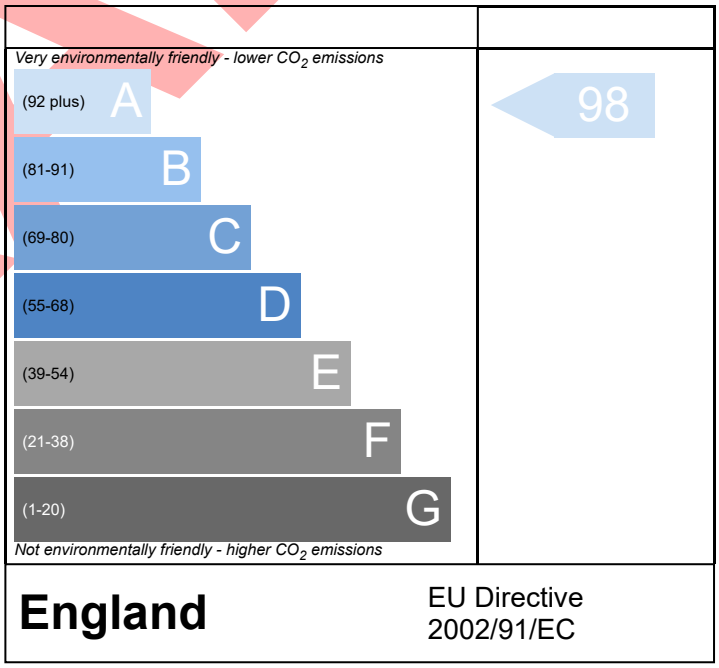
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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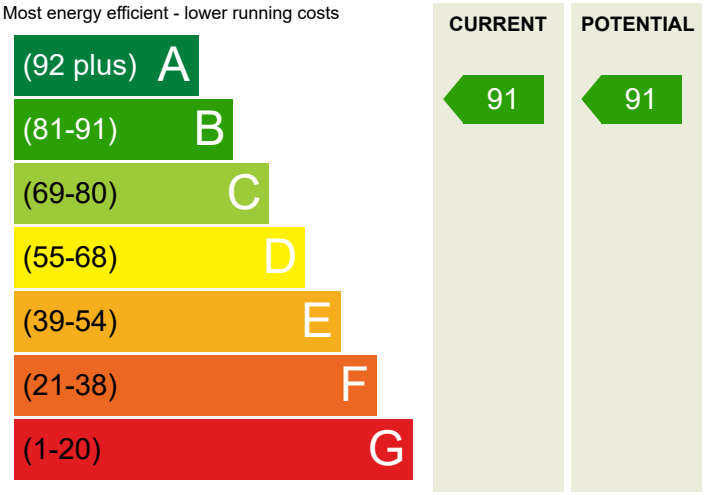
Energy Report

Dwelling Address	
Reference	Block A Appt 13 3F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	89

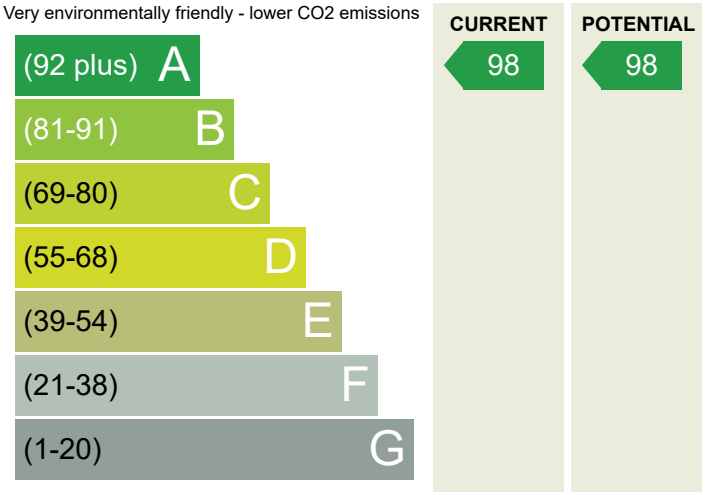
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This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

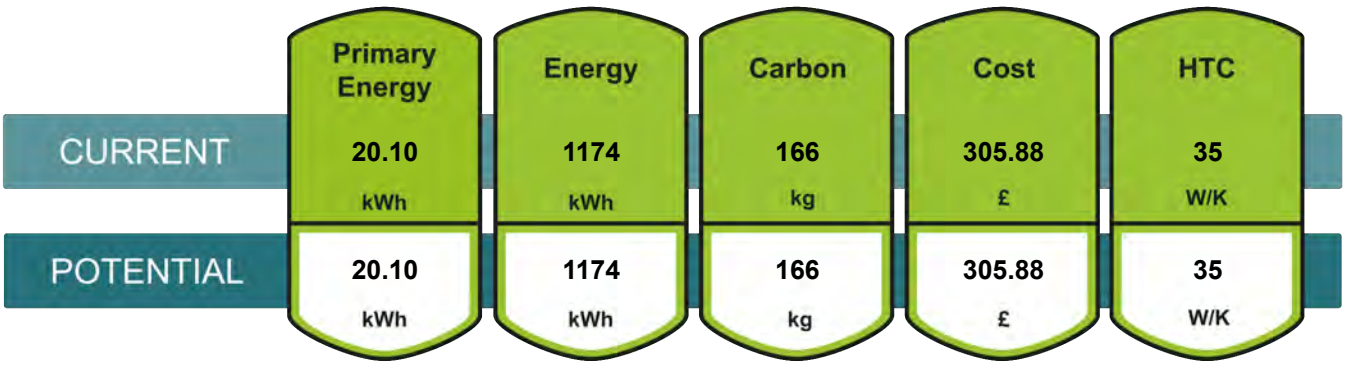
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£306

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

16

kWh per year



Water Heating

734

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 13 4F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	91 B	**DER**	2.00	**TER**	8.46
Environmental	98 A	**% DER < TER**			76.36
CO_2 Emissions (t/year)	0.17	**DFEE**	13.21	**TFEE**	12.50
Compliance Check	See BREL	**% DFEE < TFEE**			-5.73
% DPER < TPER	53.57	**DPER**	21.37	**TPER**	46.03

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	North	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	89.00 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	37.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	35.00	25.37	0.00	None	9.63	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	65.28	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	89.00

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	89.00

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	South	3.34	0
DB 2	SOUTH EAST WEST	External Wall 1	South	1.49	0
L/K	SOUTH EAST WEST	External Wall 1	South	1.49	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	11.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	5.89	0.05	0.05	Yes
E3 Sill	Independently assessed	5.89	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.10	0.05	0.05	Yes
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	11.00	0.09	0.09	No

Y-value	0.11	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	3
Manufacturer SFP	0.50
Duct Type	Flexible
MVHR Efficiency	88.00
Wet Rooms	3
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues		
21.0 Fixed Cooling System	No	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	173.00	16435.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	339.67	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

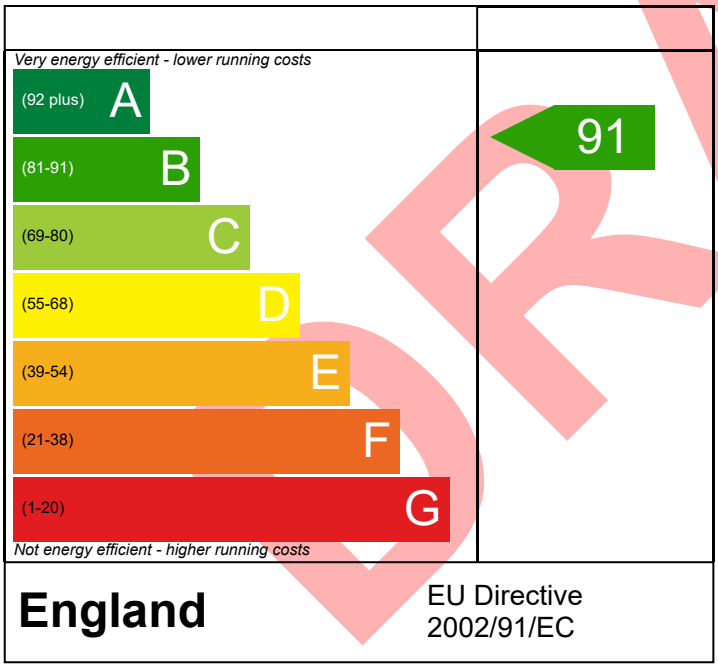
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	89 m²
DRRN:	

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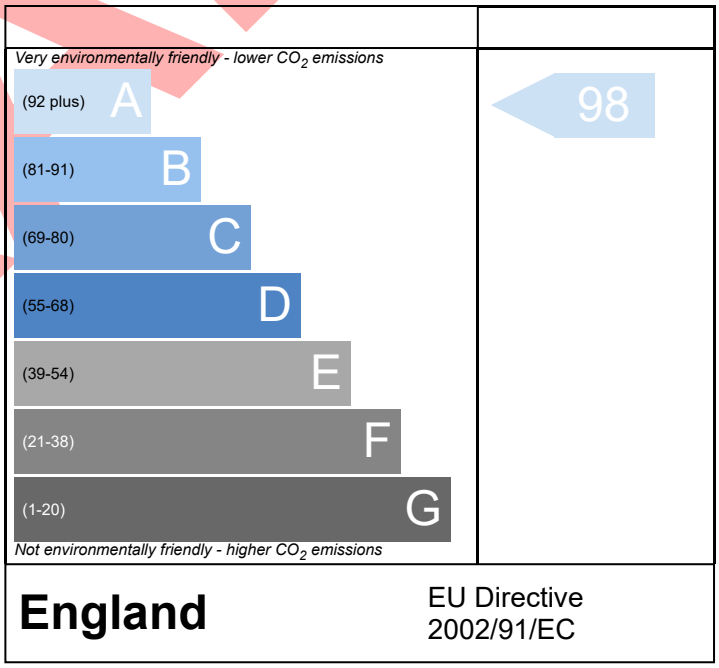
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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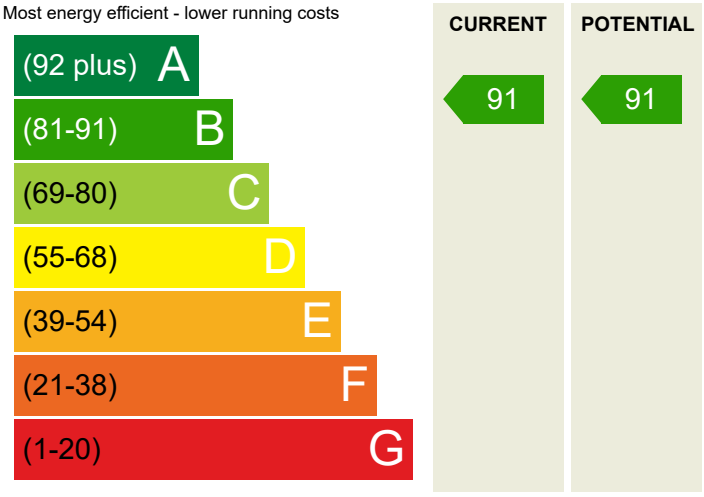
Energy Report

Dwelling Address	
Reference	Block A Appt 13 4F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	89

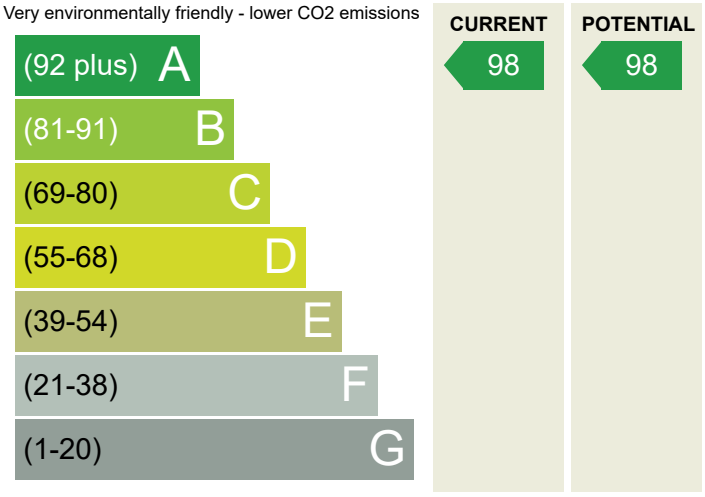
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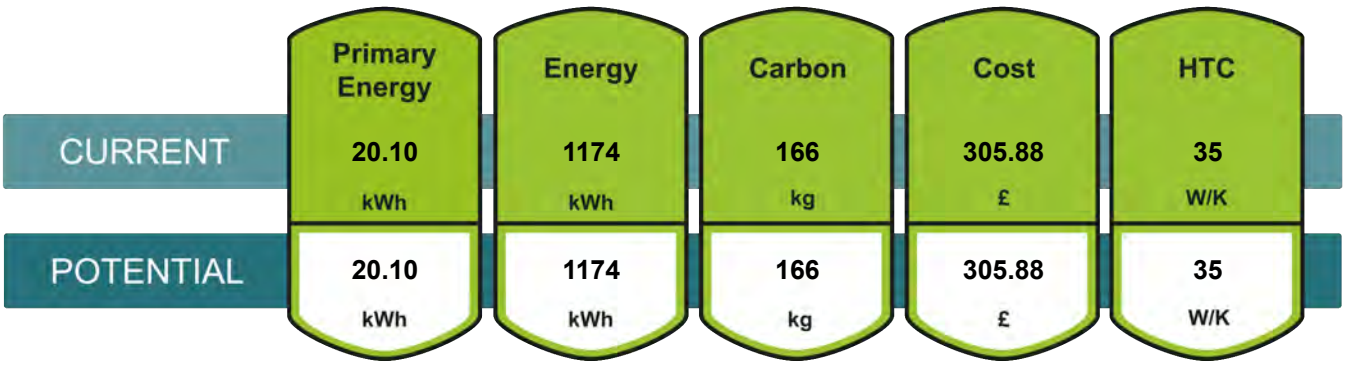
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£306

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

16

kWh per year



Water Heating

734

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 13 5F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	91 B	**DER**	2.00	**TER**	8.46
Environmental	98 A	**% DER < TER**			76.36
CO_2 Emissions (t/year)	0.17	**DFEE**	13.21	**TFEE**	12.50
Compliance Check	See BREL	**% DFEE < TFEE**			-5.73
% DPER < TPER	53.57	**DPER**	21.37	**TPER**	46.03

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	North	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	89.00 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	37.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	35.00	25.37	0.00	None	9.63	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	65.28	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	89.00

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	89.00

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	South	3.34	0
DB 2	SOUTH EAST WEST	External Wall 1	South	1.49	0
L/K	SOUTH EAST WEST	External Wall 1	South	1.49	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	11.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	5.89	0.05	0.05	Yes
E3 Sill	Independently assessed	5.89	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.10	0.05	0.05	Yes
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	11.00	0.09	0.09	No

Y-value	0.11	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	3
Manufacturer SFP	0.50
Duct Type	Flexible
MVHR Efficiency	88.00
Wet Rooms	3
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues		
21.0 Fixed Cooling System	No	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	173.00	16435.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	339.67	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

elmhurst energy

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

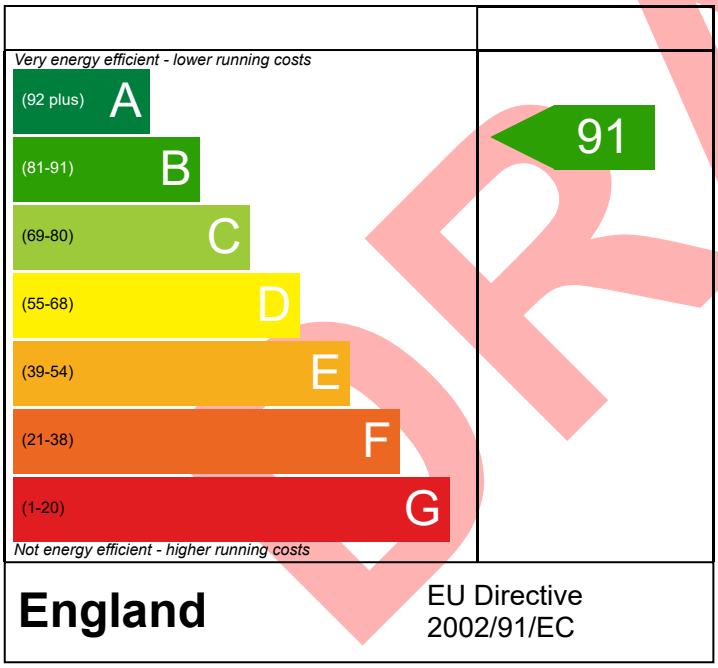
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	89 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

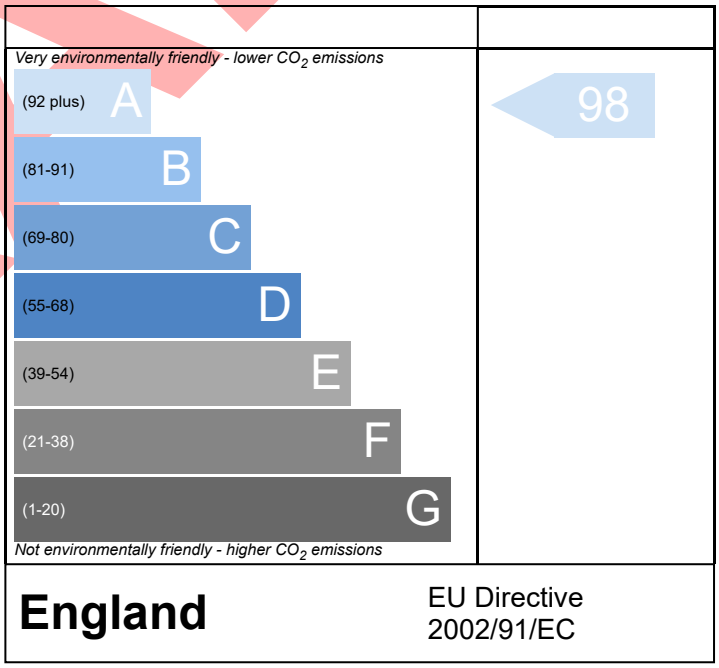
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

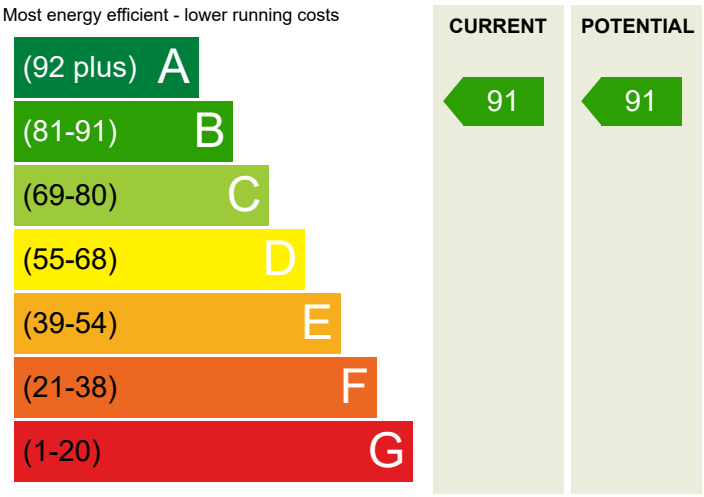
Energy Report

Dwelling Address	
Reference	Block A Appt 13 5F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	89

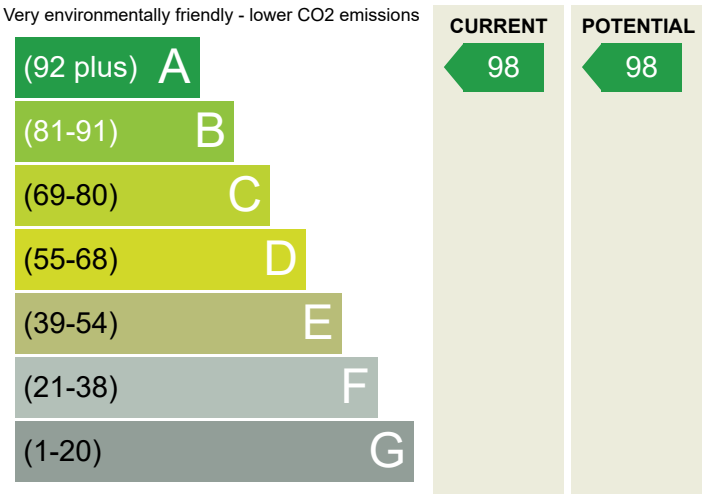
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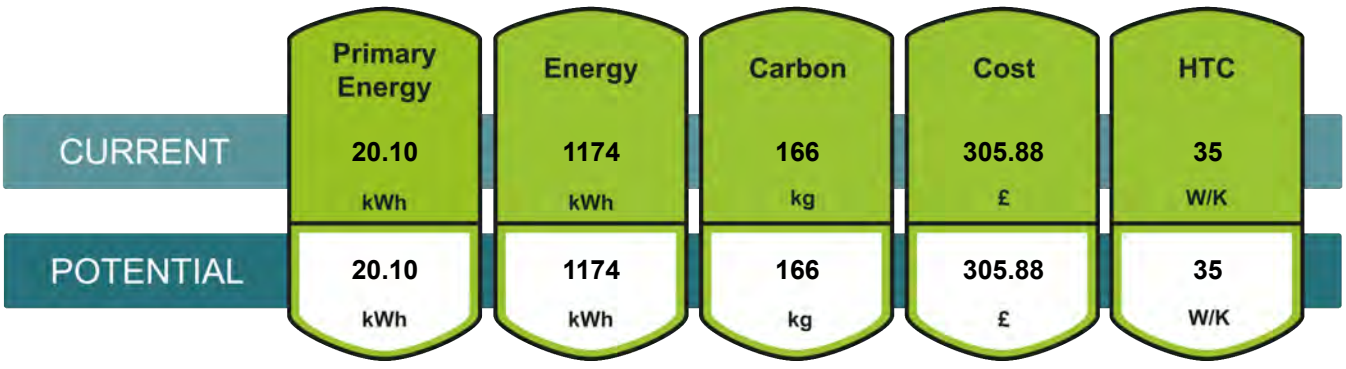
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£306

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

16

kWh per year



Water Heating

734

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

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Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 13 6F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	91 B	**DER**	2.00	**TER**	8.46
Environmental	98 A	**% DER < TER**			76.36
CO_2 Emissions (t/year)	0.17	**DFEE**	13.21	**TFEE**	12.50
Compliance Check	See BREL	**% DFEE < TFEE**			-5.73
% DPER < TPER	53.57	**DPER**	21.37	**TPER**	46.03

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	North	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	6	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	89.00 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	37.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	35.00	25.37	0.00	None	9.63	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	65.28	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	89.00

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	89.00

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	South	3.34	0
DB 2	SOUTH EAST WEST	External Wall 1	South	1.49	0
L/K	SOUTH EAST WEST	External Wall 1	South	1.49	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	11.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	5.89	0.05	0.05	Yes
E3 Sill	Independently assessed	5.89	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.10	0.05	0.05	Yes
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	11.00	0.09	0.09	No

Y-value	0.11	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	3
Manufacturer SFP	0.50
Duct Type	Flexible
MVHR Efficiency	88.00
Wet Rooms	3
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues		
21.0 Fixed Cooling System	No	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	173.00	16435.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	339.67	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

elmhurst energy

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system + pump	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

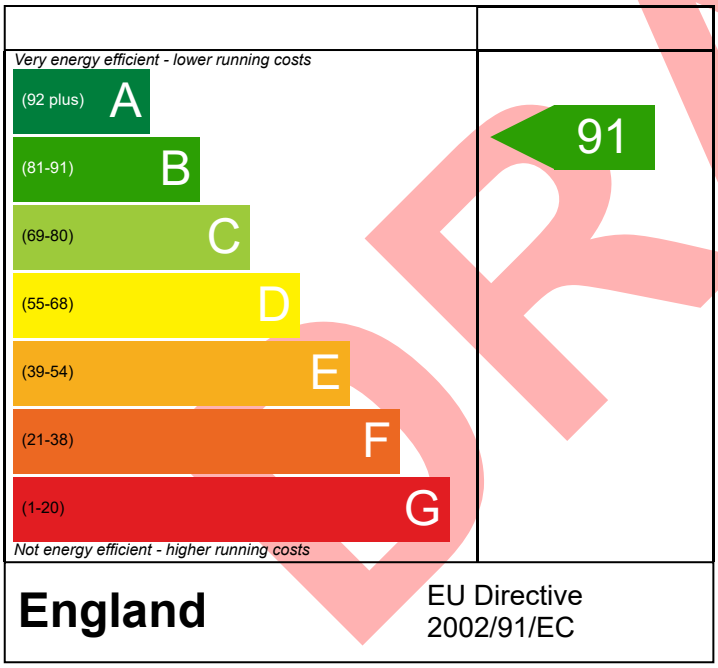
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	89 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

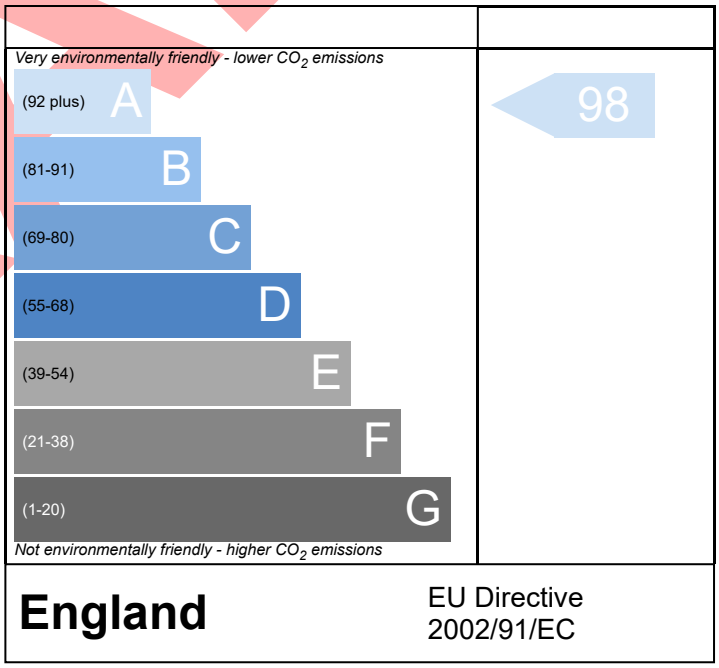
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

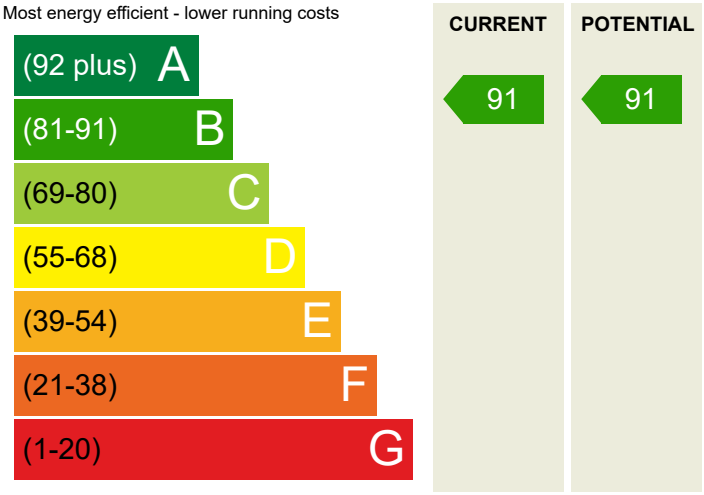
Energy Report

Dwelling Address	
Reference	Block A Appt 13 6F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	89

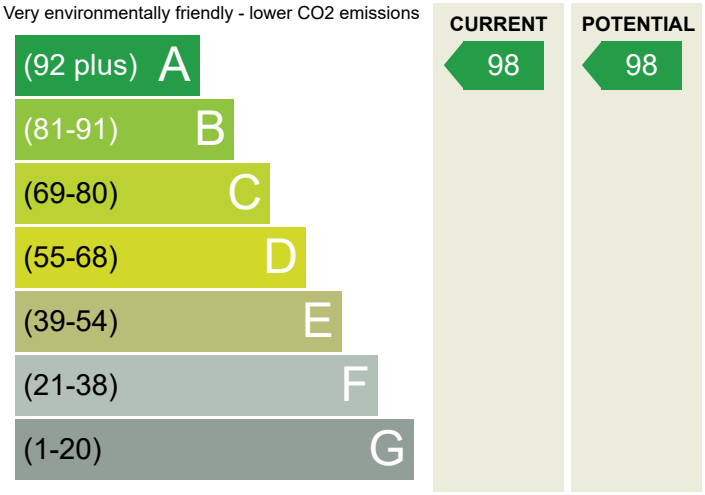
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This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

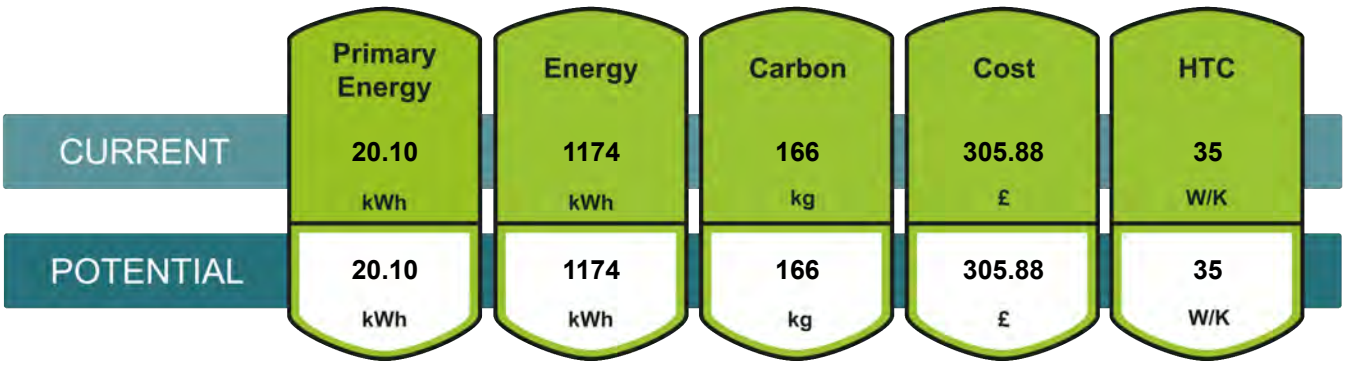
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£306

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

16

kWh per year



Water Heating

734

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 13 7F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	91 B	**DER**	2.17	**TER**	9.76
Environmental	98 A	**% DER < TER**			77.77
CO_2 Emissions (t/year)	0.15	**DFEE**	14.51	**TFEE**	14.92
Compliance Check	See BREL	**% DFEE < TFEE**			2.77
% DPER < TPER	56.41	**DPER**	23.21	**TPER**	53.24

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	West	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	7	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	74.00 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	28.26	20.12	0.00	None	8.14	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	60.00	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	74.00

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	74.00

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	East	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	3.34	0
DB 2	SOUTH EAST WEST	External Wall 1	East	1.49	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	8.63	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.98	0.05	0.05	Yes
E3 Sill	Independently assessed	4.98	0.05	0.05	Yes
E4 Jamb	Independently assessed	9.82	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	8.63	0.09	0.09	No

Y-value	0.11	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	3
Manufacturer SFP	0.50
Duct Type	Flexible
MVHR Efficiency	88.00
Wet Rooms	3
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	144.00	13680.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.46	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

elmhurst energy

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

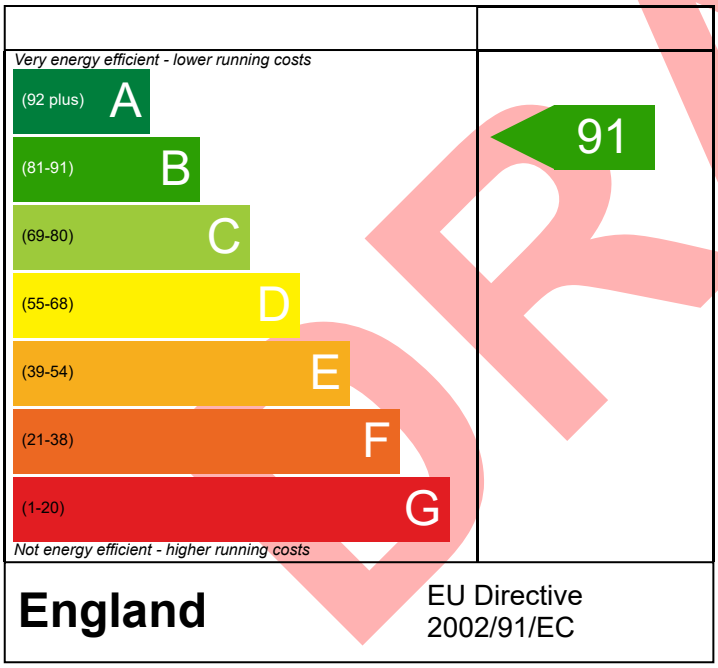
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	74 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

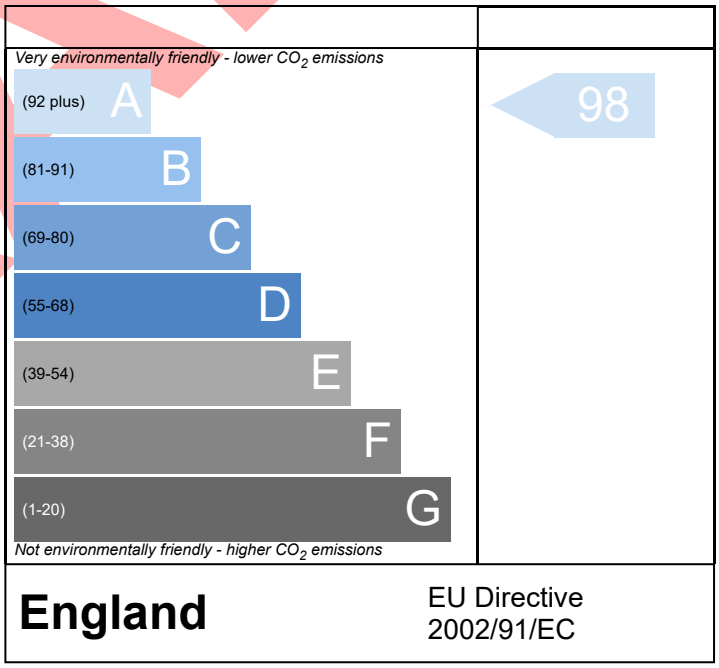
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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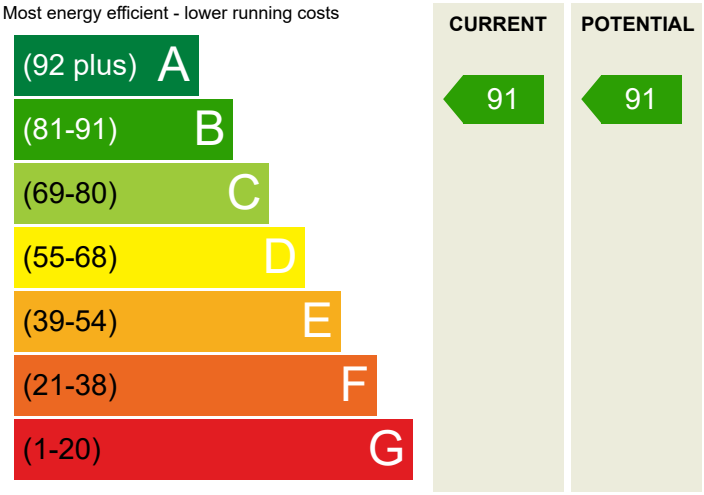
Energy Report

Dwelling Address	
Reference	Block A Appt 13 7F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	74

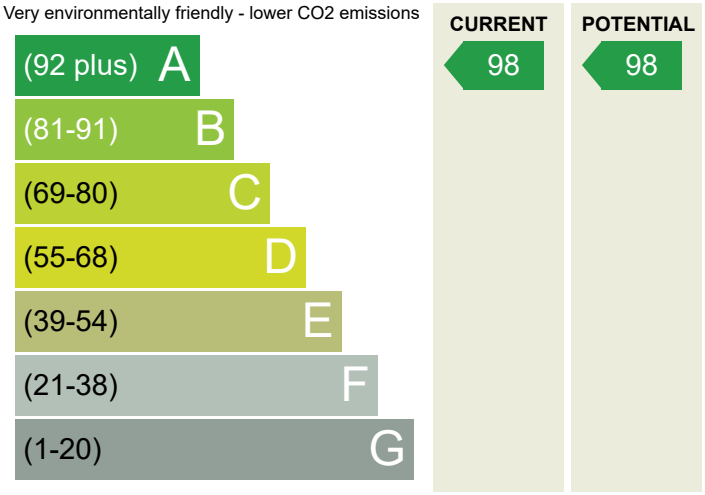
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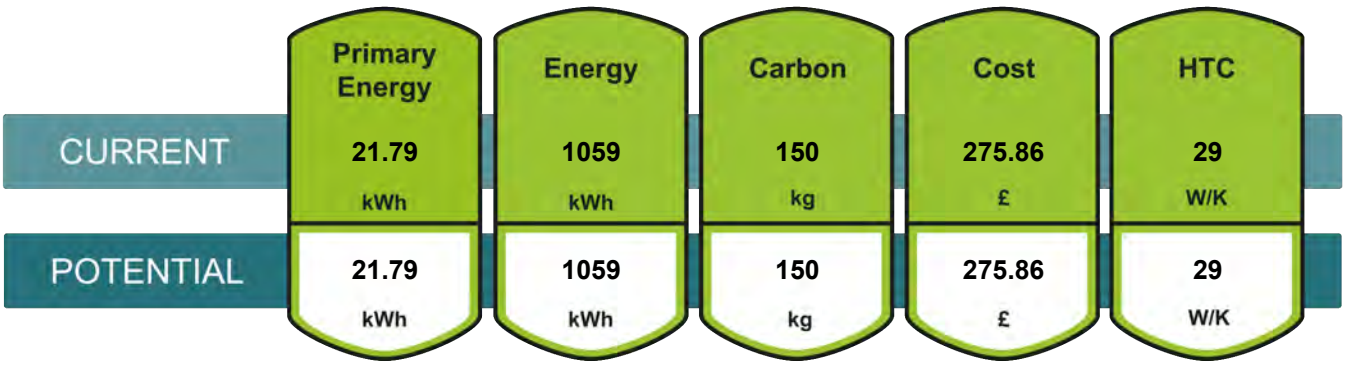
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£276

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

13

kWh per year



Water Heating

685

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 13 8F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	91 B	**DER**	2.17	**TER**	9.76
Environmental	98 A	**% DER < TER**			77.77
CO_2 Emissions (t/year)	0.15	**DFEE**	14.51	**TFEE**	14.92
Compliance Check	See BREL	**% DFEE < TFEE**			2.77
% DPER < TPER	56.41	**DPER**	23.21	**TPER**	53.24

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	West	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	8	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	74.00 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	28.26	20.12	0.00	None	8.14	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	60.00	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	74.00

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	74.00

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	East	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	3.34	0
DB 2	SOUTH EAST WEST	External Wall 1	East	1.49	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	8.63	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.98	0.05	0.05	Yes
E3 Sill	Independently assessed	4.98	0.05	0.05	Yes
E4 Jamb	Independently assessed	9.82	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	8.63	0.09	0.09	No

Y-value	0.11	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	3
Manufacturer SFP	0.50
Duct Type	Flexible
MVHR Efficiency	88.00
Wet Rooms	3
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	144.00	13680.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.46	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

elmhurst energy

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

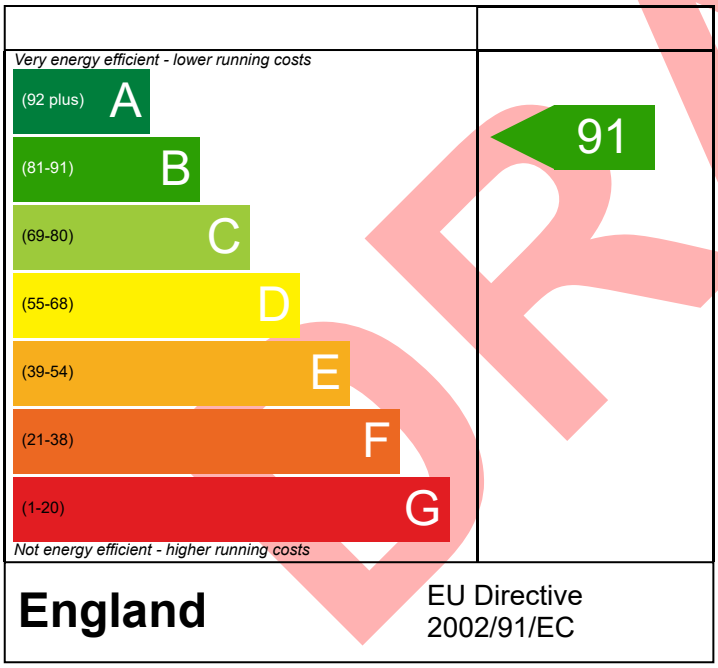
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	74 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

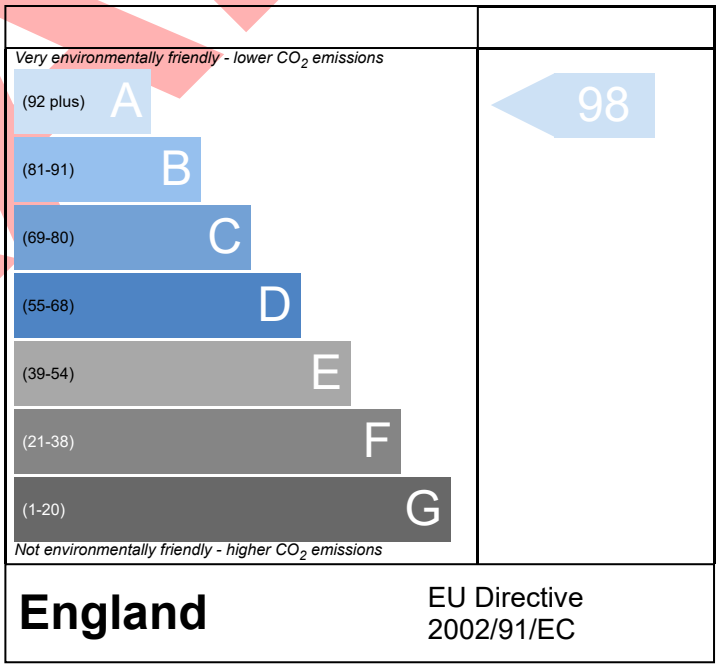
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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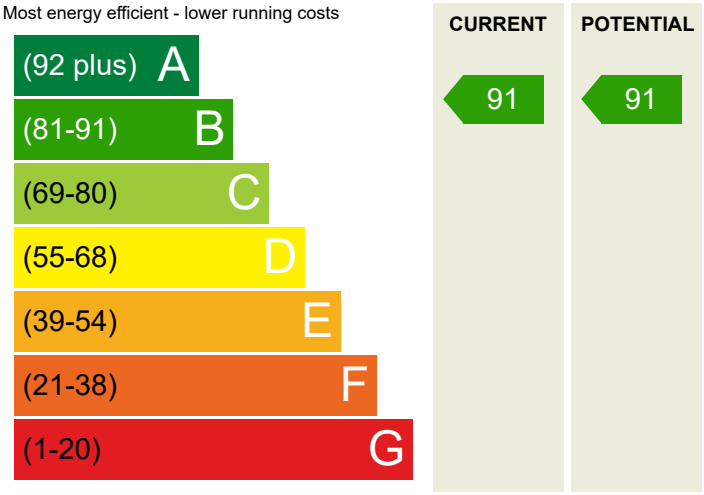
Energy Report

Dwelling Address	
Reference	Block A Appt 13 8F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	74

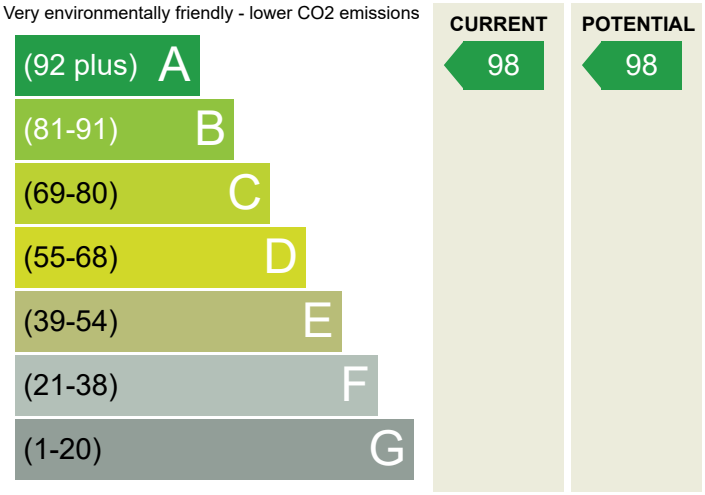
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

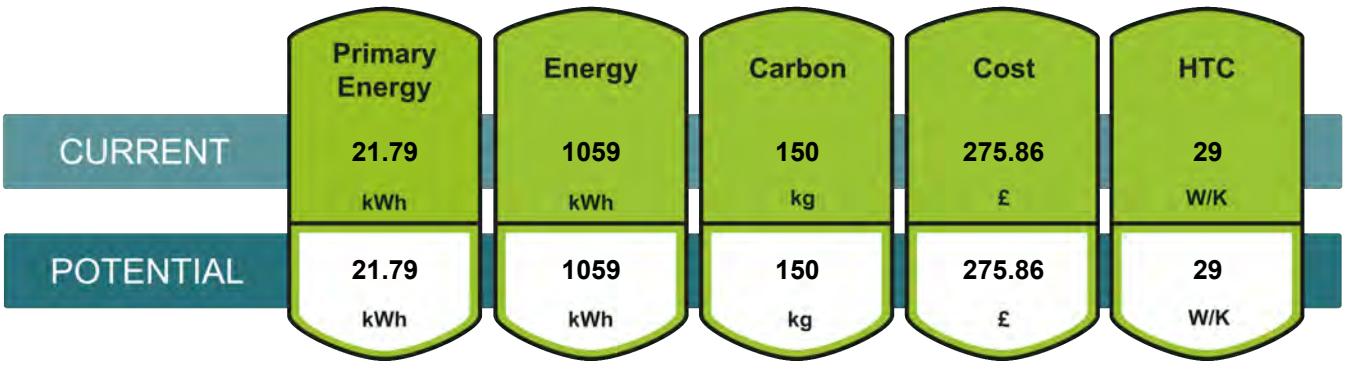
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£276

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

13

kWh per year



Water Heating

685

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 13 9F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	89 B	**DER**	2.80	**TER**	10.84
Environmental	98 A	**% DER < TER**			74.17
CO_2 Emissions (t/year)	0.17	**DFEE**	20.82	**TFEE**	19.95
Compliance Check	See BREL	**% DFEE < TFEE**			-4.35
% DPER < TPER	49.80	**DPER**	29.56	**TPER**	58.88

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	North	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	9	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	72.23 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	33.80	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	56.76	45.30	0.00	None	11.46	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	39.10	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.23

11.1 Party Floors

Summary for Input Data

elmhurst energy

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.13

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	East	1.48	0
DB 1	SOUTH EAST WEST	External Wall 1	South	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	7.01	0.05	0.05	Yes
E3 Sill	Independently assessed	7.01	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.06	0.05	0.05	Yes
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No

Y-value	0.10	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	
19.0 Mechanical Ventilation		
Mechanical Ventilation		
Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	3	
Manufacturer SFP	0.50	
Duct Type	Flexible	
MVHR Efficiency	88.00	
Wet Rooms	3	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	
20.0 Fans, Open Fireplaces, Flues		
21.0 Fixed Cooling System	No	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	101.00	9595.00	1

24.0 Main Heating 1	Manufacturer

Summary for Input Data

Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.87	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Summary for Input Data

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

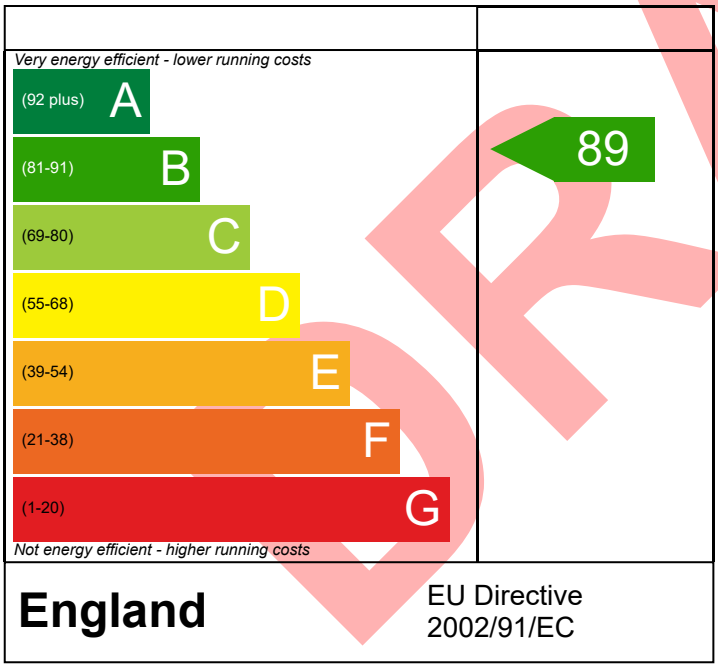
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.23 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

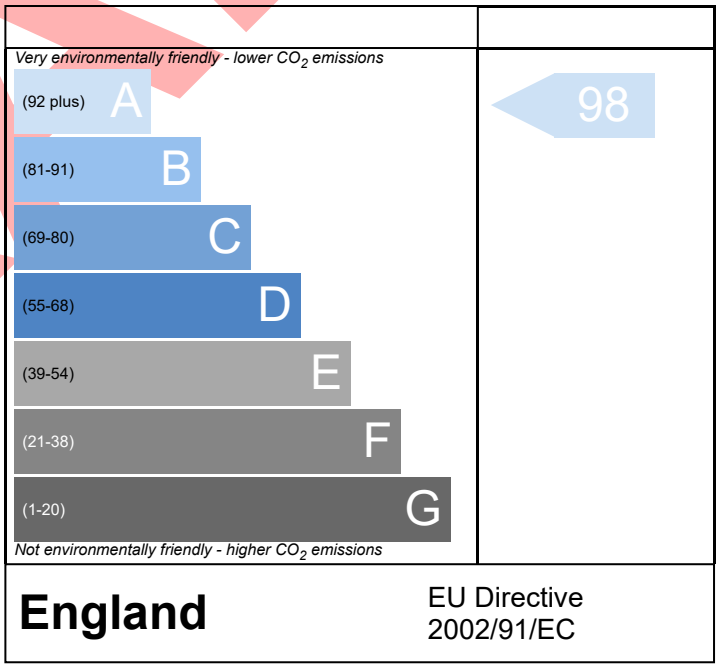
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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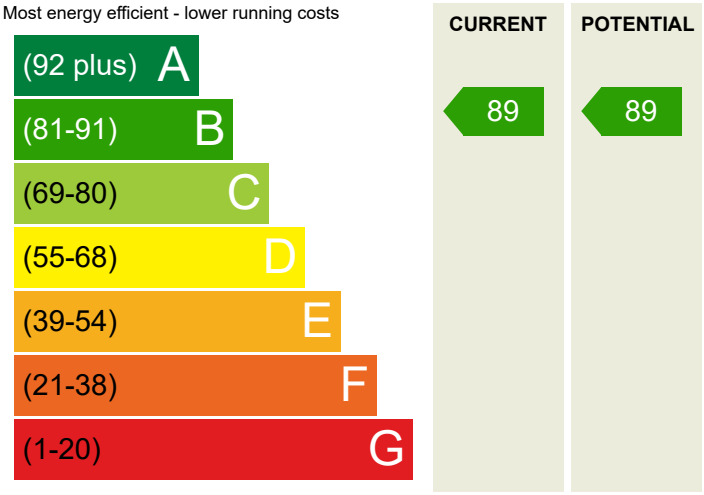
Energy Report

Dwelling Address	
Reference	Block A Appt 13 9F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

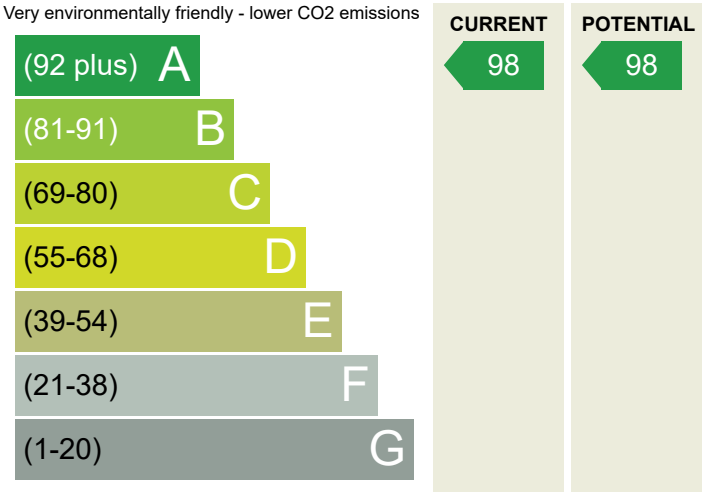
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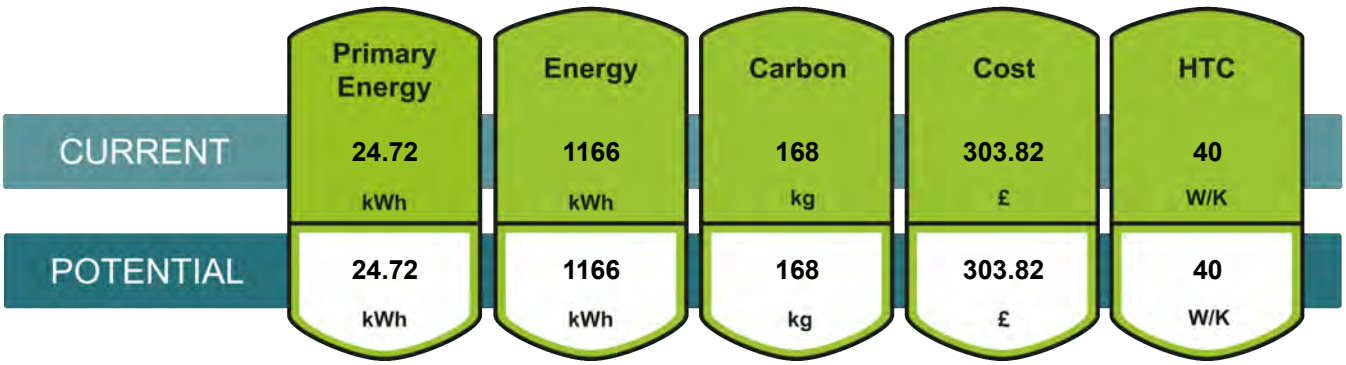
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£304

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings

Space Heating
149
kWh per year

Water Heating
678
kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 13 10F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	83 B	**DER**	4.62	**TER**	13.88
Environmental	96 A	**% DER < TER**			66.71
CO_2 Emissions (t/year)	0.27	**DFEE**	34.03	**TFEE**	33.94
Compliance Check	See BREL	**% DFEE < TFEE**			-0.28
% DPER < TPER	36.27	**DPER**	47.97	**TPER**	75.27

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	North	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Top-floor flat	
Which Floor	10	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	72.23 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	33.80	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	56.76	45.30	0.00	None	11.46	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	40.08	0.00	None

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
External Roof 1	External Flat Roof	Plasterboard, insulated flat roof	0.10	9.00	72.23	72.23	None	0.00	Enter Gross Area	0.00

Summary for Input Data

elmhurst energy

11.1 Party Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.13

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	East	1.48	0
DB 1	SOUTH EAST WEST	External Wall 1	South	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	7.01	0.05	0.05	Yes
E3 Sill	Independently assessed	7.01	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.06	0.05	0.05	Yes
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No
E15 Flat roof with parapet	Independently assessed	18.00	0.50	0.50	No
P4 Party wall - Roof (insulation at ceiling level)	Independently assessed	17.00	0.12	0.12	No

Y-value	0.12	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	3
Manufacturer SFP	0.50
Duct Type	Flexible
MVHR Efficiency	88.00
Wet Rooms	3
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	101.00	9595.00	1

Summary for Input Data

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.87	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

Summary for Input Data

elmhurst energy

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

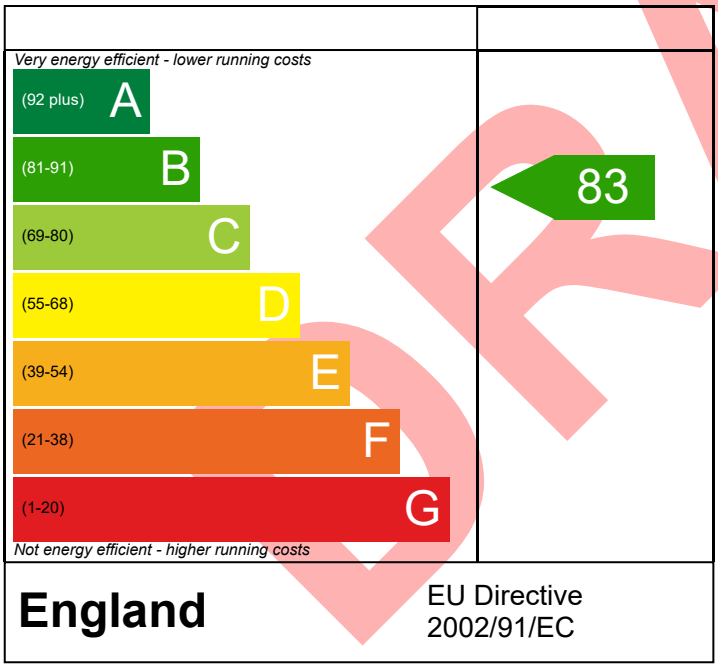
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.23 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

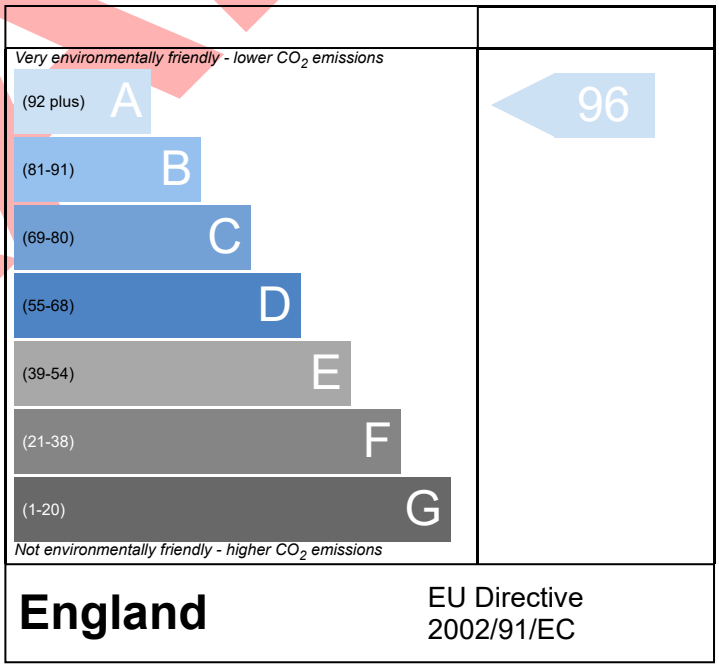
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

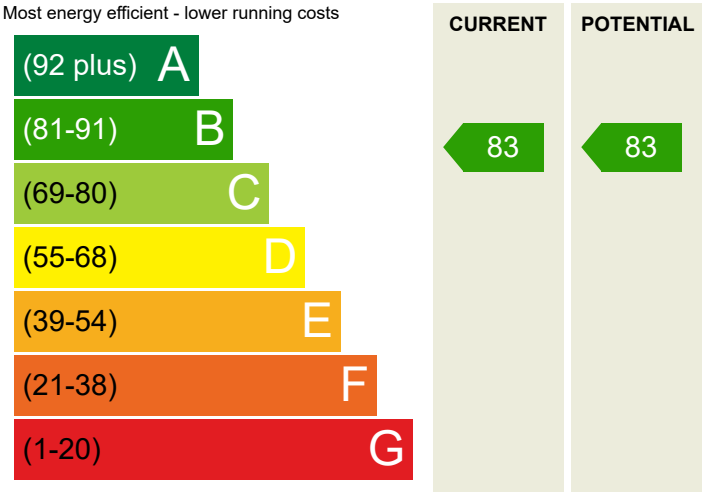
Energy Report

Dwelling Address	
Reference	Block A Appt 13 10F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

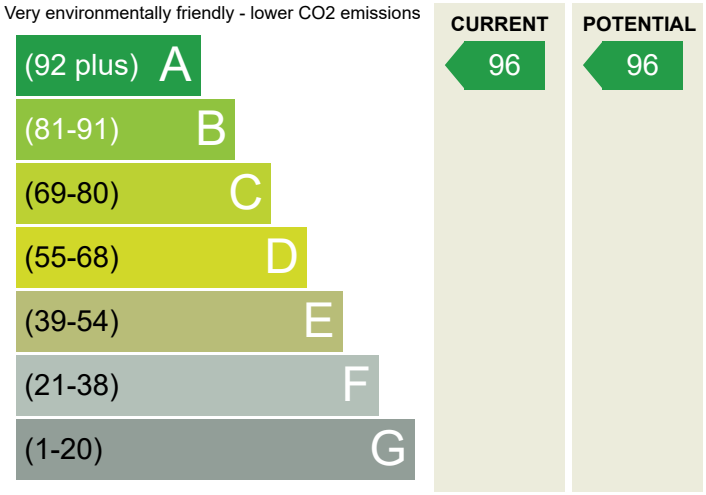
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

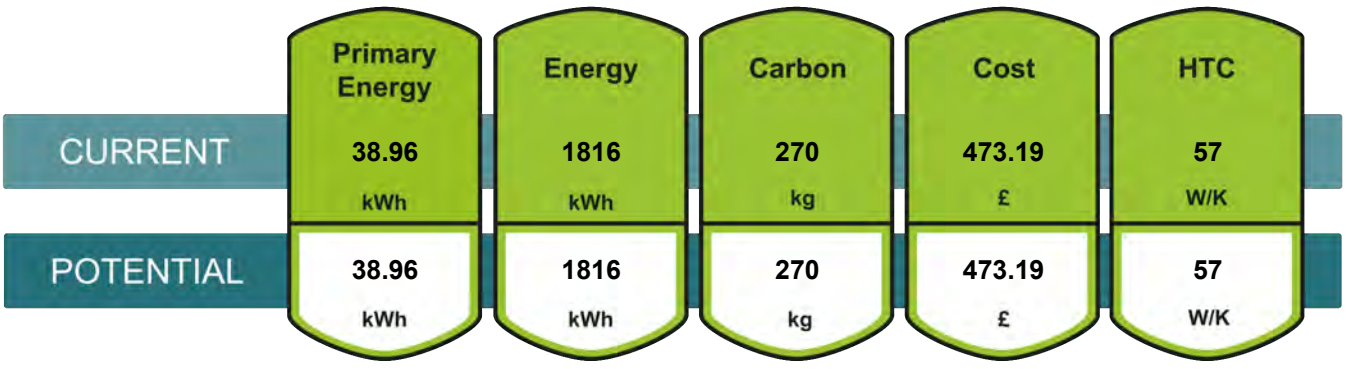
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Roof	Average thermal transmittance 0.1 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£473

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

799

kWh per year



Water Heating

678

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

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Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 14 1F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	89 B	**DER**	2.91	**TER**	12.24
Environmental	98 A	**% DER < TER**			76.23
CO_2 Emissions (t/year)	0.18	**DFEE**	21.70	**TFEE**	26.52
Compliance Check	See BREL	**% DFEE < TFEE**			18.19
% DPER < TPER	54.01	**DPER**	30.62	**TPER**	66.57

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	West	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	74.00 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	28.26	20.12	0.00	None	8.14	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	60.00	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	74.00

11.0 Heat Loss Floors

Summary for Input Data

Description	Type	Storey Index	Construction	U-Value (W/m²K)	Shelter Code	Shelter Factor	Kappa (kJ/m²K)	Area (m²)
Heatloss Floor 1	Exposed Floor - Solid	Lowest occupied	Other	0.10	None	0.00	0.00	74.00

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	East	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	3.34	0
DB 2	SOUTH EAST WEST	External Wall 1	East	1.49	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	8.63	0.09	0.09	No
E20 Exposed floor (normal)	Independently assessed	8.63	0.16	0.16	No
P7 Party Wall - Exposed floor (normal)	Independently assessed	25.00	0.05	0.05	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.98	0.05	0.05	Yes
E3 Sill	Independently assessed	4.98	0.05	0.05	Yes
E4 Jamb	Independently assessed	9.82	0.05	0.05	Yes

Y-value	0.05	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	3
Manufacturer SFP	0.50
Duct Type	Flexible
MVHR Efficiency	88.00
Wet Rooms	3
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	144.00	13680.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.46	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

elmhurst energy

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

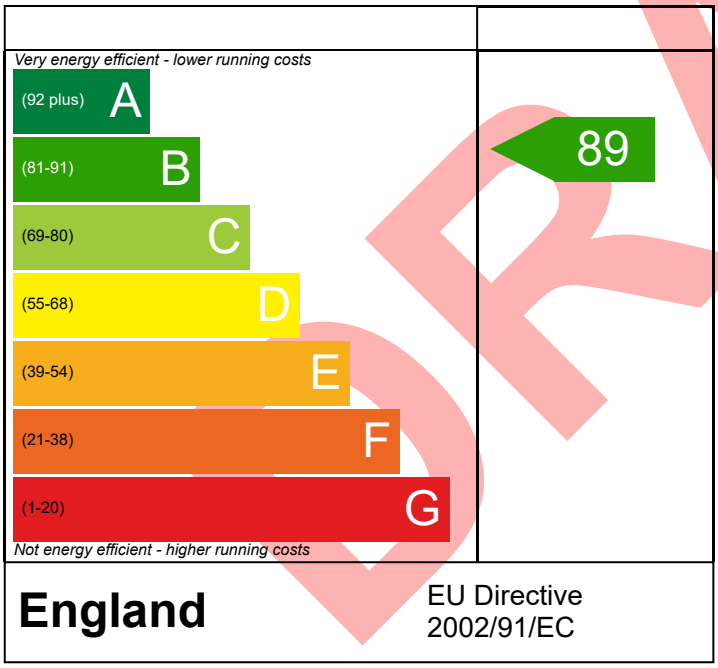
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	74 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

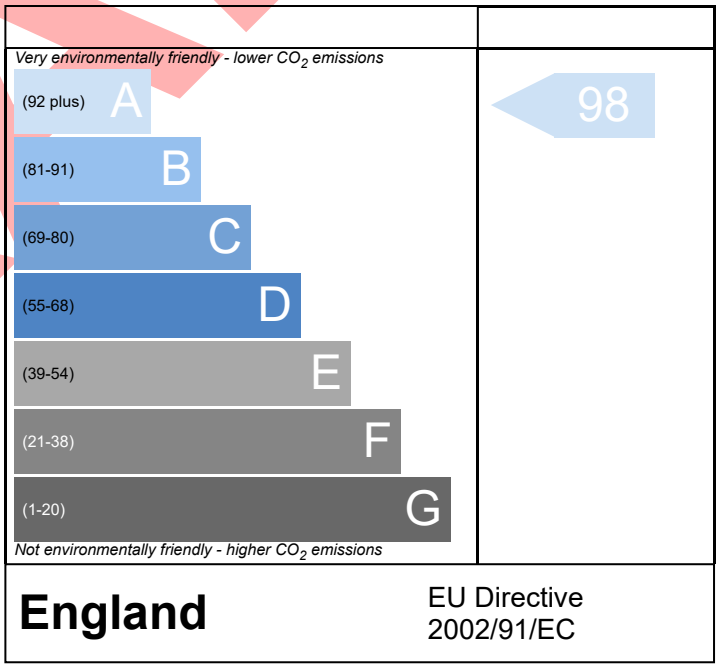
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

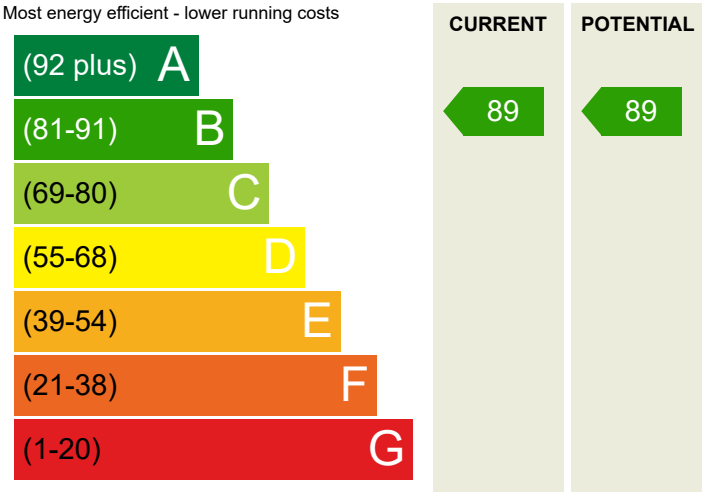
Energy Report

Dwelling Address	
Reference	Block A Appt 14 1F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	74

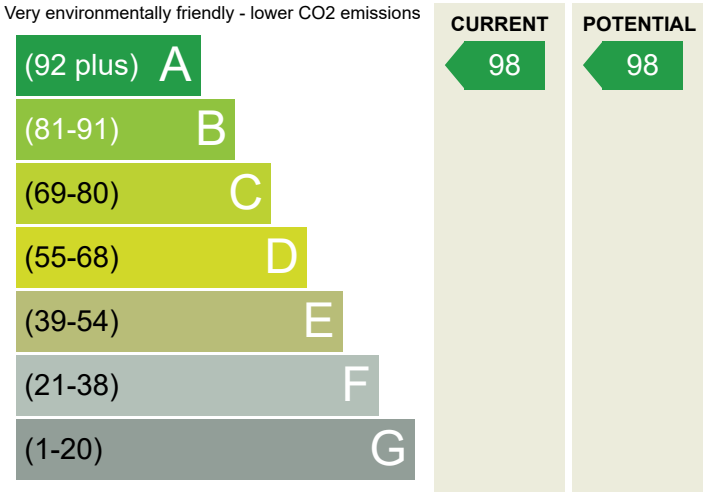
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This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

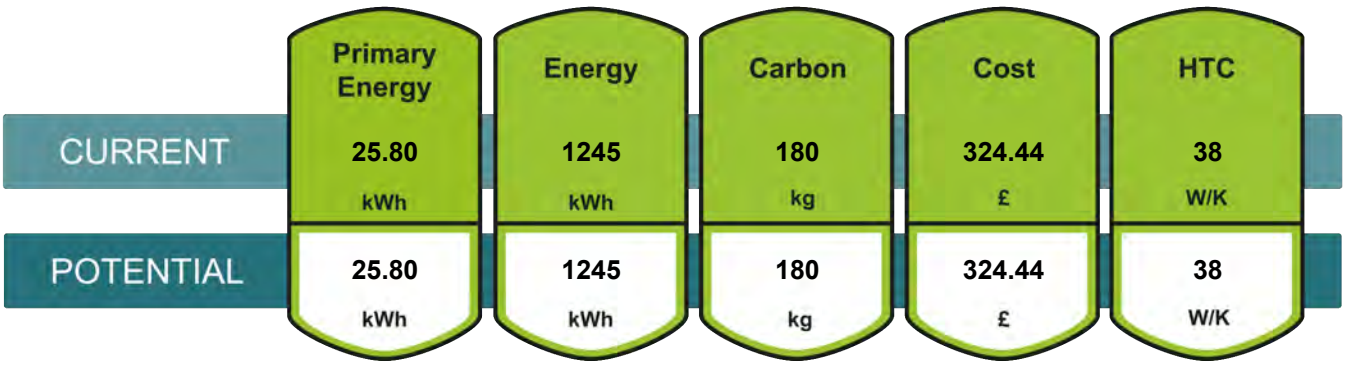
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor | Poor | Average | Good | Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Floor	Average thermal transmittance 0.1 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£324

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

200

kWh per year



Water Heating

685

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 14 2F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	91 B	**DER**	2.17	**TER**	9.76
Environmental	98 A	**% DER < TER**			77.77
CO_2 Emissions (t/year)	0.15	**DFEE**	14.51	**TFEE**	14.92
Compliance Check	See BREL	**% DFEE < TFEE**			2.77
% DPER < TPER	56.41	**DPER**	23.21	**TPER**	53.24

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	West	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	74.00 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	28.26	20.12	0.00	None	8.14	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	60.00	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	74.00

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	74.00

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	East	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	3.34	0
DB 2	SOUTH EAST WEST	External Wall 1	East	1.49	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	8.63	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.98	0.05	0.05	Yes
E3 Sill	Independently assessed	4.98	0.05	0.05	Yes
E4 Jamb	Independently assessed	9.82	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	8.63	0.09	0.09	No

Y-value	0.11	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	3
Manufacturer SFP	0.50
Duct Type	Flexible
MVHR Efficiency	88.00
Wet Rooms	3
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	144.00	13680.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.46	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

elmhurst energy

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

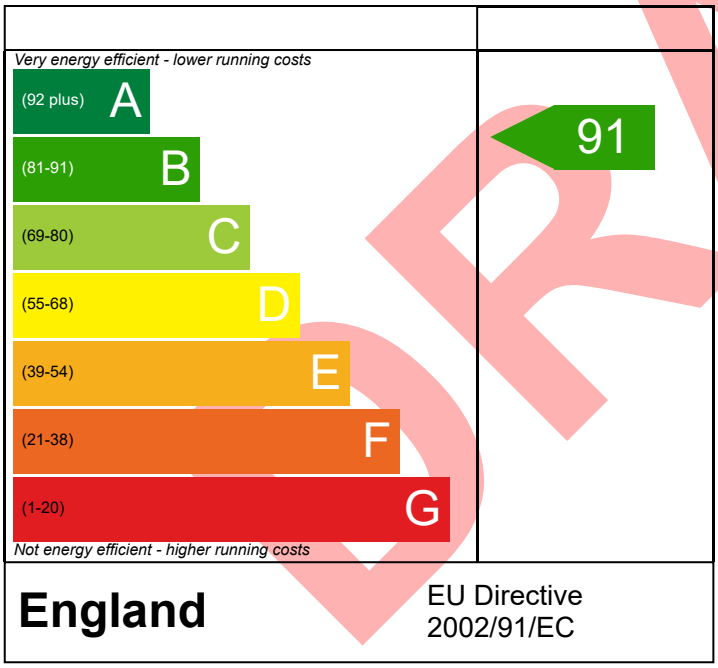
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	74 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

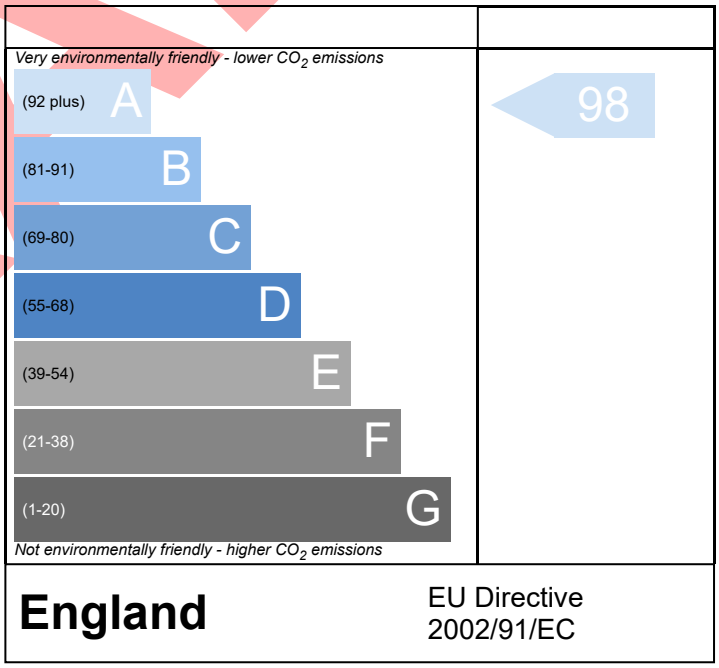
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

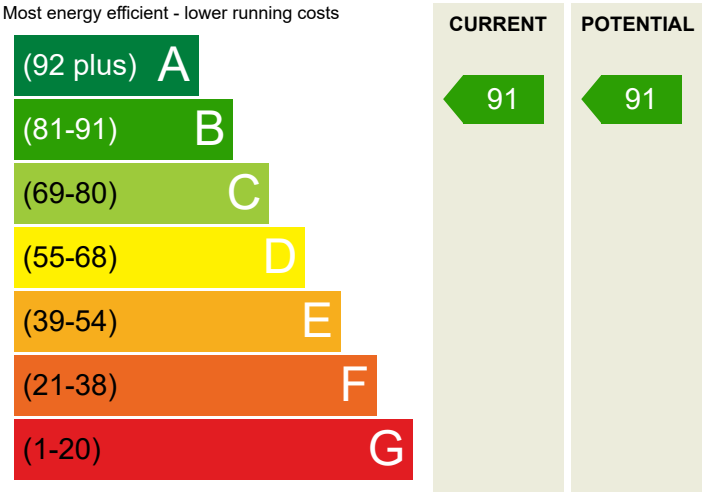
Energy Report

Dwelling Address	
Reference	Block A Appt 14 2F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	74

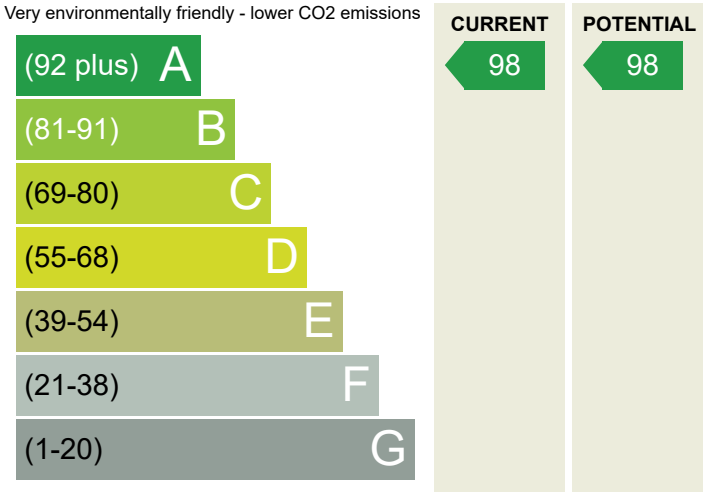
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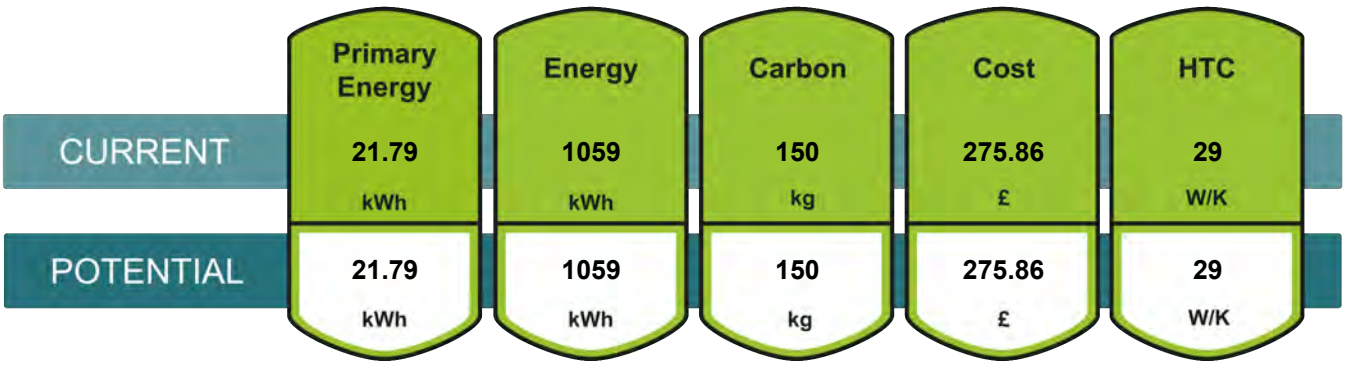
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£276

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

13

kWh per year



Water Heating

685

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 14 3F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	91 B	**DER**	2.17	**TER**	9.76
Environmental	98 A	**% DER < TER**			77.77
CO_2 Emissions (t/year)	0.15	**DFEE**	14.51	**TFEE**	14.92
Compliance Check	See BREL	**% DFEE < TFEE**			2.77
% DPER < TPER	56.41	**DPER**	23.21	**TPER**	53.24

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	West	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	74.00 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	28.26	20.12	0.00	None	8.14	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	60.00	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	74.00

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	74.00

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	East	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	3.34	0
DB 2	SOUTH EAST WEST	External Wall 1	East	1.49	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	8.63	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.98	0.05	0.05	Yes
E3 Sill	Independently assessed	4.98	0.05	0.05	Yes
E4 Jamb	Independently assessed	9.82	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	8.63	0.09	0.09	No

Y-value	0.11	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	3
Manufacturer SFP	0.50
Duct Type	Flexible
MVHR Efficiency	88.00
Wet Rooms	3
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	144.00	13680.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.46	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

elmhurst energy

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

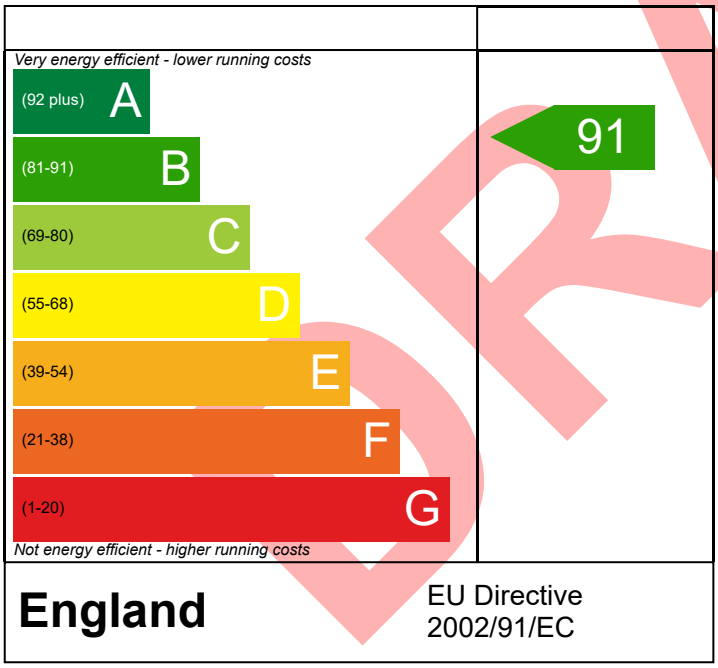
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	74 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

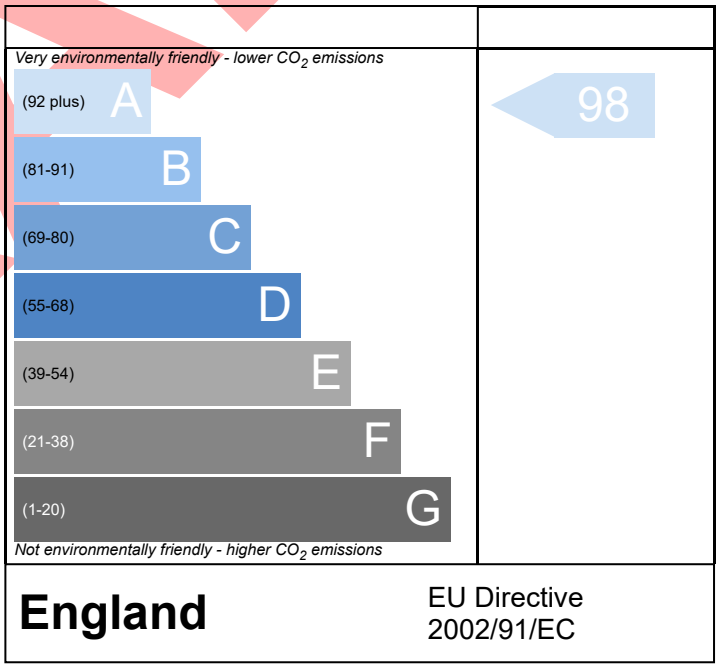
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

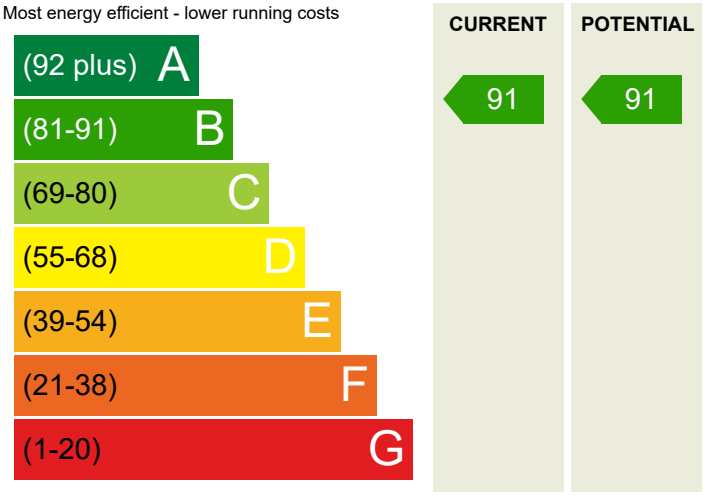
Energy Report

Dwelling Address	
Reference	Block A Appt 14 3F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	74

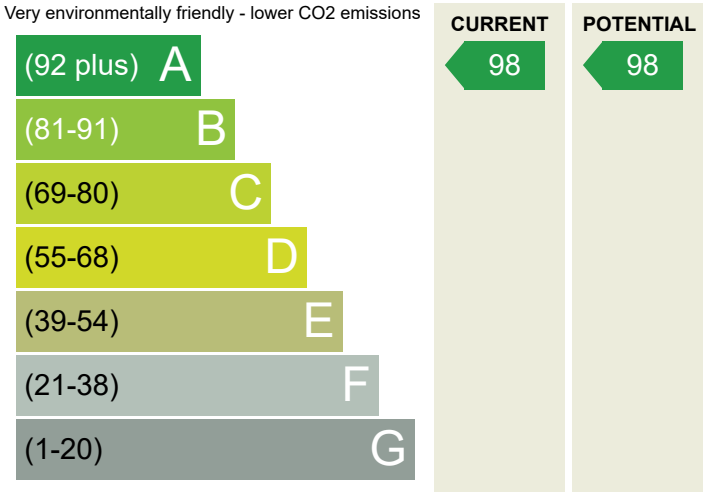
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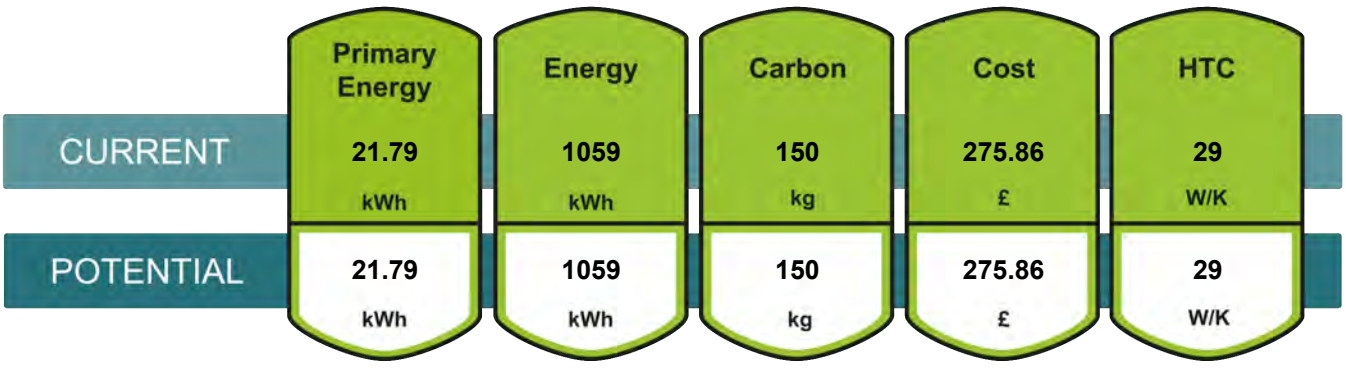
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£276

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

13

kWh per year



Water Heating

685

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 14 4F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	91 B	**DER**	2.17	**TER**	9.76
Environmental	98 A	**% DER < TER**			77.77
CO_2 Emissions (t/year)	0.15	**DFEE**	14.51	**TFEE**	14.92
Compliance Check	See BREL	**% DFEE < TFEE**			2.77
% DPER < TPER	56.41	**DPER**	23.21	**TPER**	53.24

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	West	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	74.00 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	28.26	20.12	0.00	None	8.14	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	60.00	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	74.00

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	74.00

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	East	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	3.34	0
DB 2	SOUTH EAST WEST	External Wall 1	East	1.49	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	8.63	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.98	0.05	0.05	Yes
E3 Sill	Independently assessed	4.98	0.05	0.05	Yes
E4 Jamb	Independently assessed	9.82	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	8.63	0.09	0.09	No

Y-value	0.11	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	3
Manufacturer SFP	0.50
Duct Type	Flexible
MVHR Efficiency	88.00
Wet Rooms	3
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	144.00	13680.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.46	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

elmhurst energy

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

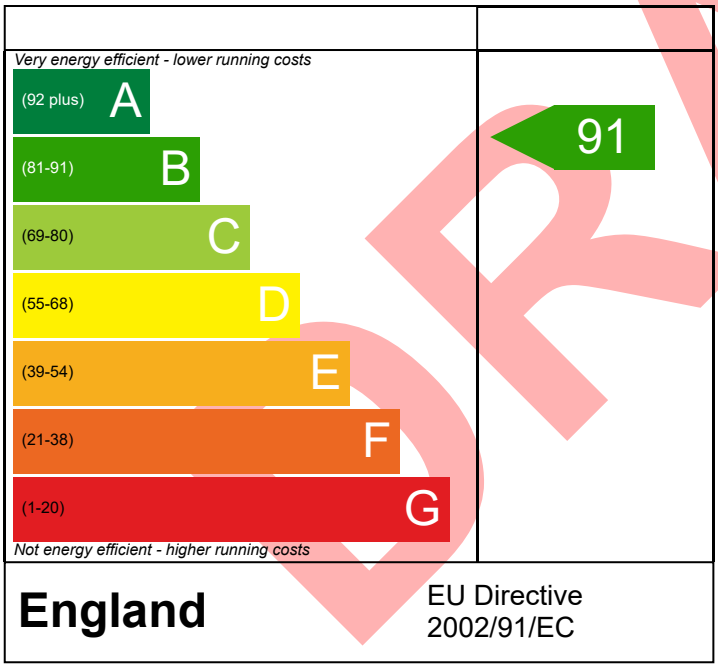
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	74 m²
DRRN:	

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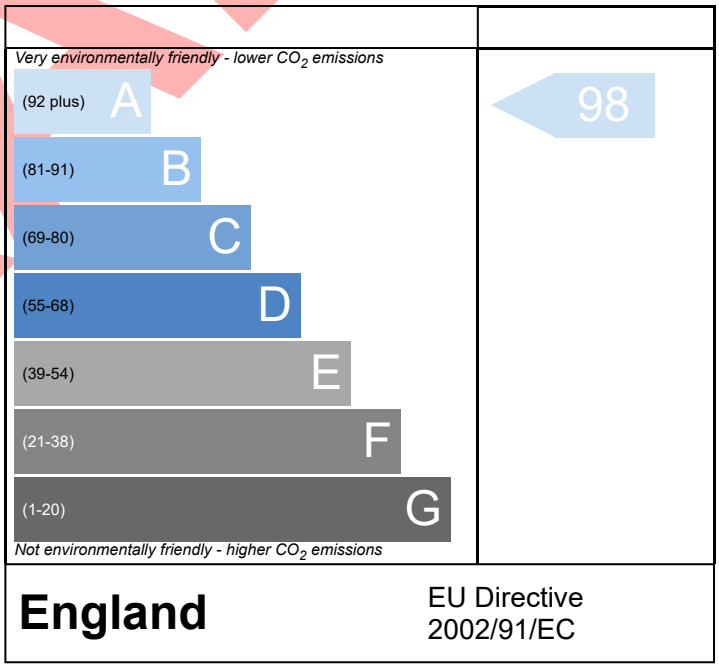
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

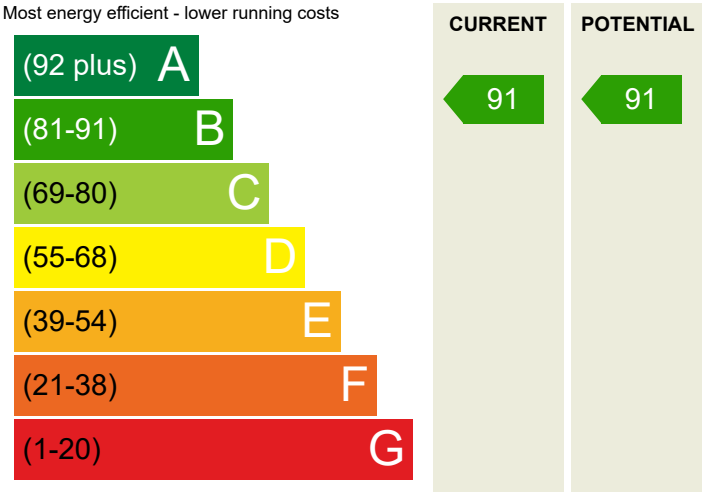
Energy Report

Dwelling Address	
Reference	Block A Appt 14 4F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	74

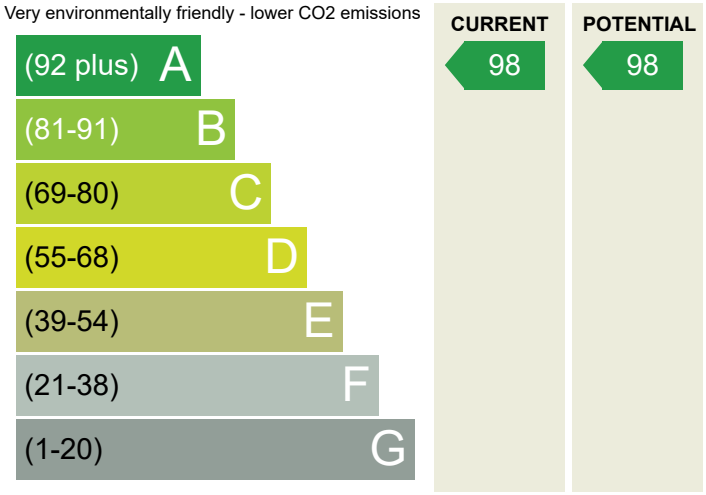
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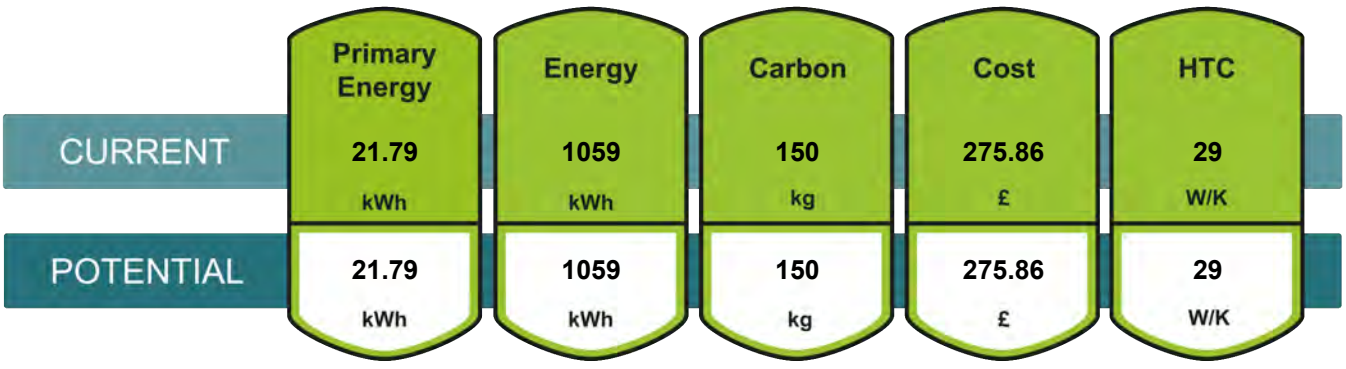
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£276

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

13

kWh per year



Water Heating

685

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

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Glossary terms for additional metrics

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Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 14 5F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	91 B	**DER**	2.17	**TER**	9.76
Environmental	98 A	**% DER < TER**			77.77
CO_2 Emissions (t/year)	0.15	**DFEE**	14.51	**TFEE**	14.92
Compliance Check	See BREL	**% DFEE < TFEE**			2.77
% DPER < TPER	56.41	**DPER**	23.21	**TPER**	53.24

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	West	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	74.00 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	28.26	20.12	0.00	None	8.14	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	60.00	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	74.00

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	74.00

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	East	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	3.34	0
DB 2	SOUTH EAST WEST	External Wall 1	East	1.49	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	8.63	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.98	0.05	0.05	Yes
E3 Sill	Independently assessed	4.98	0.05	0.05	Yes
E4 Jamb	Independently assessed	9.82	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	8.63	0.09	0.09	No

Y-value	0.11	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	3
Manufacturer SFP	0.50
Duct Type	Flexible
MVHR Efficiency	88.00
Wet Rooms	3
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	144.00	13680.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.46	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

elmhurst energy

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

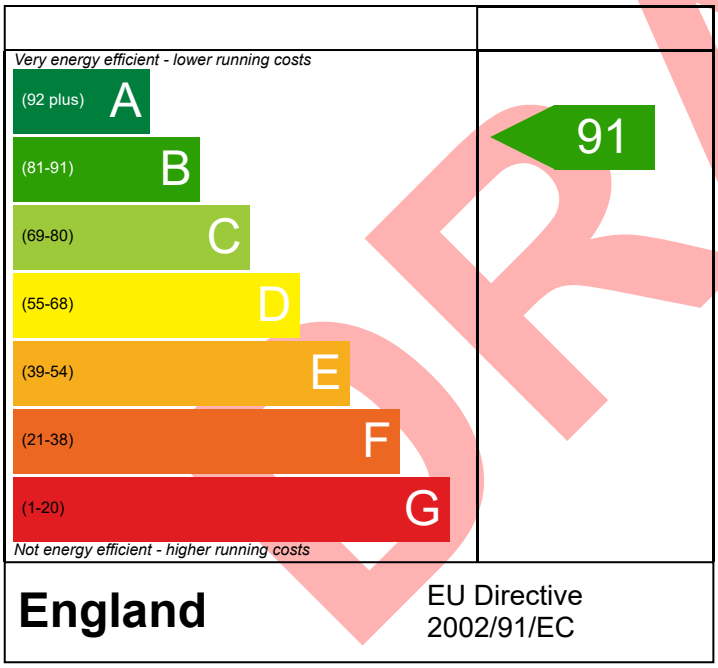
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	74 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

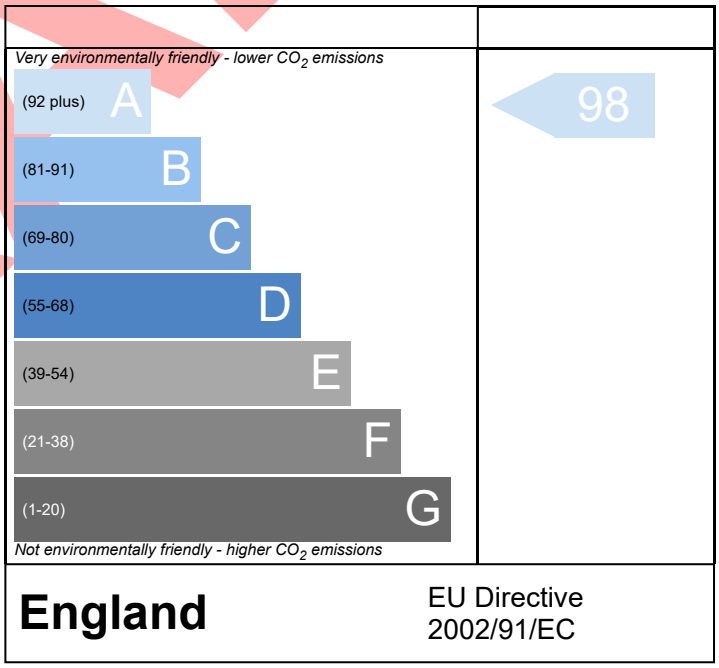
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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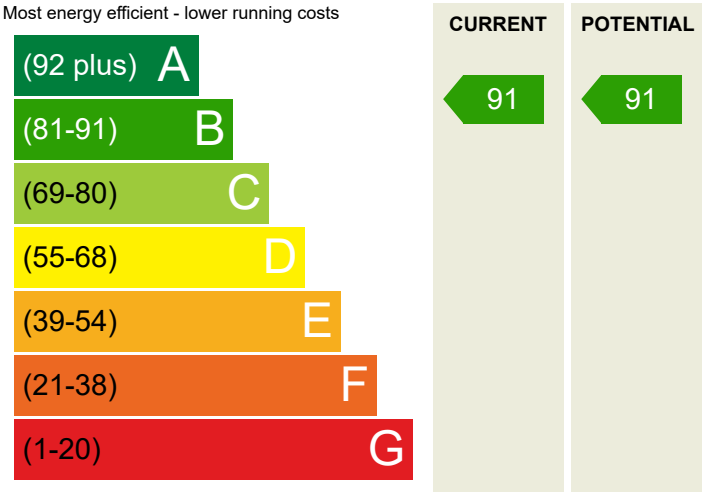
Energy Report

Dwelling Address	
Reference	Block A Appt 14 5F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	74

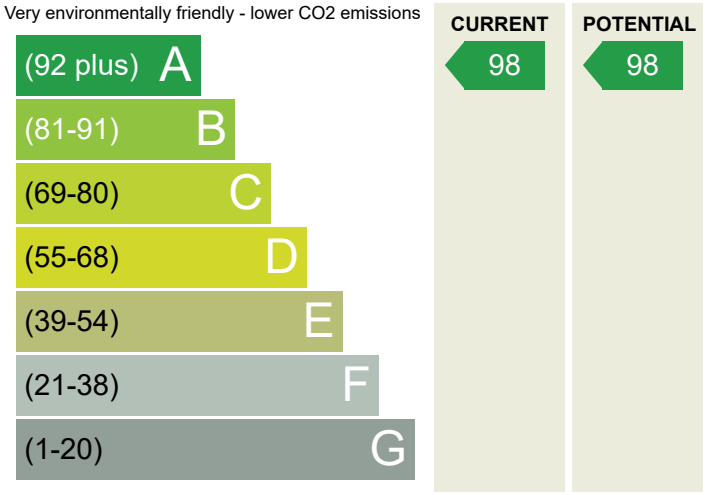
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

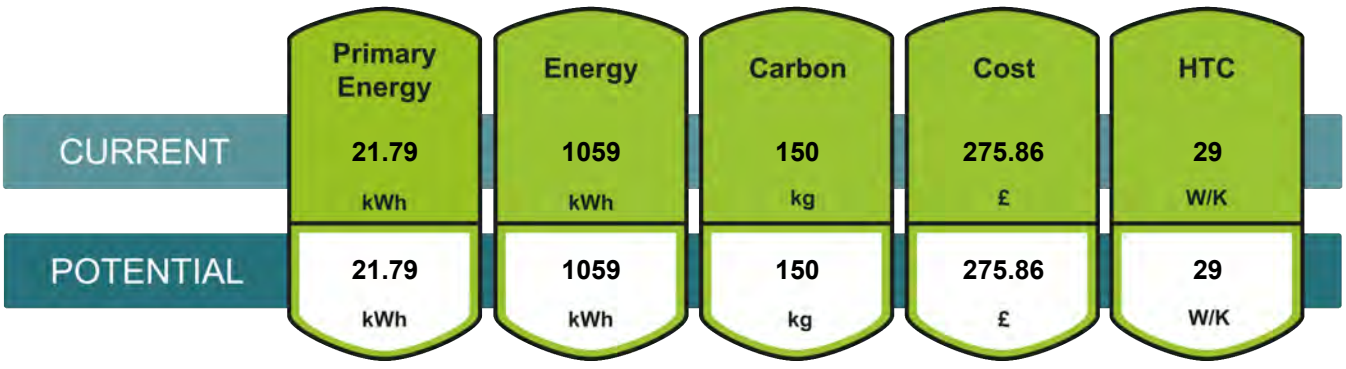
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£276

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

13

kWh per year



Water Heating

685

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 14 6F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	91 B	**DER**	2.17	**TER**	9.76
Environmental	98 A	**% DER < TER**			77.77
CO_2 Emissions (t/year)	0.15	**DFEE**	14.51	**TFEE**	14.92
Compliance Check	See BREL	**% DFEE < TFEE**			2.77
% DPER < TPER	56.41	**DPER**	23.21	**TPER**	53.24

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	West	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	6	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	74.00 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	28.26	20.12	0.00	None	8.14	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	60.00	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	74.00

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	74.00

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	East	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	3.34	0
DB 2	SOUTH EAST WEST	External Wall 1	East	1.49	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	8.63	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.98	0.05	0.05	Yes
E3 Sill	Independently assessed	4.98	0.05	0.05	Yes
E4 Jamb	Independently assessed	9.82	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	8.63	0.09	0.09	No

Y-value	0.11	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	3
Manufacturer SFP	0.50
Duct Type	Flexible
MVHR Efficiency	88.00
Wet Rooms	3
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	144.00	13680.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.46	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

elmhurst energy

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

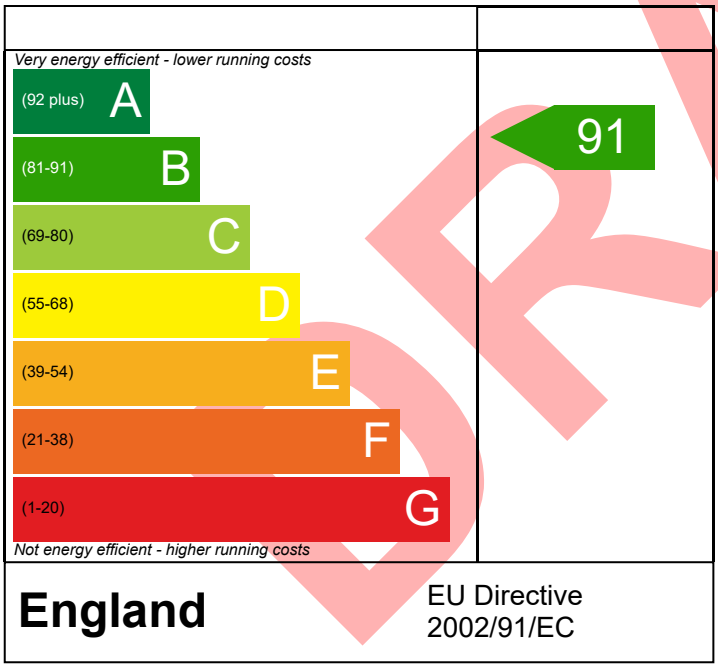
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	74 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

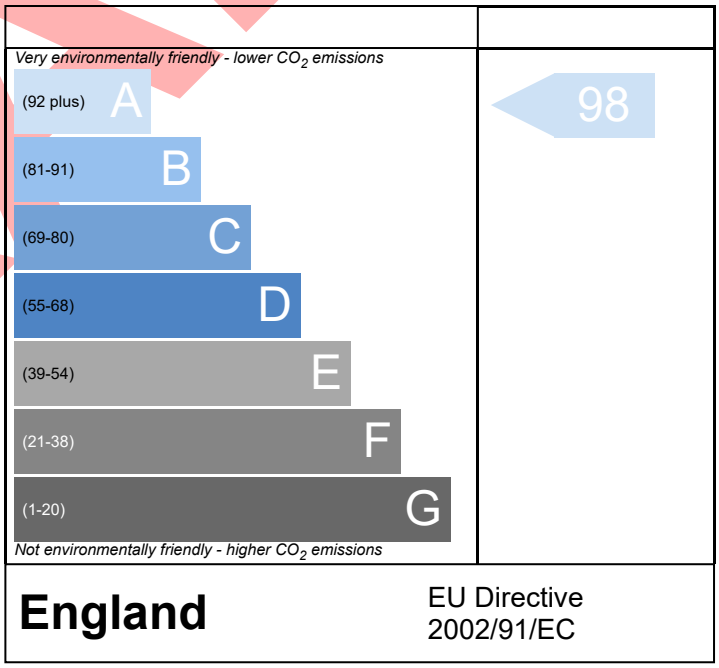
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

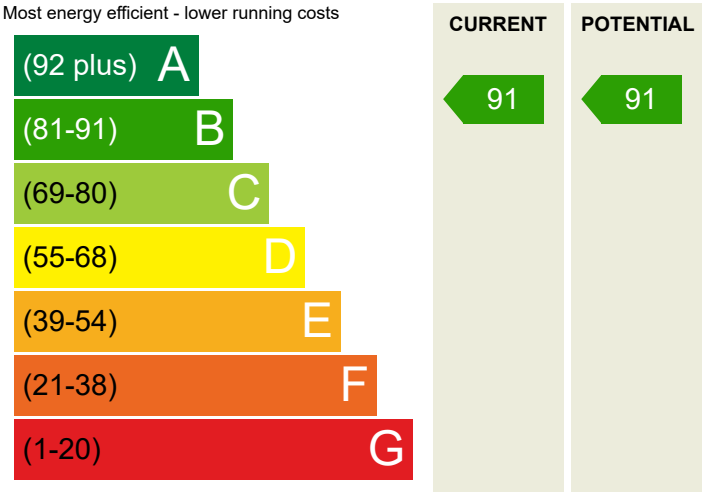
Energy Report

Dwelling Address	
Reference	Block A Appt 14 6F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	74

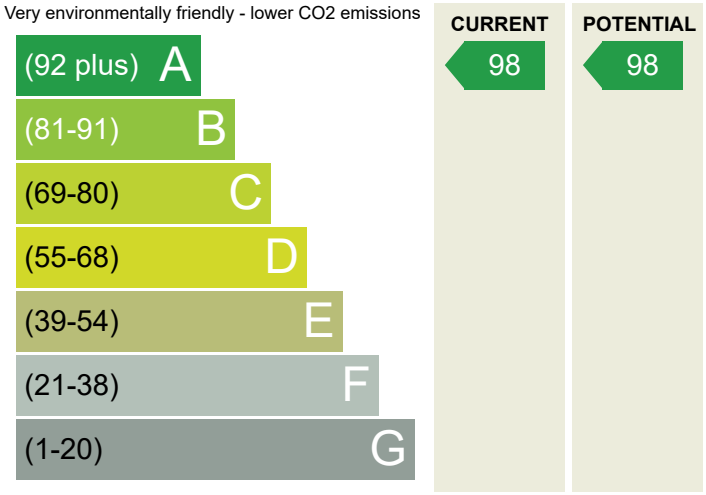
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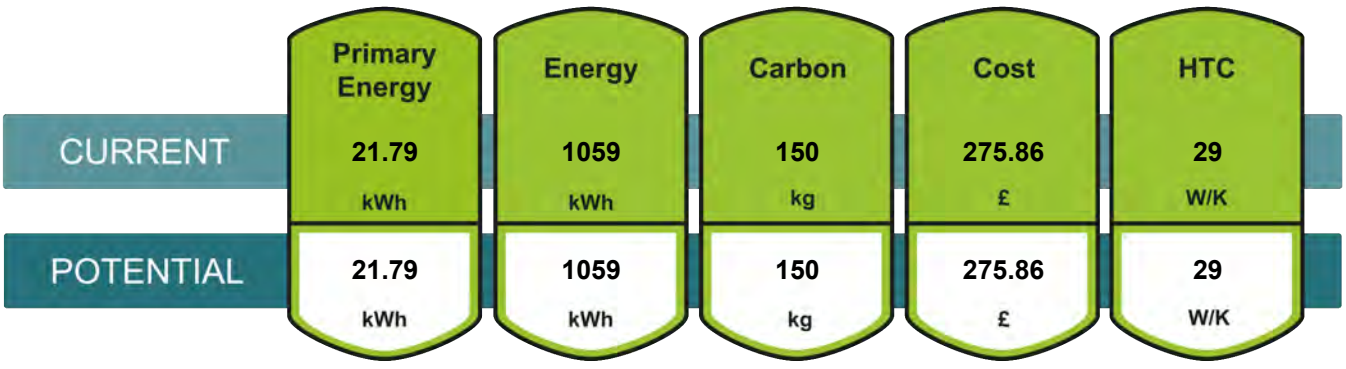
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£276

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

13

kWh per year



Water Heating

685

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 14 7F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	89 B	**DER**	2.80	**TER**	10.84
Environmental	98 A	**% DER < TER**			74.17
CO_2 Emissions (t/year)	0.17	**DFEE**	20.82	**TFEE**	19.95
Compliance Check	See BREL	**% DFEE < TFEE**			-4.35
% DPER < TPER	49.80	**DPER**	29.56	**TPER**	58.88

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	North	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	7	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	72.23 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	33.80	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	56.76	45.30	0.00	None	11.46	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	39.10	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.23

11.1 Party Floors

Summary for Input Data

elmhurst energy

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.13

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	East	1.48	0
DB 1	SOUTH EAST WEST	External Wall 1	South	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	7.01	0.05	0.05	Yes
E3 Sill	Independently assessed	7.01	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.06	0.05	0.05	Yes
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No

Y-value	0.10	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	
19.0 Mechanical Ventilation		
Mechanical Ventilation		
Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	3	
Manufacturer SFP	0.50	
Duct Type	Flexible	
MVHR Efficiency	88.00	
Wet Rooms	3	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	
20.0 Fans, Open Fireplaces, Flues		
21.0 Fixed Cooling System	No	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	101.00	9595.00	1

24.0 Main Heating 1	Manufacturer

Summary for Input Data

Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.87	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Summary for Input Data

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

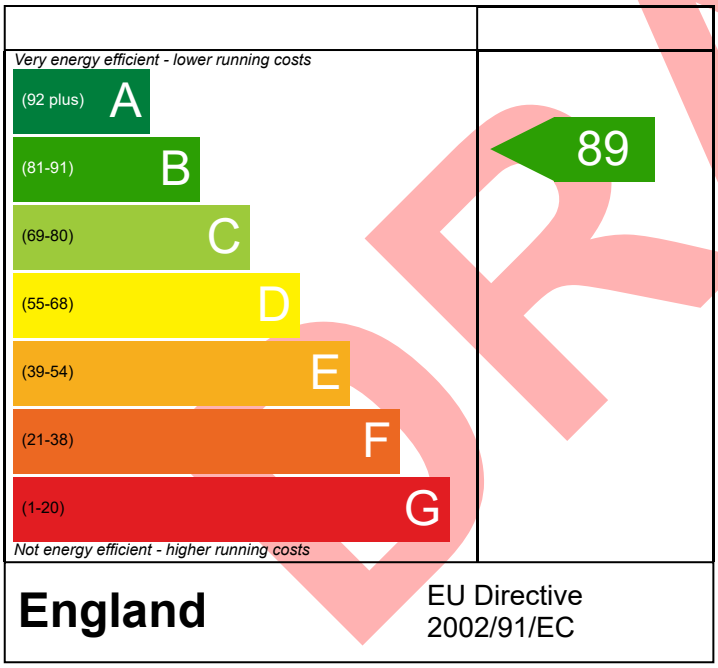
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.23 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

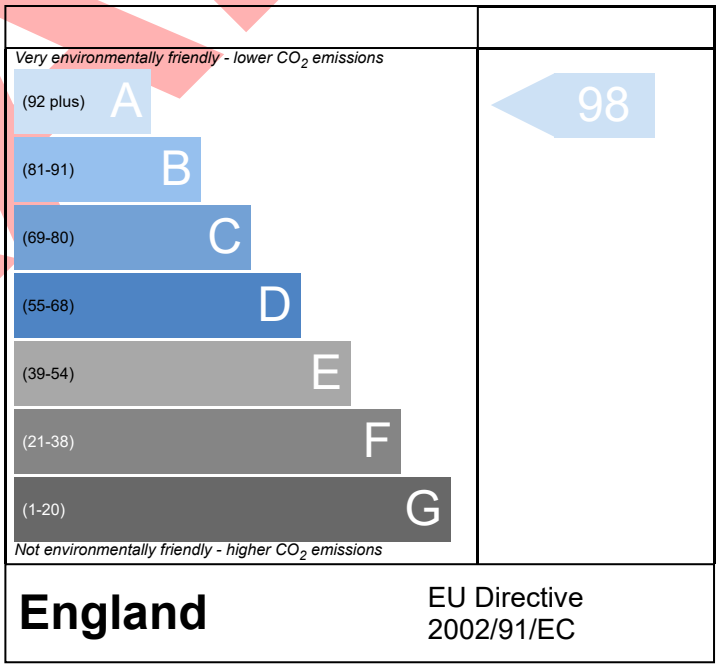
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

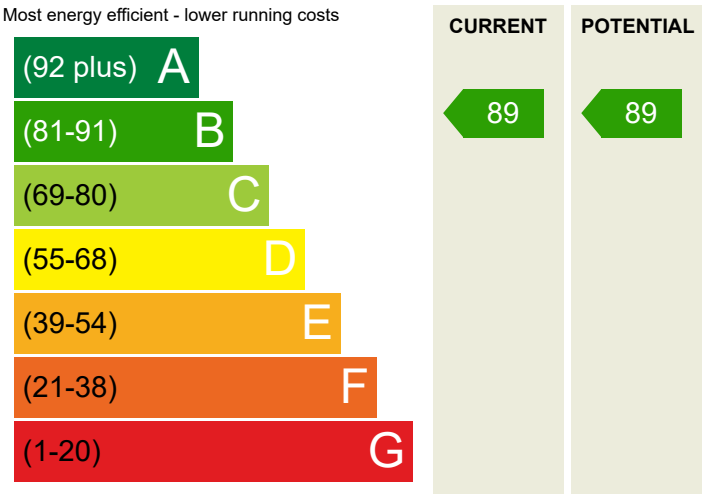
Energy Report

Dwelling Address	
Reference	Block A Appt 14 7F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

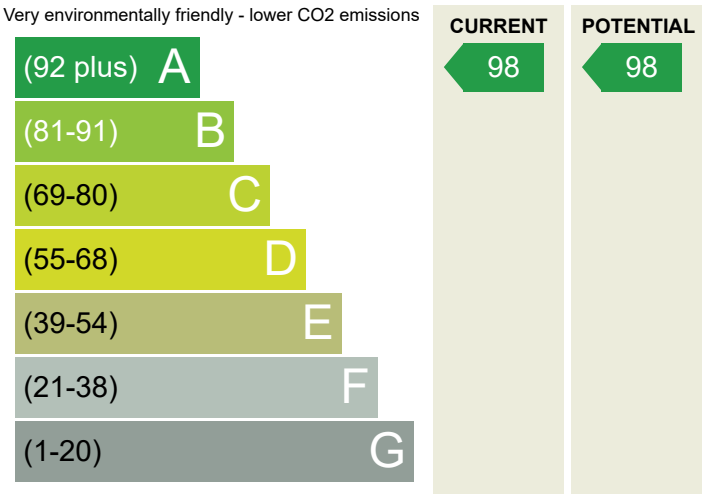
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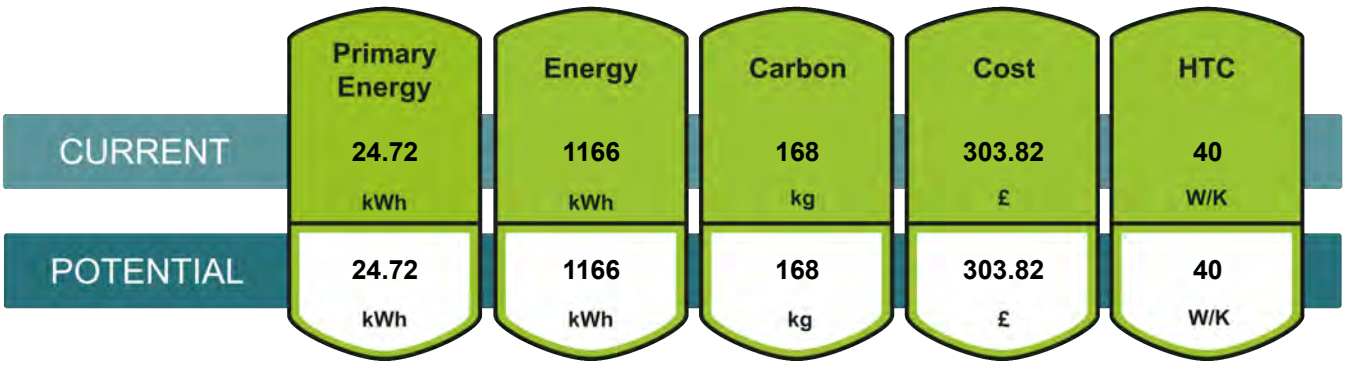
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£304

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings

Space Heating
149
kWh per year

Water Heating
678
kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 14 8F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	89 B	**DER**	2.80	**TER**	10.84
Environmental	98 A	**% DER < TER**			74.17
CO_2 Emissions (t/year)	0.17	**DFEE**	20.82	**TFEE**	19.95
Compliance Check	See BREL	**% DFEE < TFEE**			-4.35
% DPER < TPER	49.80	**DPER**	29.56	**TPER**	58.88

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	North	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	8	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	72.23 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	33.80	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	56.76	45.30	0.00	None	11.46	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	39.10	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.23

11.1 Party Floors

Summary for Input Data

elmhurst energy

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.13

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	East	1.48	0
DB 1	SOUTH EAST WEST	External Wall 1	South	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	7.01	0.05	0.05	Yes
E3 Sill	Independently assessed	7.01	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.06	0.05	0.05	Yes
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No

Y-value	0.10	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	
19.0 Mechanical Ventilation		
Mechanical Ventilation		
Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	3	
Manufacturer SFP	0.50	
Duct Type	Flexible	
MVHR Efficiency	88.00	
Wet Rooms	3	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	
20.0 Fans, Open Fireplaces, Flues		
21.0 Fixed Cooling System	No	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	101.00	9595.00	1

24.0 Main Heating 1	Manufacturer

Summary for Input Data

Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.87	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Summary for Input Data

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

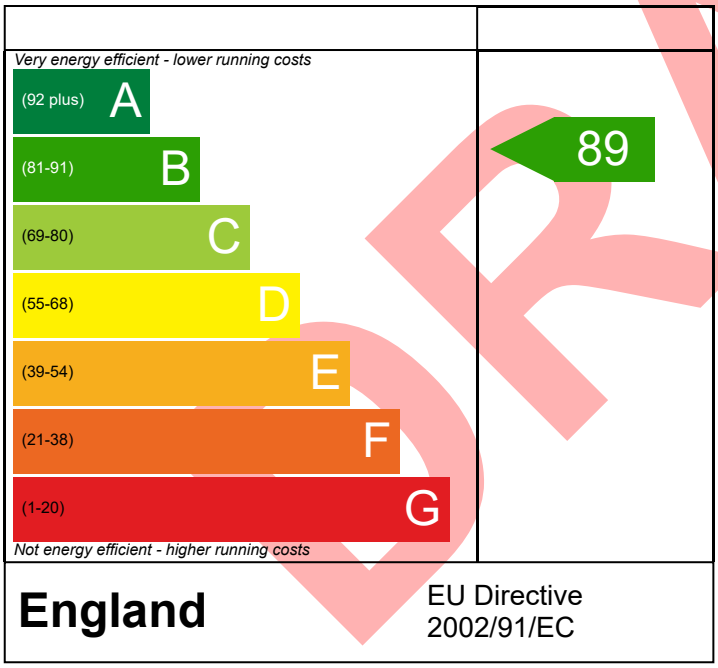
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.23 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

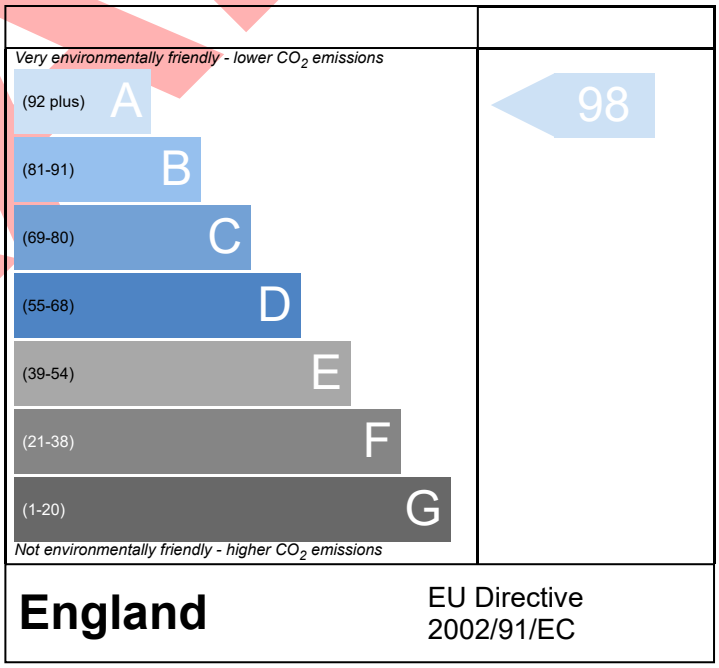
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

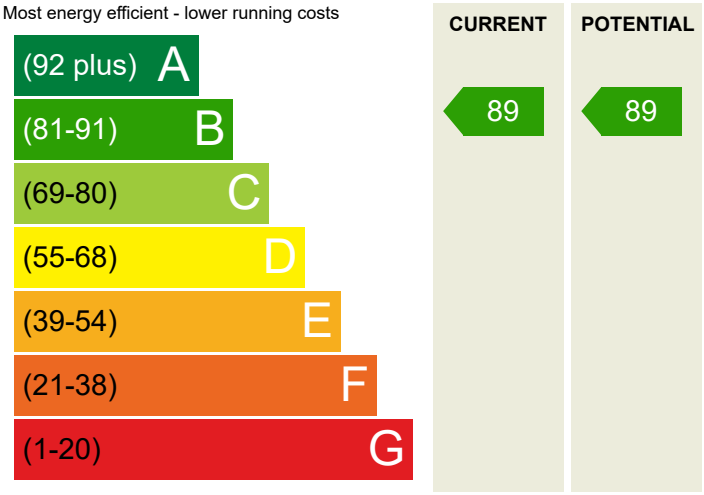
Energy Report

Dwelling Address	
Reference	Block A Appt 14 8F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

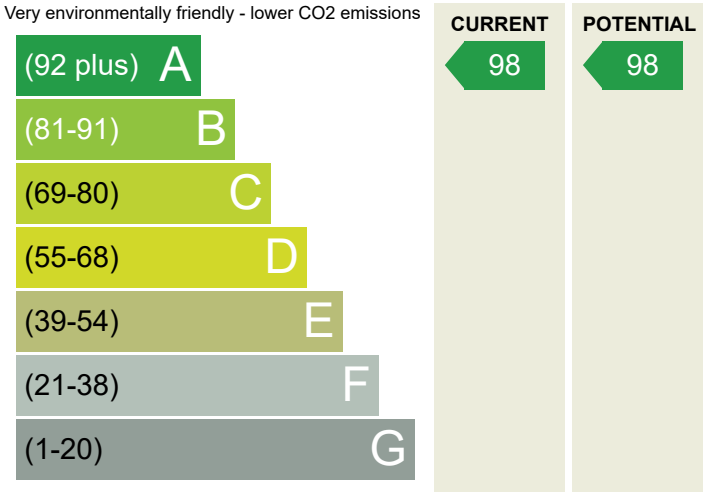
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

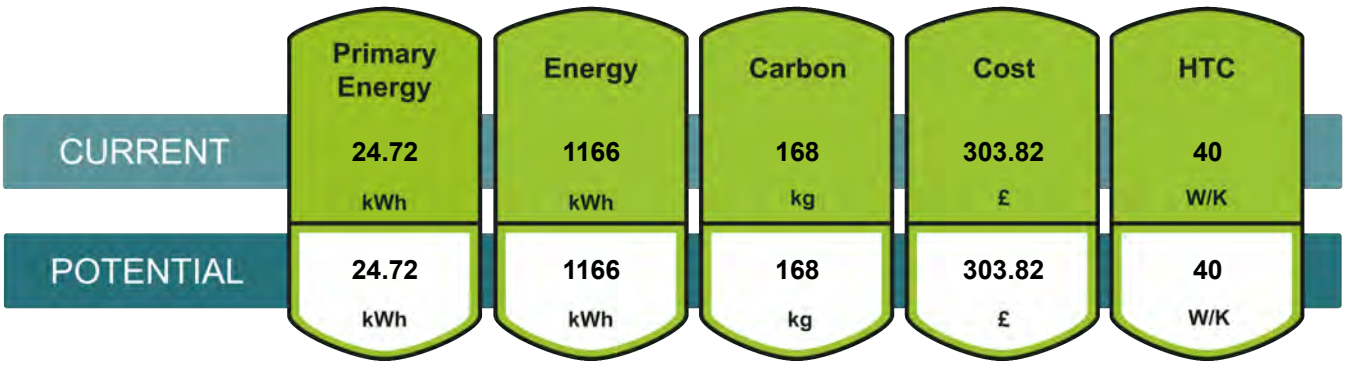
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£304

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings

Space Heating
149
kWh per year

Water Heating
678
kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 14 9F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	91 B	**DER**	2.80	**TER**	12.33
Environmental	98 A	**% DER < TER**			77.29
CO_2 Emissions (t/year)	0.13	**DFEE**	19.10	**TFEE**	18.99
Compliance Check	See BREL	**% DFEE < TFEE**			-0.60
% DPER < TPER	55.93	**DPER**	29.67	**TPER**	67.32

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	9	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	52.15 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.28	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	44.50	36.38	0.00	None	8.12	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	34.66	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	52.15

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	52.15

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	West	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	West	1.48	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.97	0.05	0.05	Yes
E3 Sill	Independently assessed	4.97	0.05	0.05	Yes
E4 Jamb	Independently assessed	9.78	0.05	0.05	Yes
E16 Corner (normal)	Independently assessed	3.08	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No

Y-value	0.07	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	101.00	9595.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	348.45	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

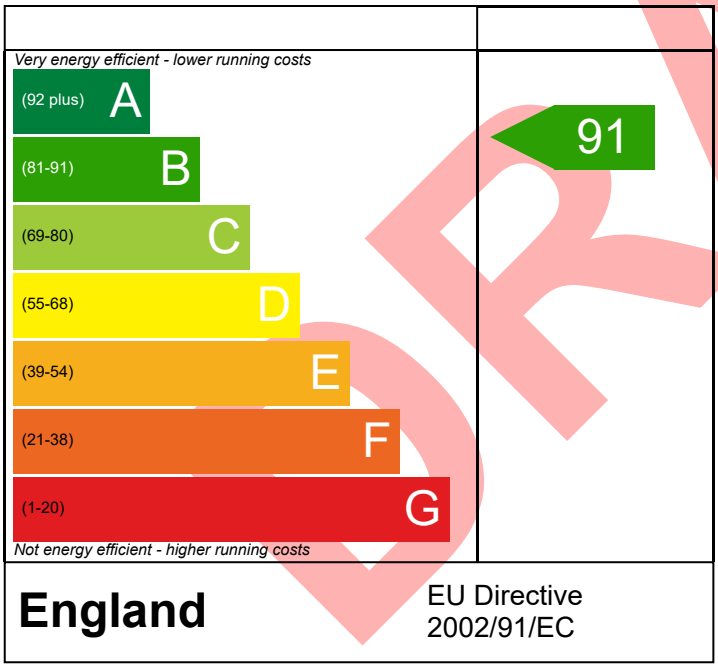
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	52.15 m²
DRRN:	

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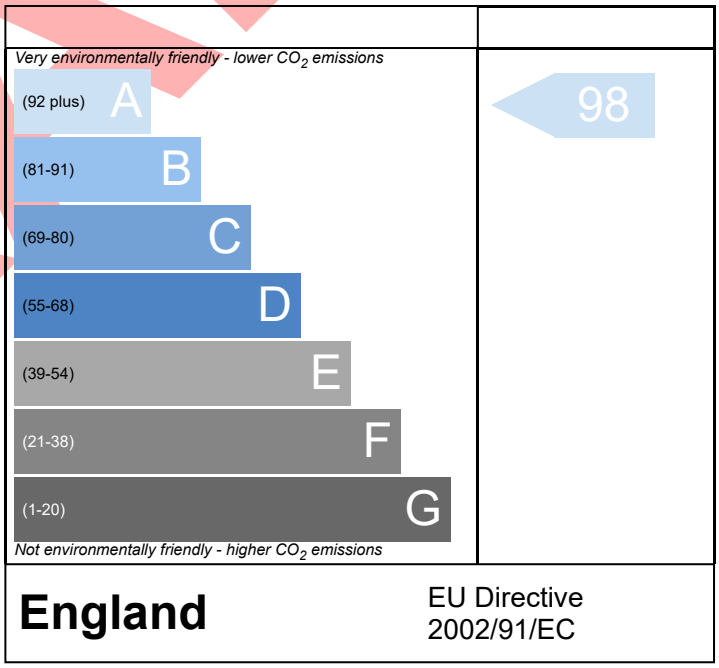
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

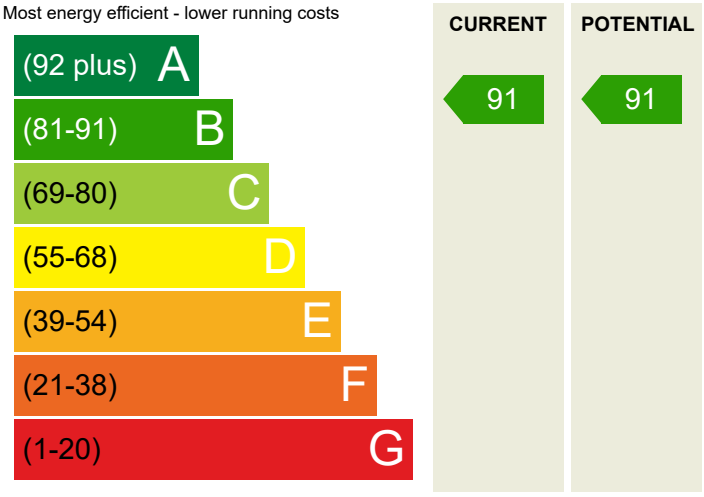
Energy Report

Dwelling Address	
Reference	Block A Appt 14 9F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	52

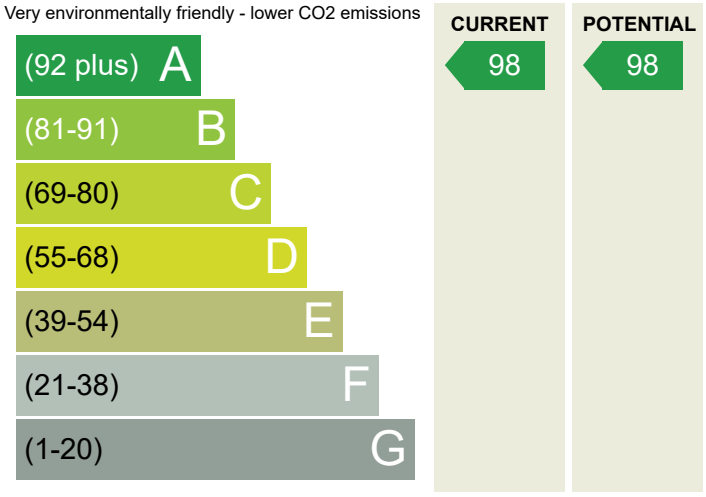
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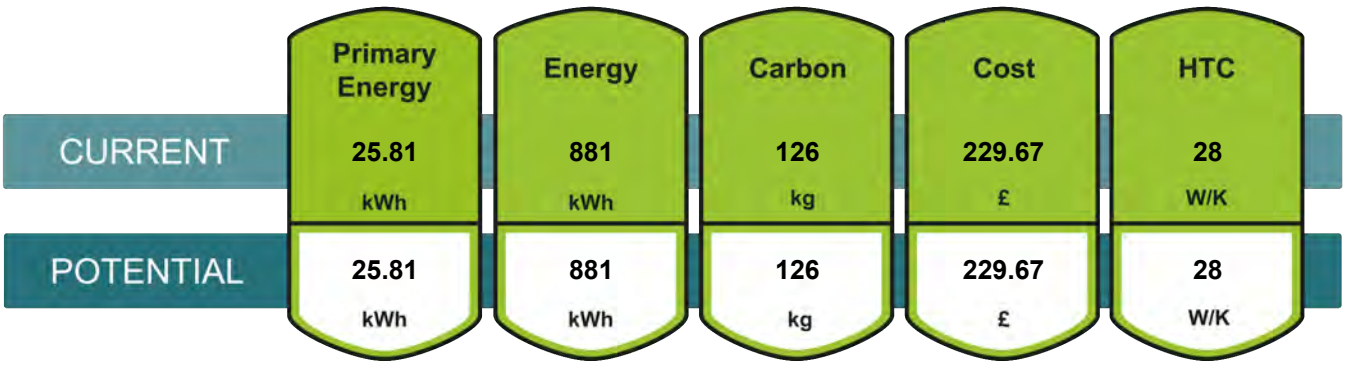
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£230

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

55

kWh per year



Water Heating

583

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 14 10F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	87 B	**DER**	4.11	**TER**	14.63
Environmental	97 A	**% DER < TER**			71.91
CO_2 Emissions (t/year)	0.17	**DFEE**	29.58	**TFEE**	29.82
Compliance Check	See BREL	**% DFEE < TFEE**			0.81
% DPER < TPER	46.09	**DPER**	42.96	**TPER**	79.70

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Top-floor flat	
Which Floor	10	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	52.15 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.28	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	44.50	36.38	0.00	None	8.12	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	34.66	0.00	None

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
External Roof 1	External Flat Roof	Plasterboard, insulated flat roof	0.10	9.00	52.15	52.15	None	0.00	Enter Gross Area	0.00

Summary for Input Data

elmhurst energy

11.1 Party Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	52.15

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	West	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	West	1.48	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.97	0.05	0.05	Yes
E3 Sill	Independently assessed	4.97	0.05	0.05	Yes
E4 Jamb	Independently assessed	9.78	0.05	0.05	Yes
E16 Corner (normal)	Independently assessed	3.08	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No
E15 Flat roof with parapet	Independently assessed	6.00	0.50	0.50	No
P4 Party wall - Roof (insulation at ceiling level)	Independently assessed	14.44	0.12	0.12	No

Y-value	0.07	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No				
	Name	**Efficacy**	**Power**	**Capacity**	**Count**
	Lighting 1	95.00	101.00	9595.00	1

24.0 Main Heating 1	Manufacturer	

Summary for Input Data

Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	348.45	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Summary for Input Data

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

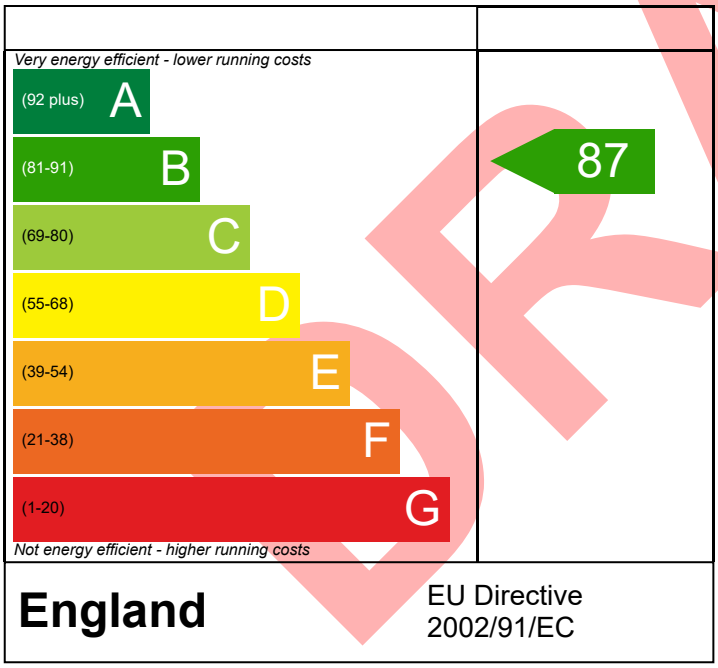
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	52.15 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

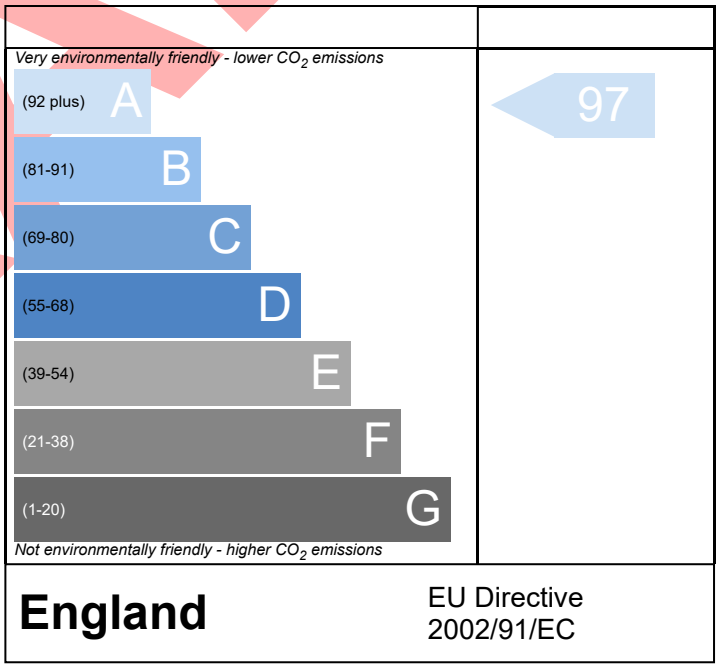
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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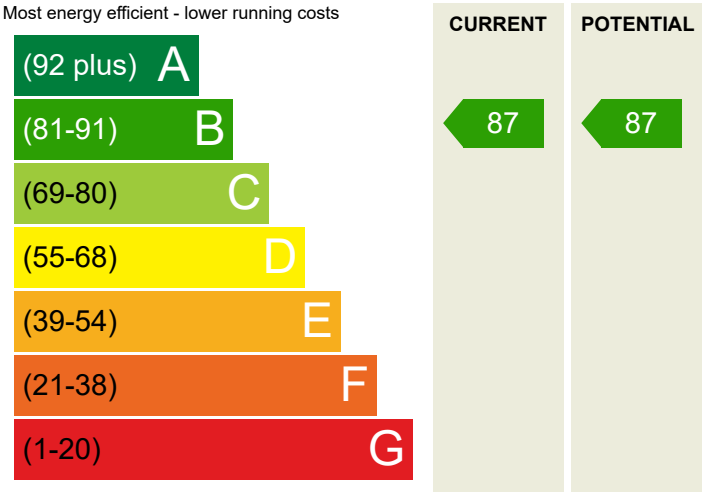
Energy Report

Dwelling Address	
Reference	Block A Appt 14 10F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	52

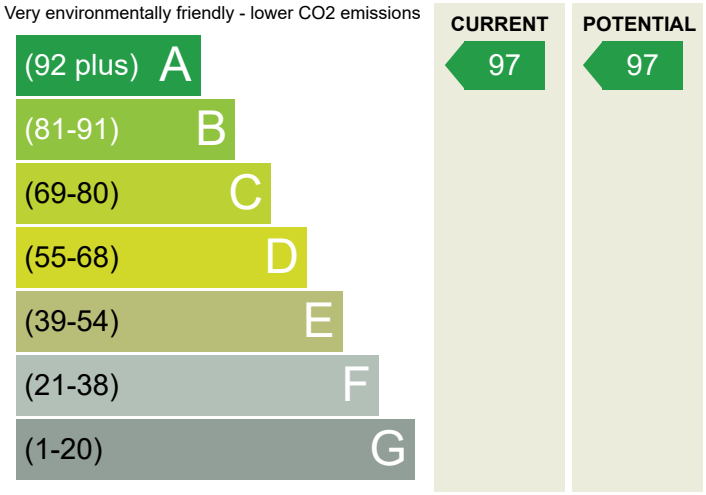
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

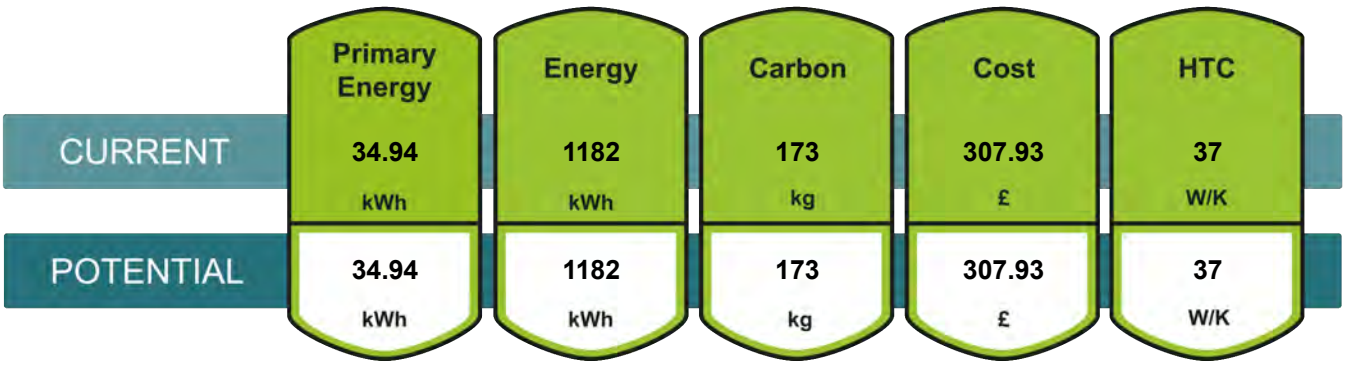
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Roof	Average thermal transmittance 0.1 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£308

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings

Space Heating
355
kWh per year

Water Heating
583
kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 15 1F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	86 B	**DER**	3.72	**TER**	13.10
Environmental	97 A	**% DER < TER**			71.60
CO_2 Emissions (t/year)	0.22	**DFEE**	27.61	**TFEE**	30.32
Compliance Check	See BREL	**% DFEE < TFEE**			8.93
% DPER < TPER	45.37	**DPER**	38.82	**TPER**	71.06

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	North	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	72.23 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	33.80	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	56.76	45.30	0.00	None	11.46	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	39.10	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.23

11.0 Heat Loss Floors

Summary for Input Data

Description	Type	Storey Index	Construction	U-Value (W/m²K)	Shelter Code	Shelter Factor	Kappa (kJ/m²K)	Area (m²)
Heatloss Floor 1	Exposed Floor - Solid	Lowest occupied	Other	0.10	None	0.00	0.00	72.13

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	East	1.48	0
DB 1	SOUTH EAST WEST	External Wall 1	South	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No
E20 Exposed floor (normal)	Independently assessed	18.00	0.16	0.16	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	7.01	0.05	0.05	Yes
E3 Sill	Independently assessed	7.01	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.06	0.05	0.05	Yes
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No

Y-value	0.05	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	3
Manufacturer SFP	0.50
Duct Type	Flexible
MVHR Efficiency	88.00
Wet Rooms	3
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No
22.0 Lighting	
No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	101.00	9595.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0
Fuel Type	Electricity
SAP Code	699
In Winter	100.00
In Summer	100.00
Model Name	abc
Manufacturer	xyz
Controls SAP Code	2603
Delayed Start Stat	No
Burner Control	On/Off
HETAS approved System	No
Oil Pump Inside	No
FI Case	0.00
Flue Type	Balanced
Fan Assisted Flue	Yes
Is MHS Pumped	No pump
Heating Pump Age	2013 or later
Heat Emitter	Radiators
Flow Temperature	Unknown
Boiler Interlock	No
Combi keep hot type	None

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.87	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None
Space Community Heating	
Distribution Loss	Formal Declaration by Property Developer

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

28.0 Water Heating	
Water Heating	Main Heating 2

Summary for Input Data

elmhurst energy

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

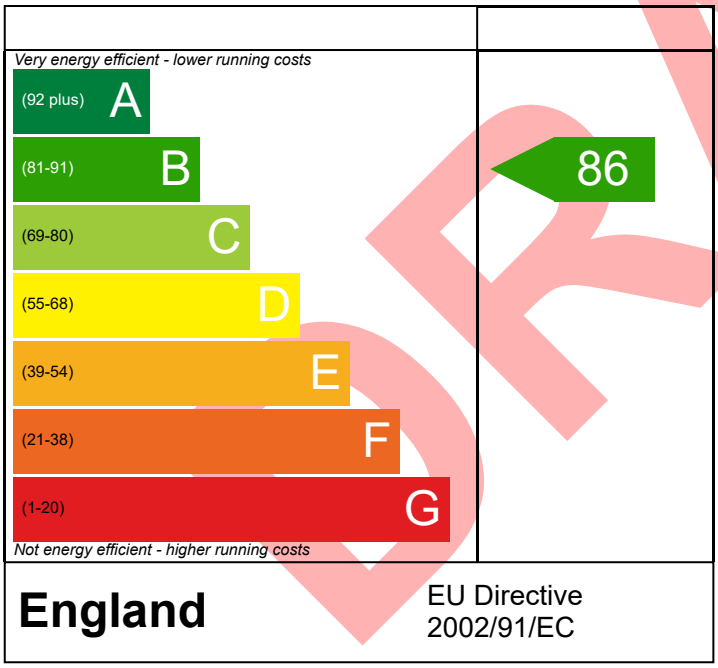
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.23 m²
DRRN:	

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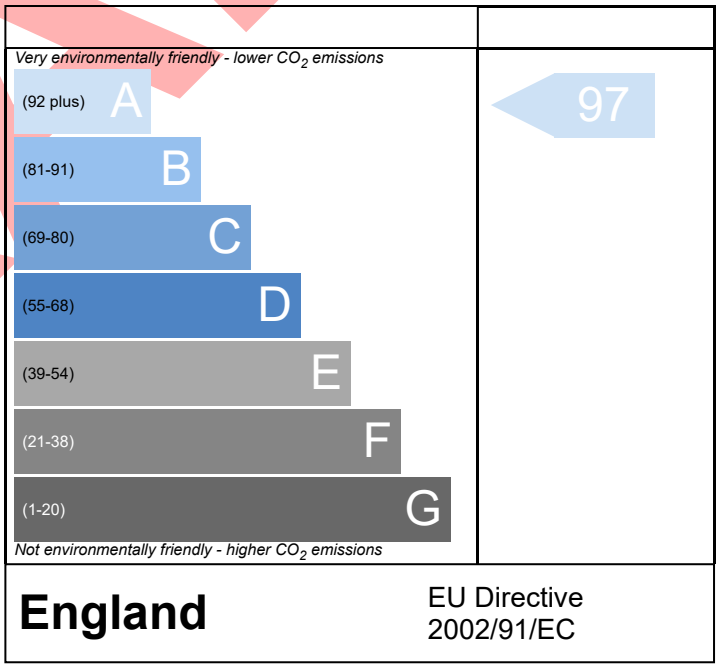
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

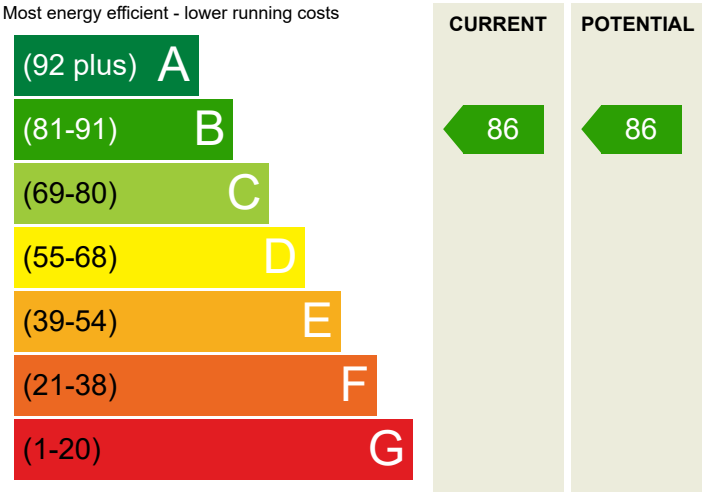
Energy Report

Dwelling Address	
Reference	Block A Appt 15 1F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

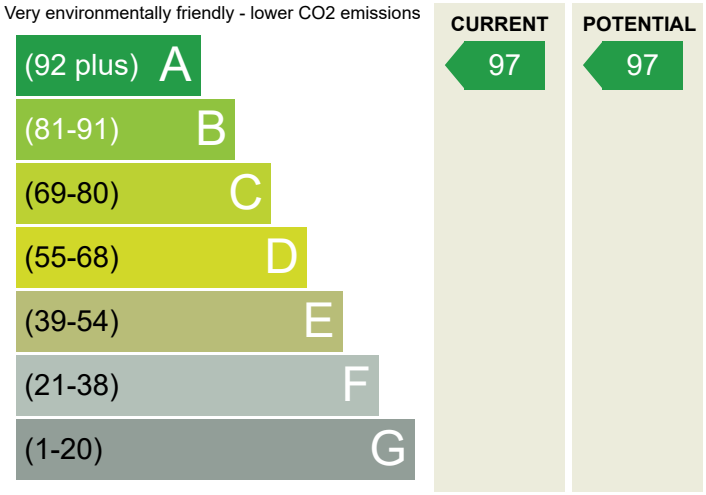
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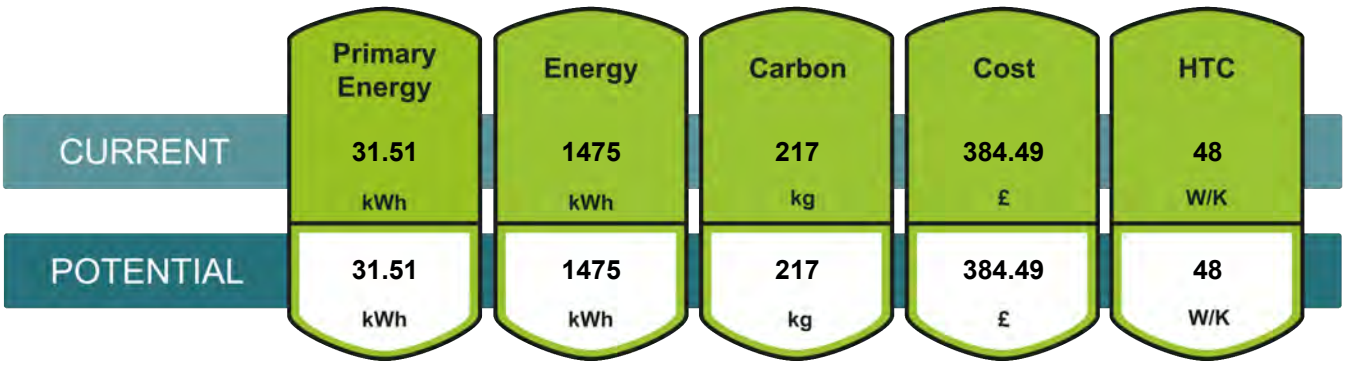
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor | Poor | Average | Good | Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Floor	Average thermal transmittance 0.1 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£384

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

459

kWh per year



Water Heating

678

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 15 2F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	89 B	**DER**	2.80	**TER**	10.84
Environmental	98 A	**% DER < TER**			74.17
CO_2 Emissions (t/year)	0.17	**DFEE**	20.82	**TFEE**	19.95
Compliance Check	See BREL	**% DFEE < TFEE**			-4.35
% DPER < TPER	49.80	**DPER**	29.56	**TPER**	58.88

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	North	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	72.23 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	33.80	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	56.76	45.30	0.00	None	11.46	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	39.10	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.23

11.1 Party Floors

Summary for Input Data

elmhurst energy

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.13

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	East	1.48	0
DB 1	SOUTH EAST WEST	External Wall 1	South	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	7.01	0.05	0.05	Yes
E3 Sill	Independently assessed	7.01	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.06	0.05	0.05	Yes
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No

Y-value	0.10	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	
19.0 Mechanical Ventilation		
Mechanical Ventilation		
Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	3	
Manufacturer SFP	0.50	
Duct Type	Flexible	
MVHR Efficiency	88.00	
Wet Rooms	3	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	
20.0 Fans, Open Fireplaces, Flues		
21.0 Fixed Cooling System	No	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	101.00	9595.00	1

24.0 Main Heating 1	Manufacturer

Summary for Input Data

Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.87	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Summary for Input Data

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

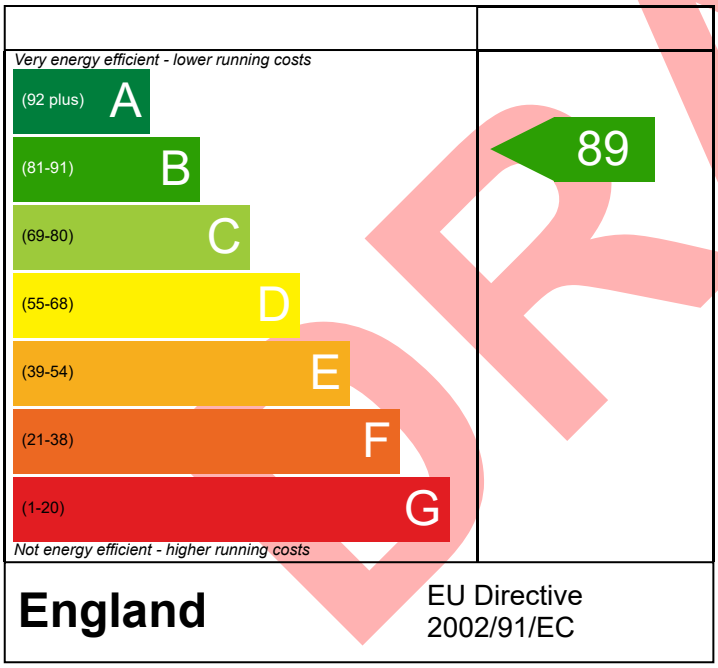
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.23 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

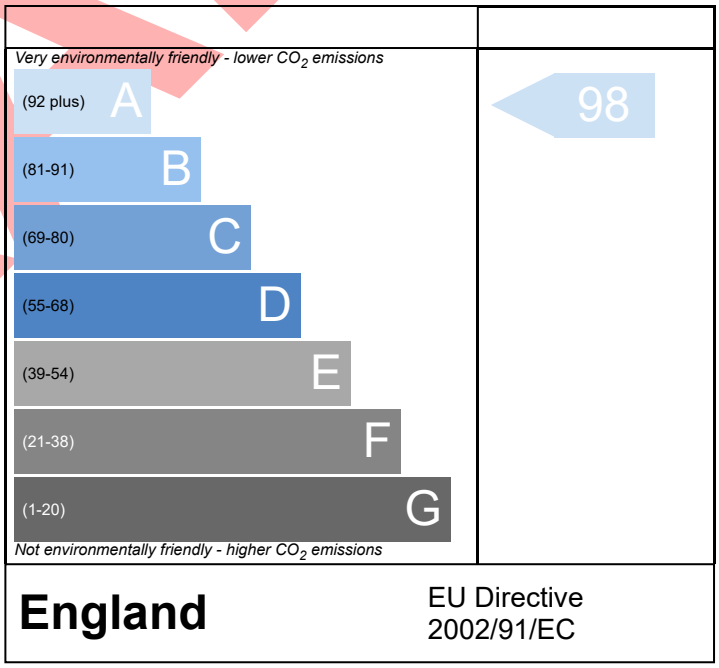
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

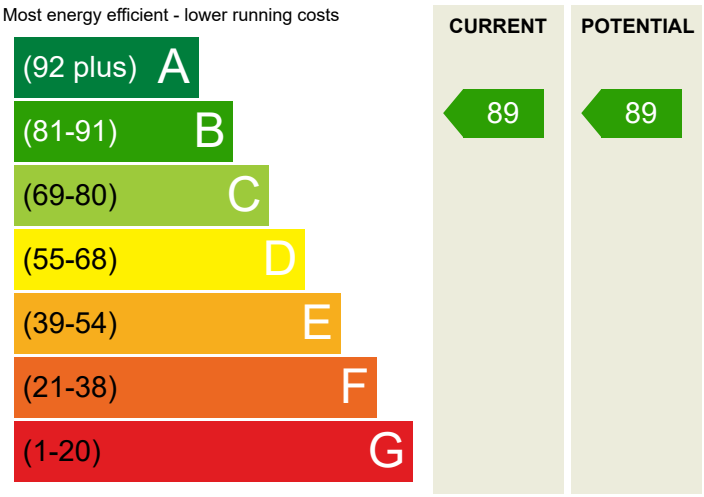
Energy Report

Dwelling Address	
Reference	Block A Appt 15 2F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

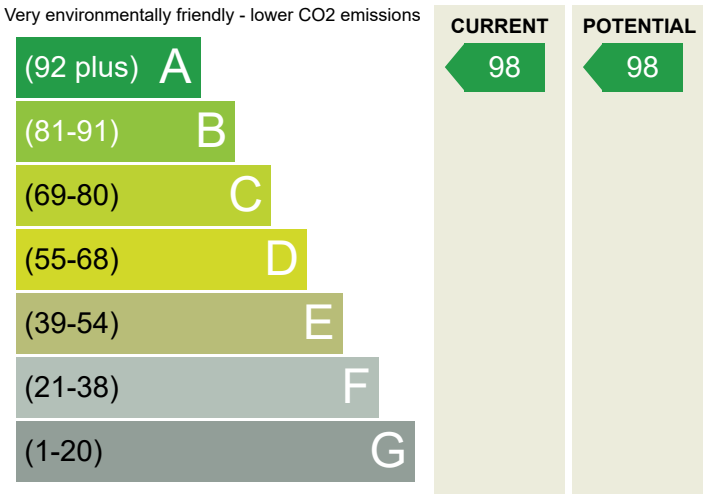
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

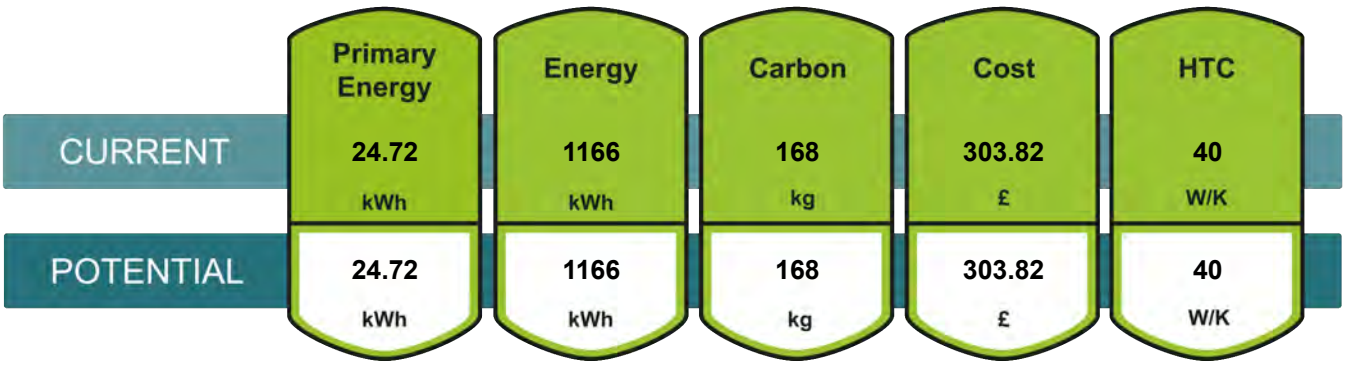
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£304

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings

Space Heating
149
kWh per year

Water Heating
678
kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 15 3F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	89 B	**DER**	2.80	**TER**	10.84
Environmental	98 A	**% DER < TER**			74.17
CO_2 Emissions (t/year)	0.17	**DFEE**	20.82	**TFEE**	19.95
Compliance Check	See BREL	**% DFEE < TFEE**			-4.35
% DPER < TPER	49.80	**DPER**	29.56	**TPER**	58.88

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	North	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	72.23 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	33.80	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	56.76	45.30	0.00	None	11.46	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	39.10	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.23

11.1 Party Floors

Summary for Input Data

elmhurst energy

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.13

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	East	1.48	0
DB 1	SOUTH EAST WEST	External Wall 1	South	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	7.01	0.05	0.05	Yes
E3 Sill	Independently assessed	7.01	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.06	0.05	0.05	Yes
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No

Y-value	0.10	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	
19.0 Mechanical Ventilation		
Mechanical Ventilation		
Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	3	
Manufacturer SFP	0.50	
Duct Type	Flexible	
MVHR Efficiency	88.00	
Wet Rooms	3	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	
20.0 Fans, Open Fireplaces, Flues		
21.0 Fixed Cooling System	No	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	101.00	9595.00	1

24.0 Main Heating 1	Manufacturer

Summary for Input Data

Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.87	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Summary for Input Data

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

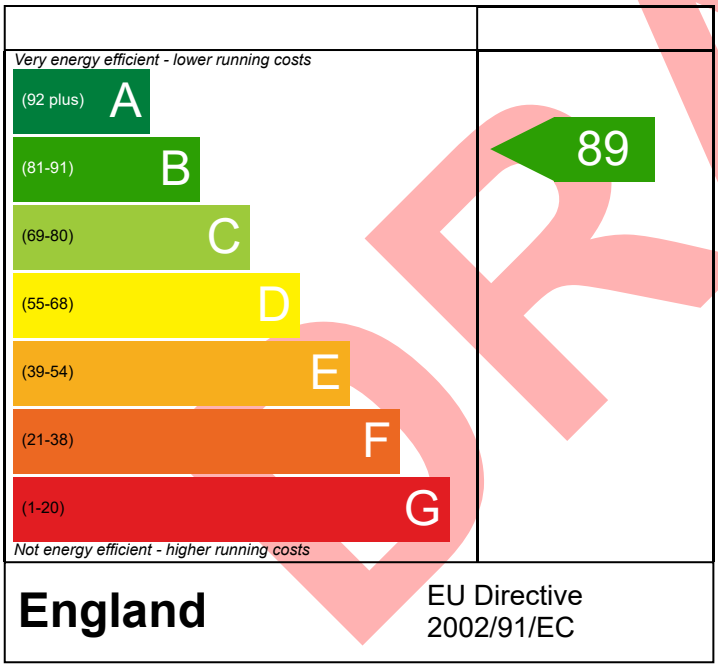
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.23 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

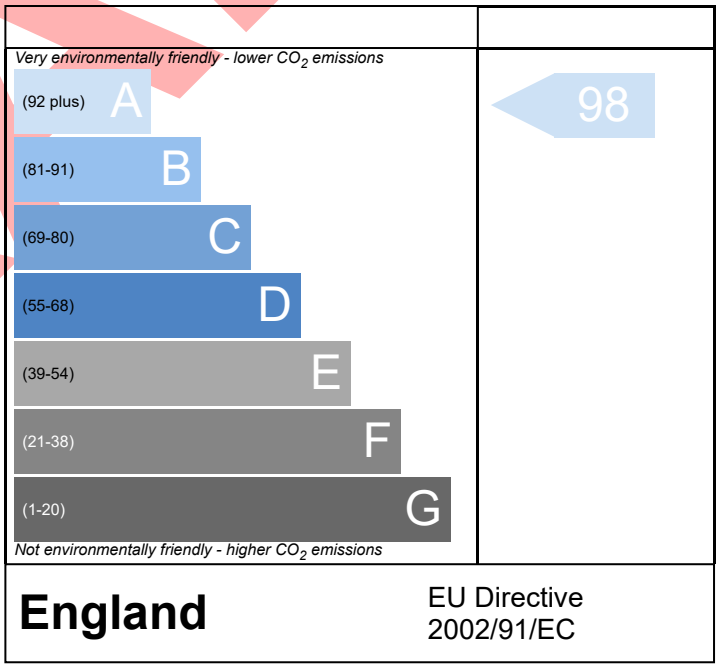
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

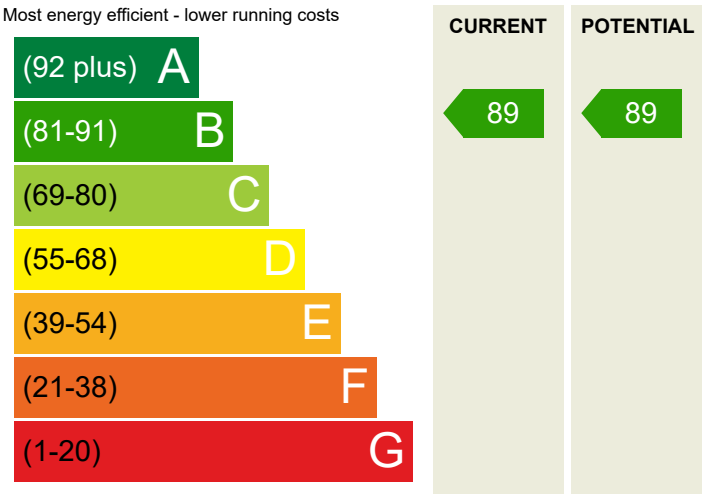
Energy Report

Dwelling Address	
Reference	Block A Appt 15 3F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

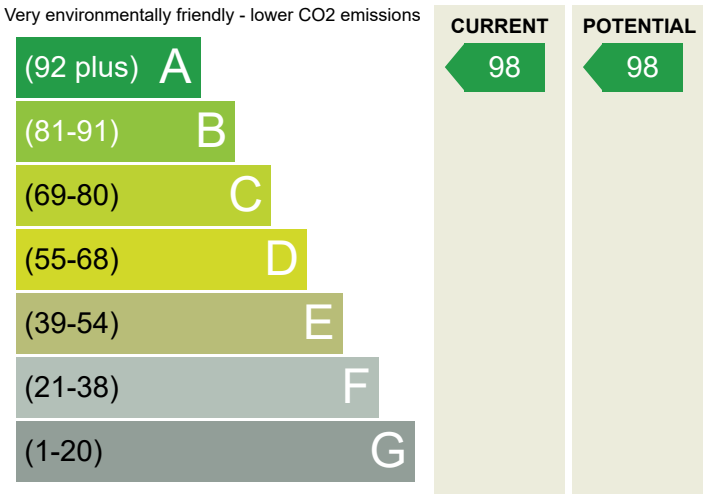
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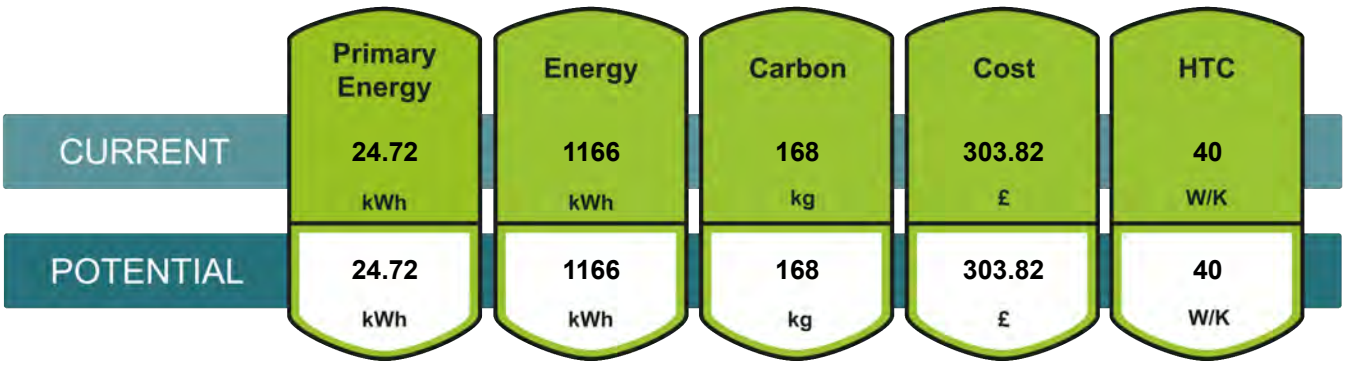
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£304

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings

Space Heating
149
kWh per year

Water Heating
678
kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 15 4F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	89 B	**DER**	2.80	**TER**	10.84
Environmental	98 A	**% DER < TER**			74.17
CO_2 Emissions (t/year)	0.17	**DFEE**	20.82	**TFEE**	19.95
Compliance Check	See BREL	**% DFEE < TFEE**			-4.35
% DPER < TPER	49.80	**DPER**	29.56	**TPER**	58.88

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	North	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	72.23 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	33.80	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	56.76	45.30	0.00	None	11.46	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	39.10	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.23

11.1 Party Floors

Summary for Input Data

elmhurst energy

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.13

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	East	1.48	0
DB 1	SOUTH EAST WEST	External Wall 1	South	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	7.01	0.05	0.05	Yes
E3 Sill	Independently assessed	7.01	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.06	0.05	0.05	Yes
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No

Y-value	0.10	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	
19.0 Mechanical Ventilation		
Mechanical Ventilation		
Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	3	
Manufacturer SFP	0.50	
Duct Type	Flexible	
MVHR Efficiency	88.00	
Wet Rooms	3	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	
20.0 Fans, Open Fireplaces, Flues		
21.0 Fixed Cooling System	No	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	101.00	9595.00	1

24.0 Main Heating 1	Manufacturer

Summary for Input Data

Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.87	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Summary for Input Data

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

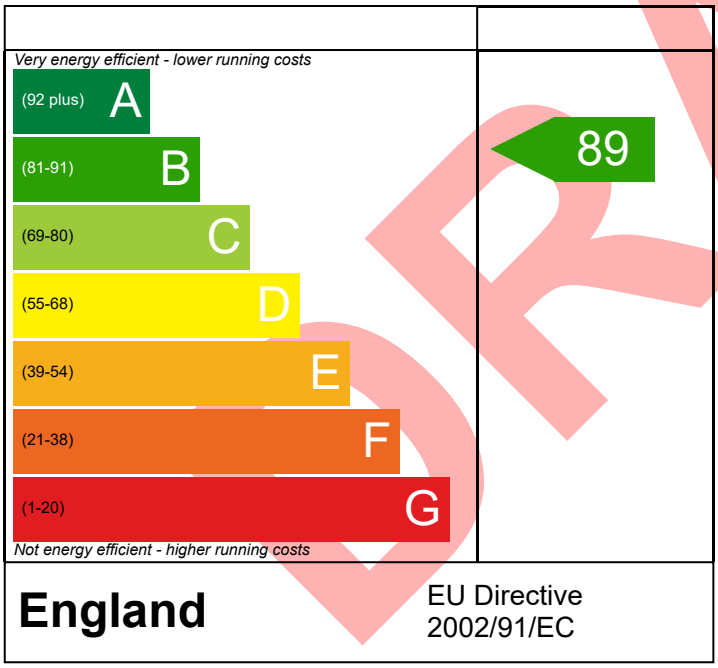
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.23 m²
DRRN:	

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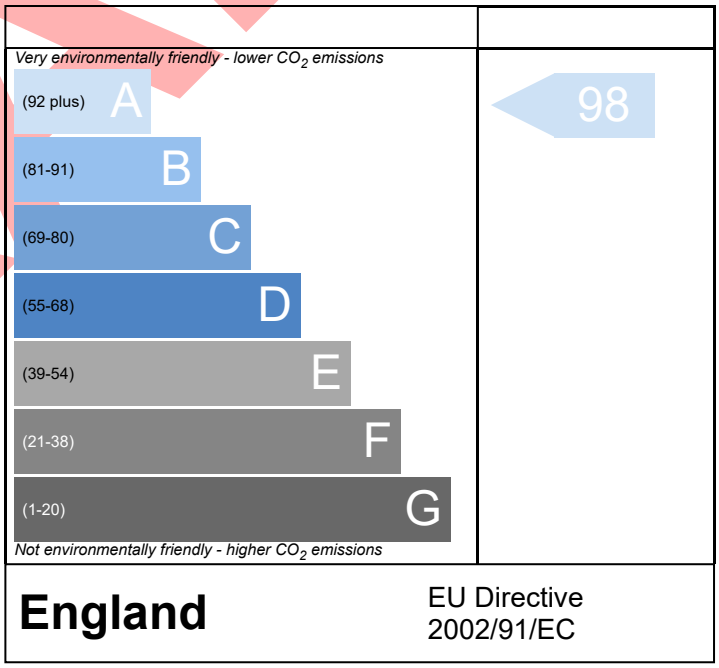
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Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

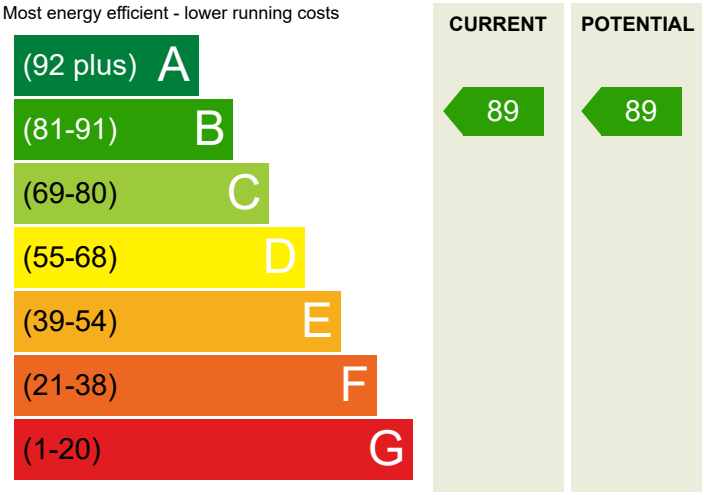
Energy Report

Dwelling Address	
Reference	Block A Appt 15 4F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

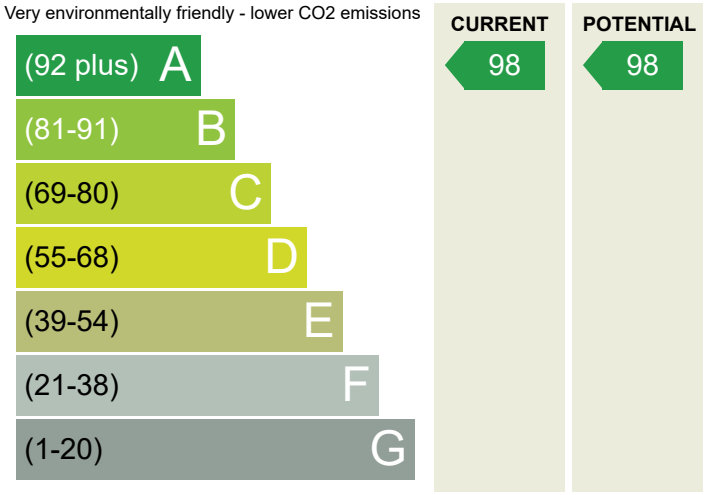
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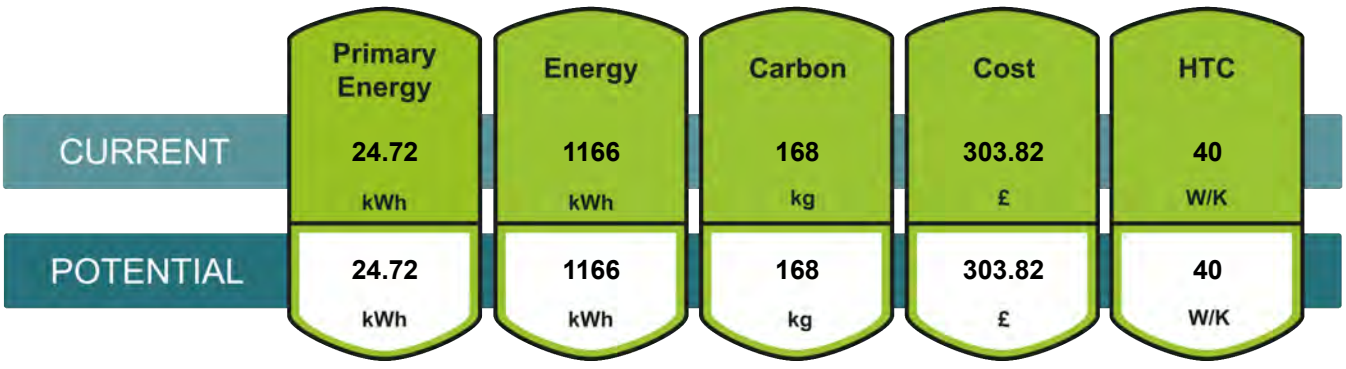
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£304

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings

Space Heating
149
kWh per year

Water Heating
678
kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

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Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 15 5F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	89 B	**DER**	2.80	**TER**	10.84
Environmental	98 A	**% DER < TER**			74.17
CO_2 Emissions (t/year)	0.17	**DFEE**	20.82	**TFEE**	19.95
Compliance Check	See BREL	**% DFEE < TFEE**			-4.35
% DPER < TPER	49.80	**DPER**	29.56	**TPER**	58.88

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	North	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	72.23 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	33.80	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	56.76	45.30	0.00	None	11.46	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	39.10	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.23

11.1 Party Floors

Summary for Input Data

elmhurst energy

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.13

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	East	1.48	0
DB 1	SOUTH EAST WEST	External Wall 1	South	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	7.01	0.05	0.05	Yes
E3 Sill	Independently assessed	7.01	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.06	0.05	0.05	Yes
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No

Y-value	0.10	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	
19.0 Mechanical Ventilation		
Mechanical Ventilation		
Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	3	
Manufacturer SFP	0.50	
Duct Type	Flexible	
MVHR Efficiency	88.00	
Wet Rooms	3	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	
20.0 Fans, Open Fireplaces, Flues		
21.0 Fixed Cooling System	No	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	101.00	9595.00	1

24.0 Main Heating 1	Manufacturer

Summary for Input Data

Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.87	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Summary for Input Data

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

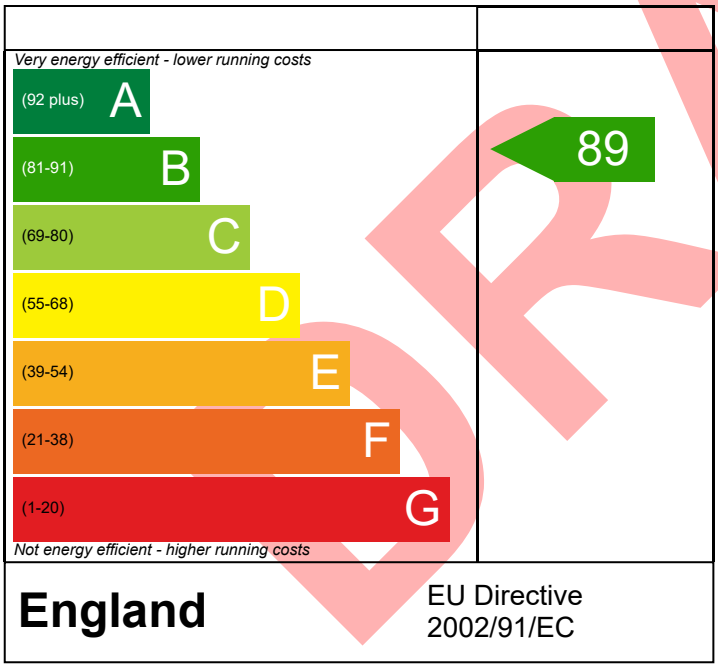
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.23 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

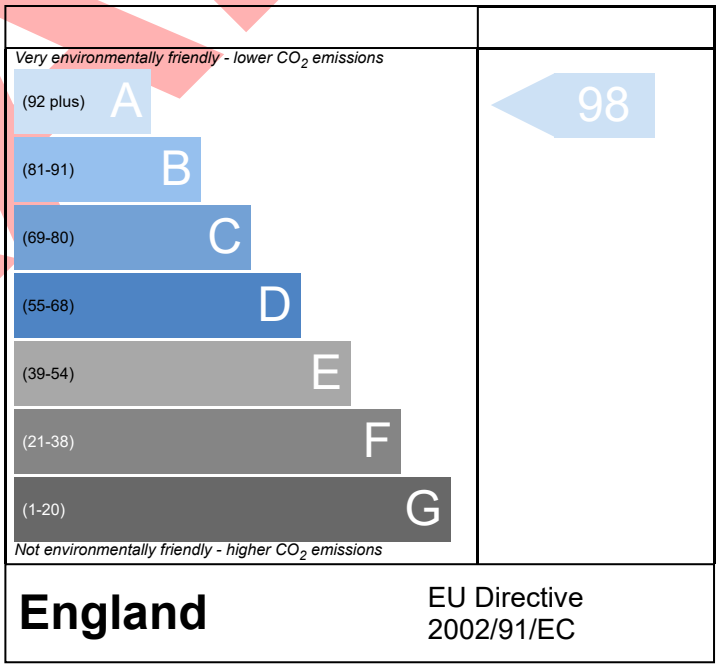
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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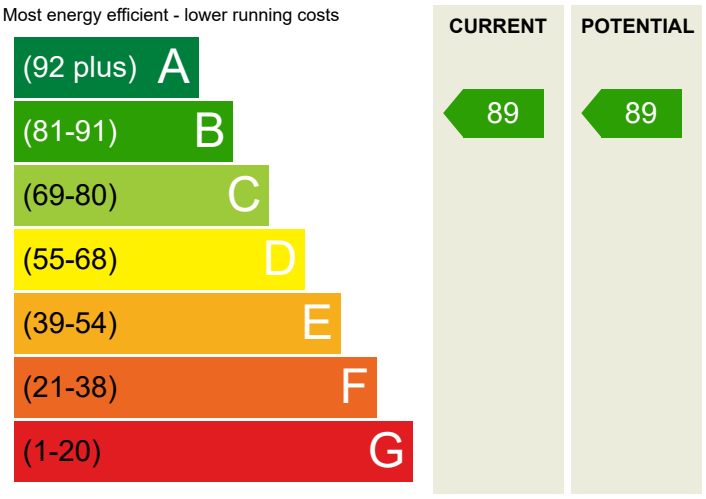
Energy Report

Dwelling Address	
Reference	Block A Appt 15 5F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

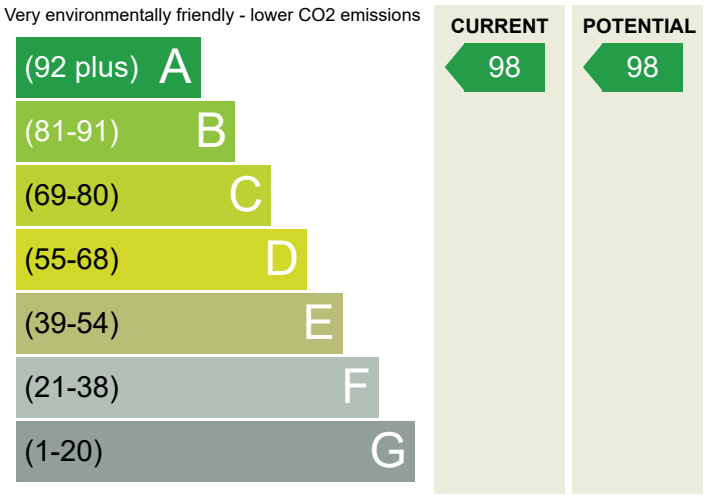
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

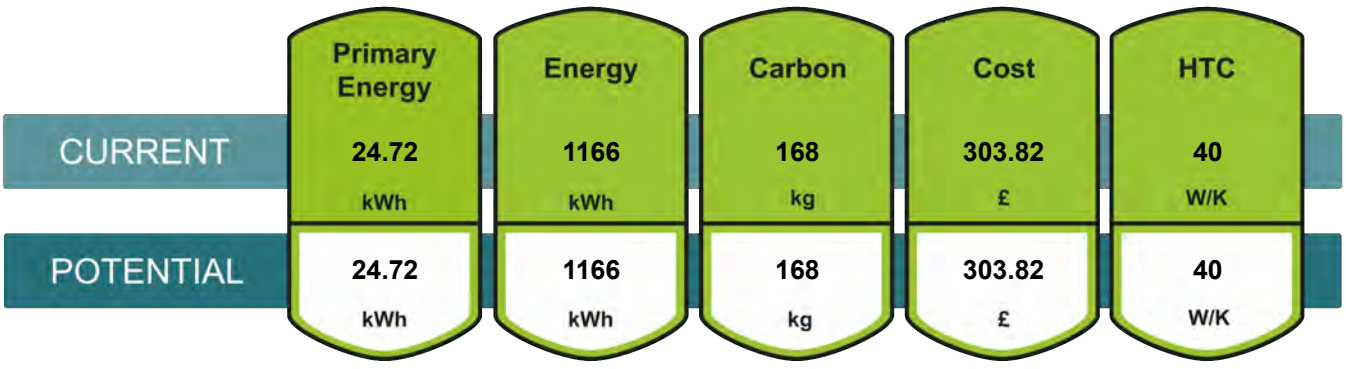
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£304

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings

Space Heating
149
kWh per year

Water Heating
678
kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 15 6F	**Issued on Date**	12/07/2024
Assessment Reference	2B4P	**Prop Type Ref**	2B4P
Property			

SAP Rating	89 B	**DER**	2.80	**TER**	10.84
Environmental	98 A	**% DER < TER**			74.17
CO_2 Emissions (t/year)	0.17	**DFEE**	20.82	**TFEE**	19.95
Compliance Check	See BREL	**% DFEE < TFEE**			-4.35
% DPER < TPER	49.80	**DPER**	29.56	**TPER**	58.88

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	North	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	6	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	72.23 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	33.80	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	56.76	45.30	0.00	None	11.46	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	39.10	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.23

11.1 Party Floors

Summary for Input Data

elmhurst energy

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	72.13

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	East	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	East	1.48	0
DB 1	SOUTH EAST WEST	External Wall 1	South	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	7.01	0.05	0.05	Yes
E3 Sill	Independently assessed	7.01	0.05	0.05	Yes
E4 Jamb	Independently assessed	13.06	0.05	0.05	Yes
E16 Corner (normal)	Independently assessed	6.16	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.00	0.09	0.09	No

Y-value	0.10	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	
19.0 Mechanical Ventilation		
Mechanical Ventilation		
Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	3	
Manufacturer SFP	0.50	
Duct Type	Flexible	
MVHR Efficiency	88.00	
Wet Rooms	3	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	
20.0 Fans, Open Fireplaces, Flues		
21.0 Fixed Cooling System	No	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	101.00	9595.00	1

24.0 Main Heating 1	Manufacturer

Summary for Input Data

Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	342.87	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Summary for Input Data

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1
Shower 2	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

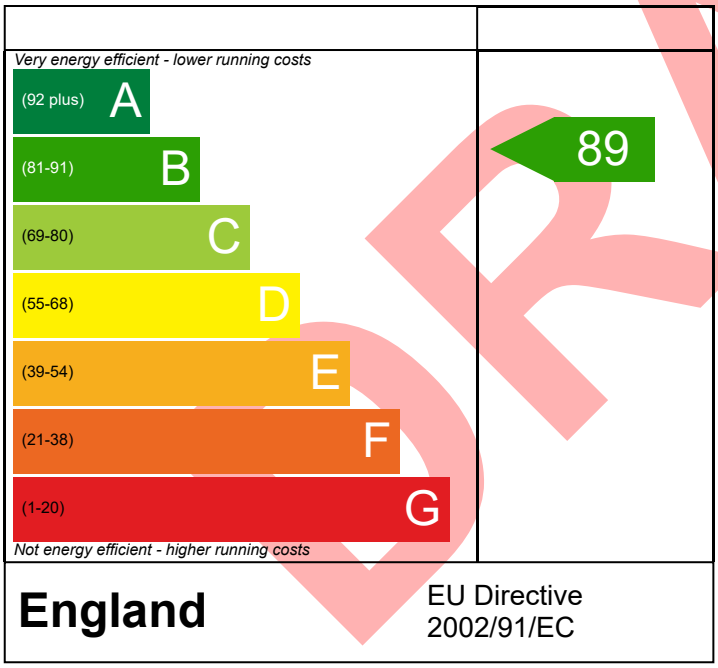
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	72.23 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

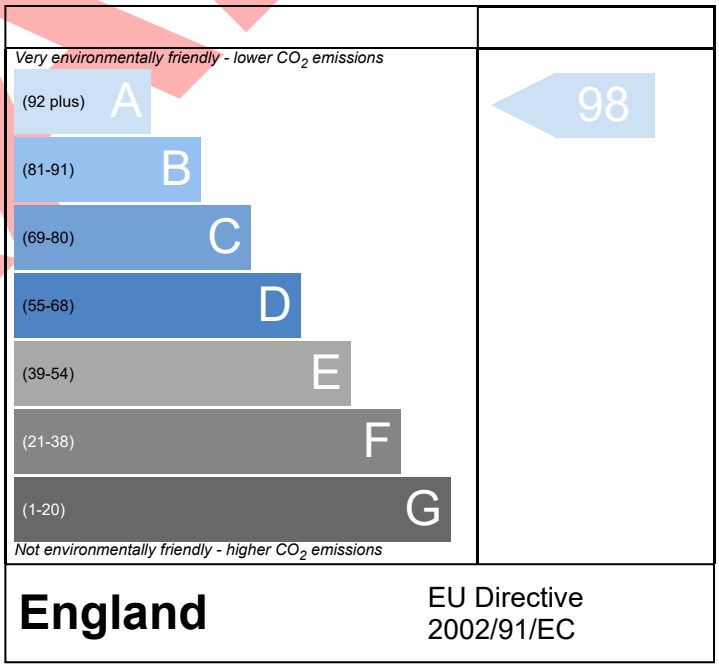
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

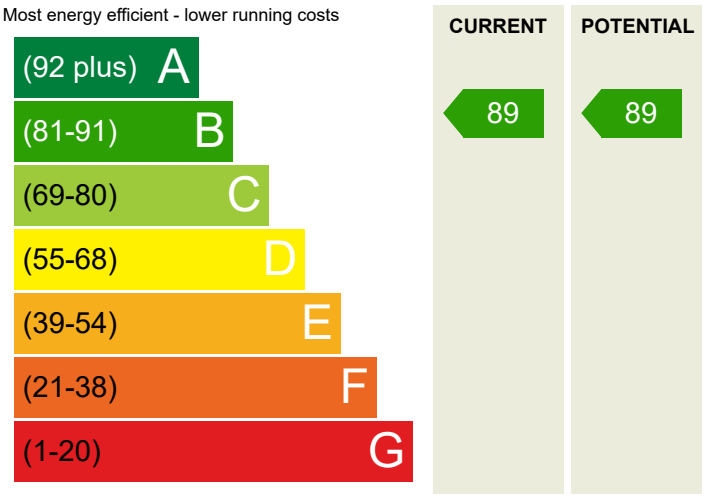
Energy Report

Dwelling Address	
Reference	Block A Appt 15 6F-2B4P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	72

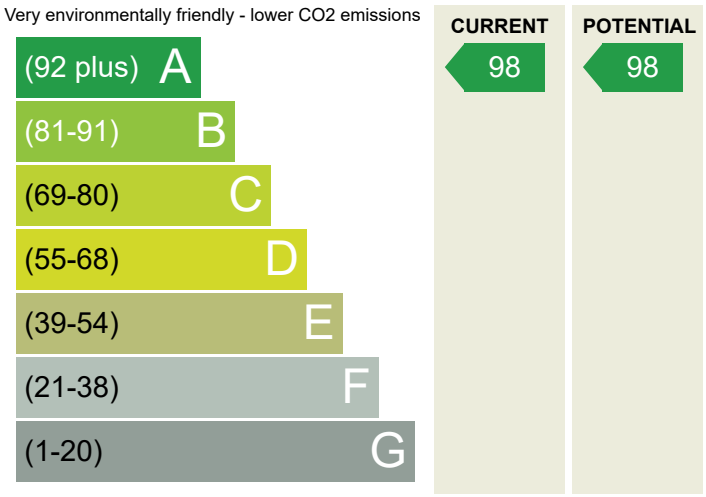
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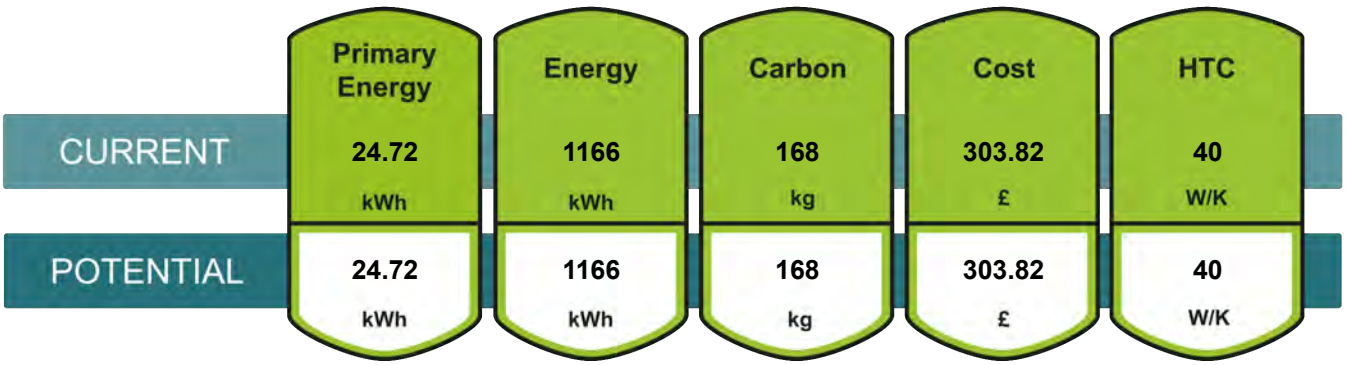
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£304

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings

Space Heating
149
kWh per year

Water Heating
678
kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 15 7F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	91 B	**DER**	2.80	**TER**	12.33
Environmental	98 A	**% DER < TER**			77.29
CO_2 Emissions (t/year)	0.13	**DFEE**	19.10	**TFEE**	18.99
Compliance Check	See BREL	**% DFEE < TFEE**			-0.60
% DPER < TPER	55.93	**DPER**	29.67	**TPER**	67.32

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	7	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	52.15 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.28	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	44.50	36.38	0.00	None	8.12	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	34.66	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	52.15

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	52.15

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	West	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	West	1.48	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.97	0.05	0.05	Yes
E3 Sill	Independently assessed	4.97	0.05	0.05	Yes
E4 Jamb	Independently assessed	9.78	0.05	0.05	Yes
E16 Corner (normal)	Independently assessed	3.08	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No

Y-value	0.07	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	101.00	9595.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	348.45	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

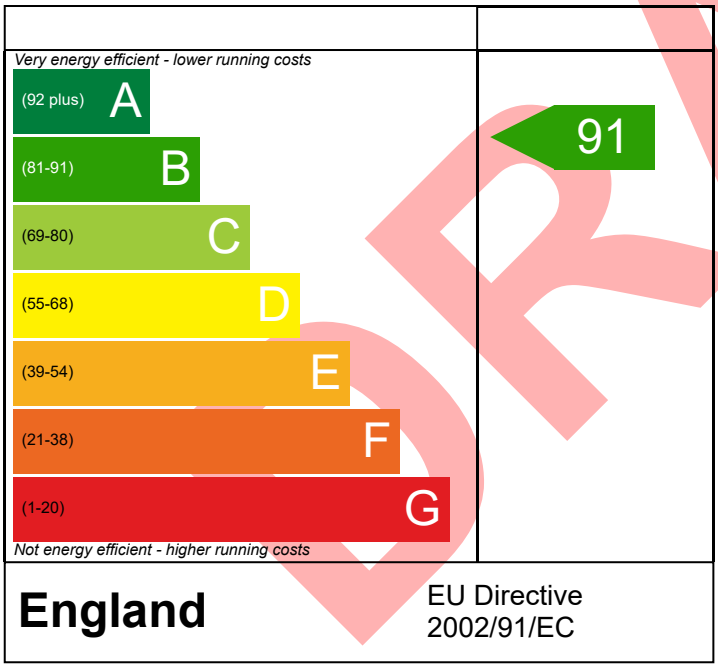
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	52.15 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

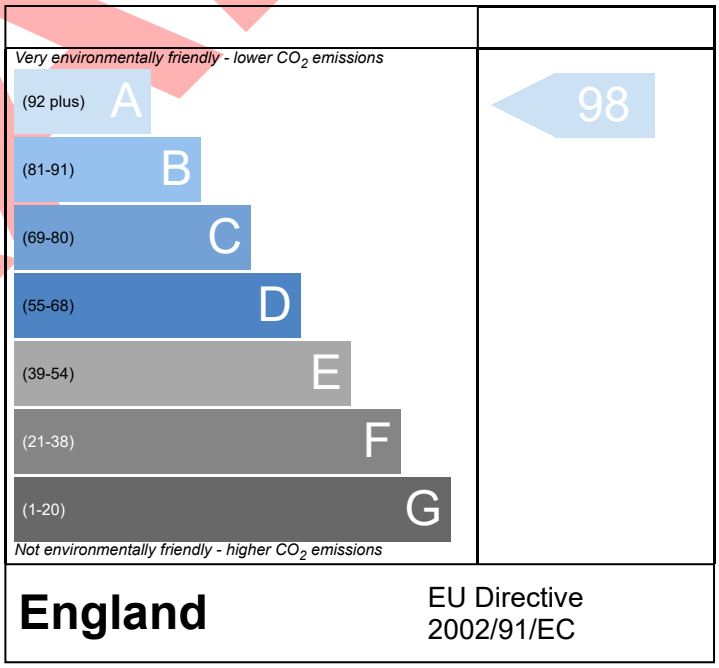
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

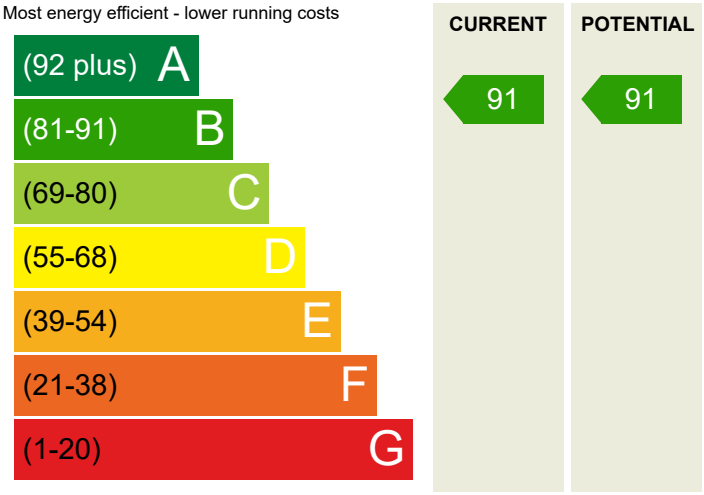
Energy Report

Dwelling Address	
Reference	Block A Appt 15 7F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	52

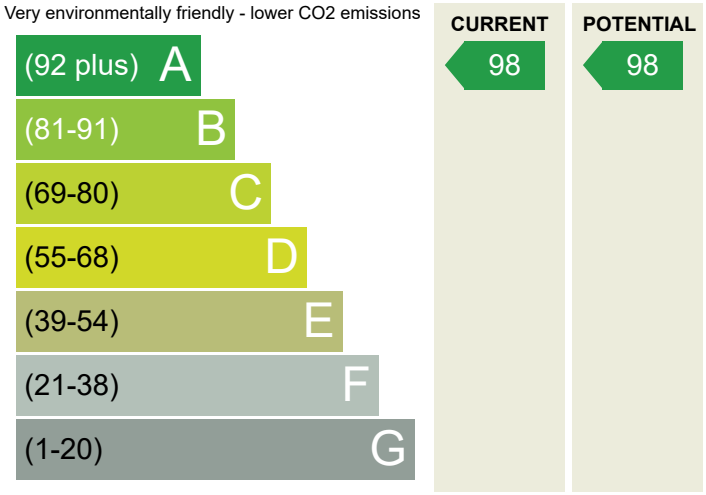
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

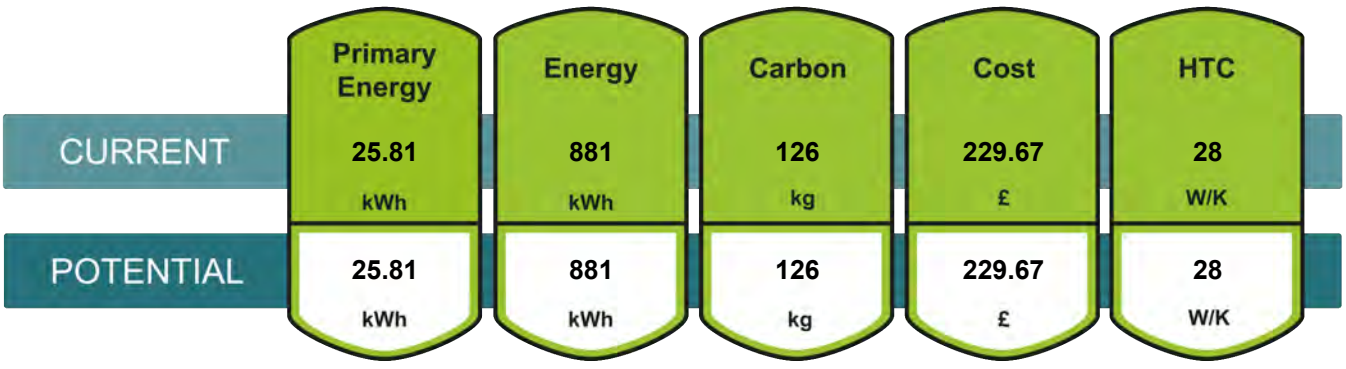
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£230

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

55

kWh per year



Water Heating

583

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

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Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 15 8F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	91 B	**DER**	2.80	**TER**	12.33
Environmental	98 A	**% DER < TER**			77.29
CO_2 Emissions (t/year)	0.13	**DFEE**	19.10	**TFEE**	18.99
Compliance Check	See BREL	**% DFEE < TFEE**			-0.60
% DPER < TPER	55.93	**DPER**	29.67	**TPER**	67.32

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	8	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	52.15 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.28	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	44.50	36.38	0.00	None	8.12	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	34.66	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	52.15

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	52.15

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	West	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	West	1.48	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.97	0.05	0.05	Yes
E3 Sill	Independently assessed	4.97	0.05	0.05	Yes
E4 Jamb	Independently assessed	9.78	0.05	0.05	Yes
E16 Corner (normal)	Independently assessed	3.08	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No

Y-value	0.07	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	101.00	9595.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	348.45	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

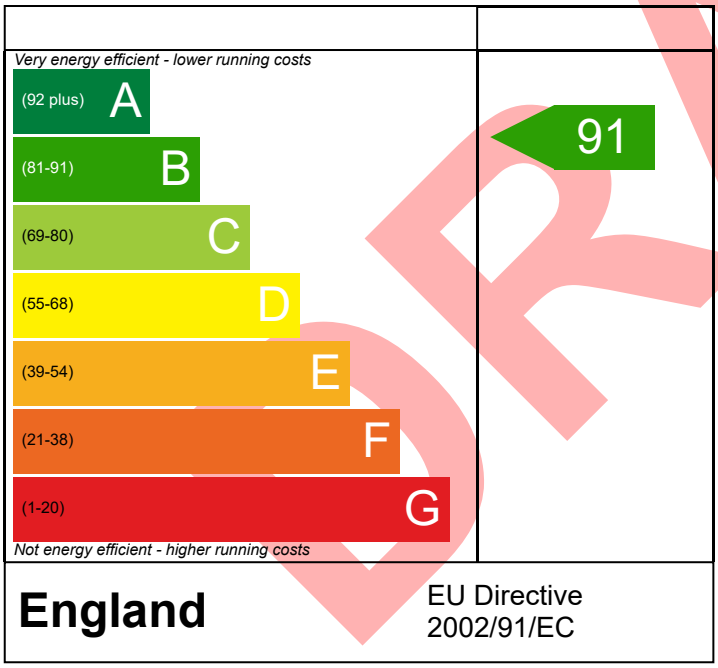
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	52.15 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

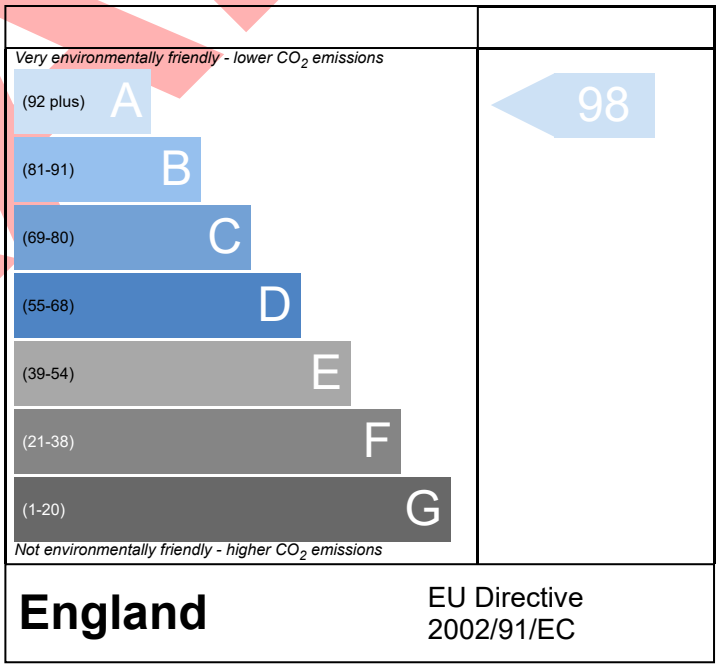
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

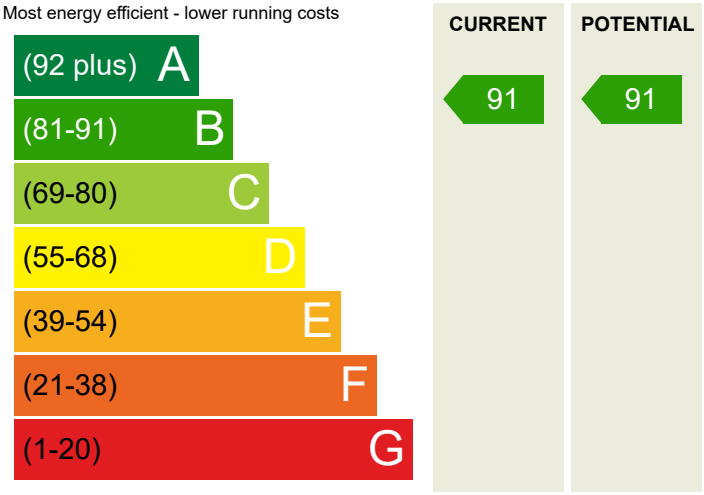
Energy Report

Dwelling Address	
Reference	Block A Appt 15 8F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	52

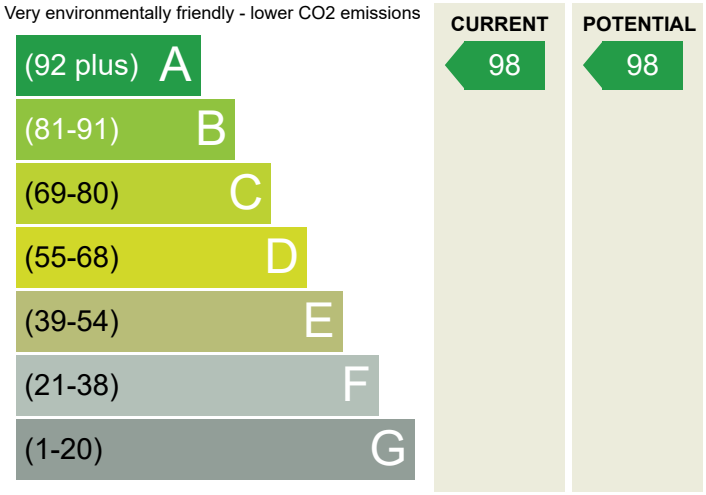
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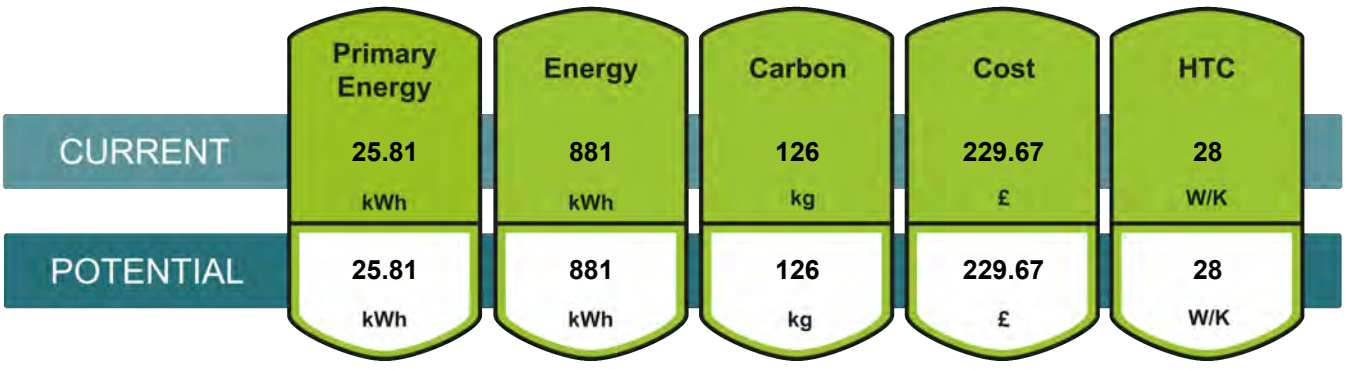
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£230

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

55

kWh per year



Water Heating

583

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 15 9F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	1B2P
Property			

SAP Rating	92 A	**DER**	2.34	**TER**	11.25
Environmental	98 A	**% DER < TER**			79.20
CO_2 Emissions (t/year)	0.12	**DFEE**	13.59	**TFEE**	14.36
Compliance Check	See BREL	**% DFEE < TFEE**			5.36
% DPER < TPER	59.16	**DPER**	25.14	**TPER**	61.55

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	9	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	11.65	0.00	None	6.64	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	West	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	West	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.07	0.05	0.05	Yes
E3 Sill	Independently assessed	4.07	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No

Y-value	0.12	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Flexible	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No	

22.0 Lighting

No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	

Summary for Input Data

SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No

Summary for Input Data

Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

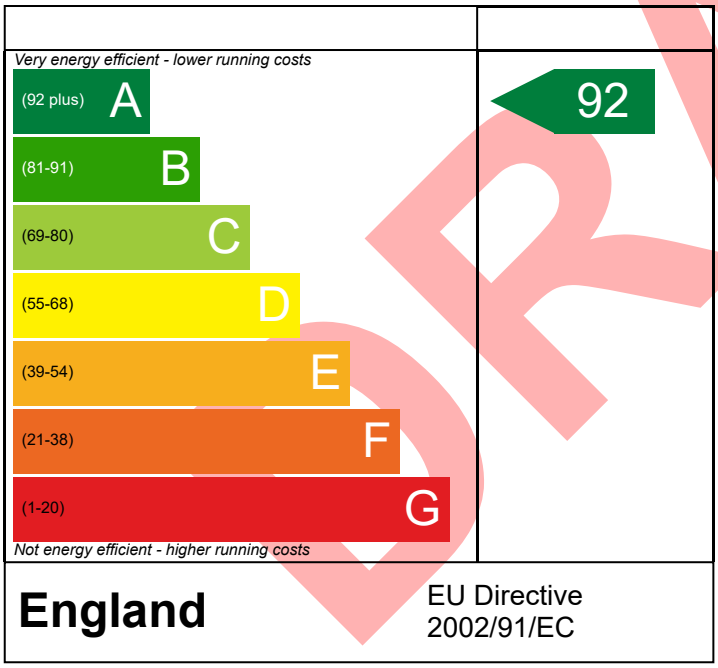
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

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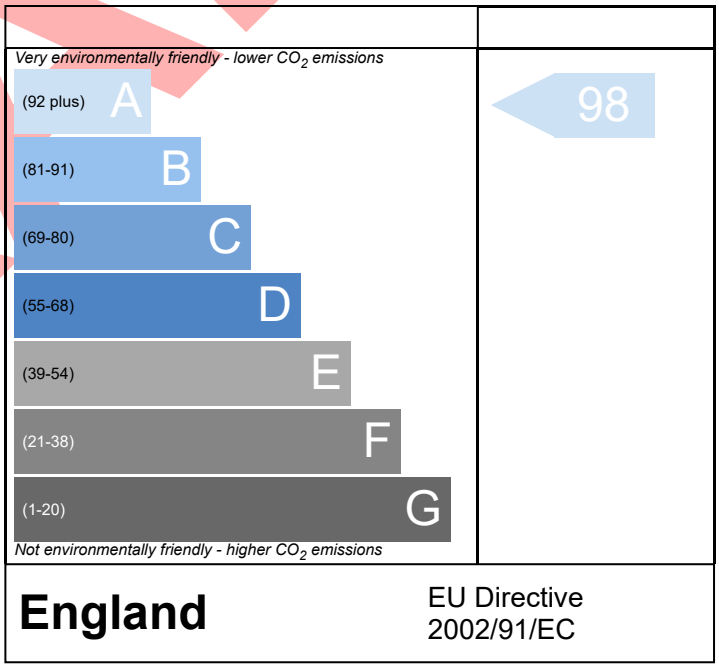
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Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

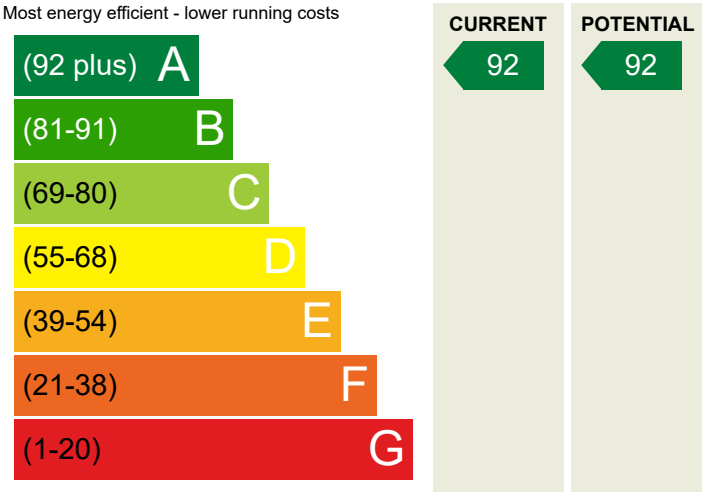
Energy Report

Dwelling Address	
Reference	Block A Appt 15 9F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

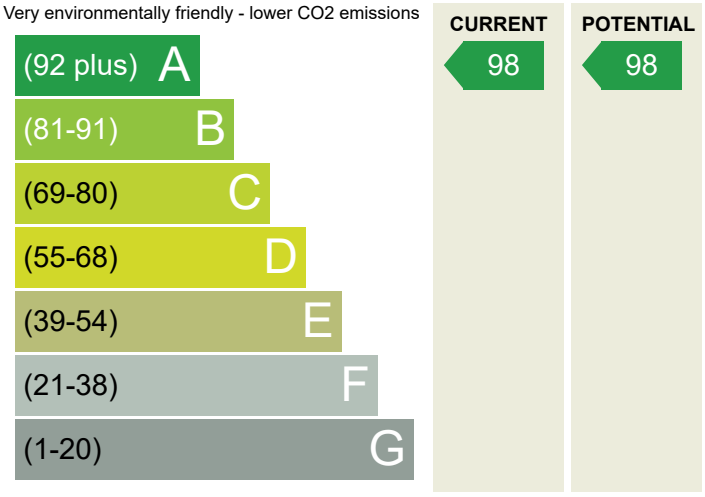
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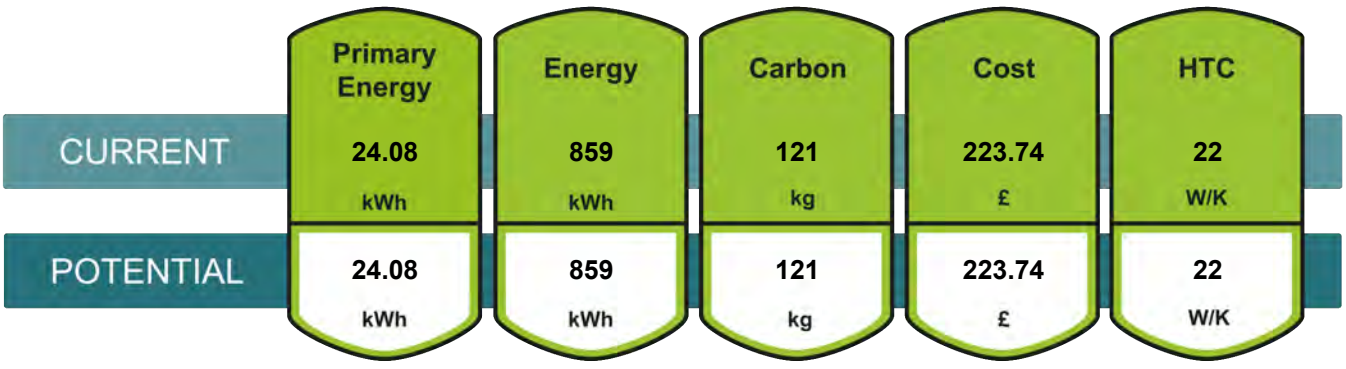
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£224

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

5

kWh per year



Water Heating

594

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 15 10F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	1B2P
Property			

SAP Rating	89 B	**DER**	3.44	**TER**	13.58
Environmental	98 A	**% DER < TER**			74.67
CO_2 Emissions (t/year)	0.15	**DFEE**	24.48	**TFEE**	25.66
Compliance Check	See BREL	**% DFEE < TFEE**			4.58
% DPER < TPER	51.22	**DPER**	36.14	**TPER**	74.09

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Top-floor flat	
Which Floor	10	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	11.65	0.00	None	6.64	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

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
External Roof 1	External Flat Roof	Plasterboard, insulated flat roof	0.10	9.00	54.30	54.30	None	0.00	Enter Gross Area	0.00

Summary for Input Data

elmhurst energy

11.1 Party Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	West	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	West	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.07	0.05	0.05	Yes
E3 Sill	Independently assessed	4.07	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No
E15 Flat roof with parapet	Independently assessed	6.00	0.50	0.50	No
P4 Party wall - Roof (insulation at ceiling level)	Independently assessed	21.80	0.12	0.12	No

Y-value	0.10	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

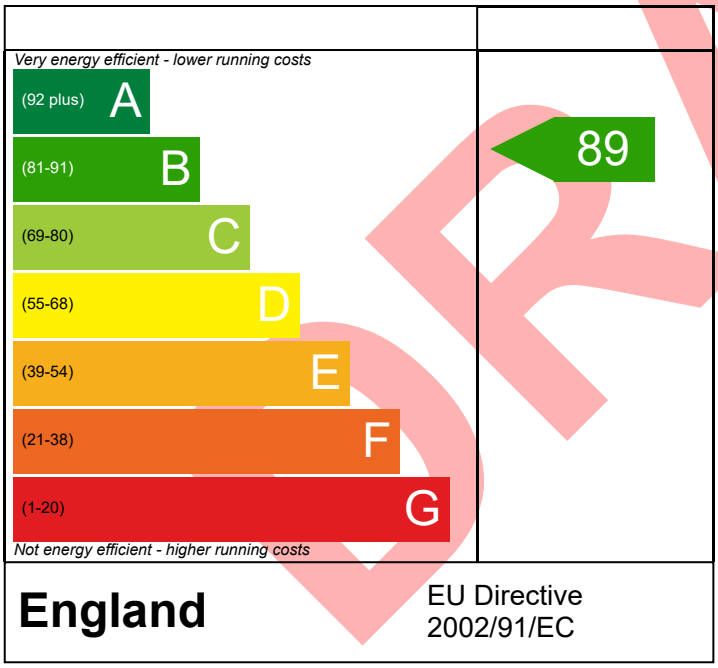
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

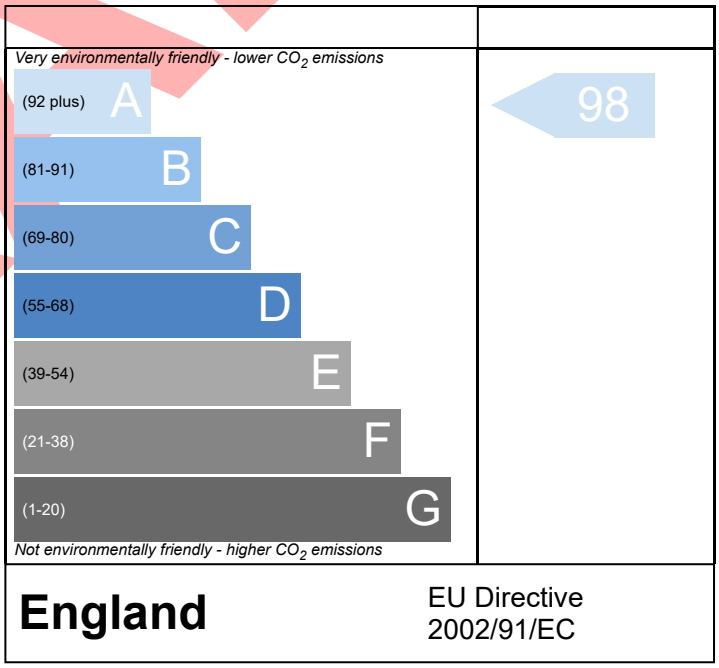
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

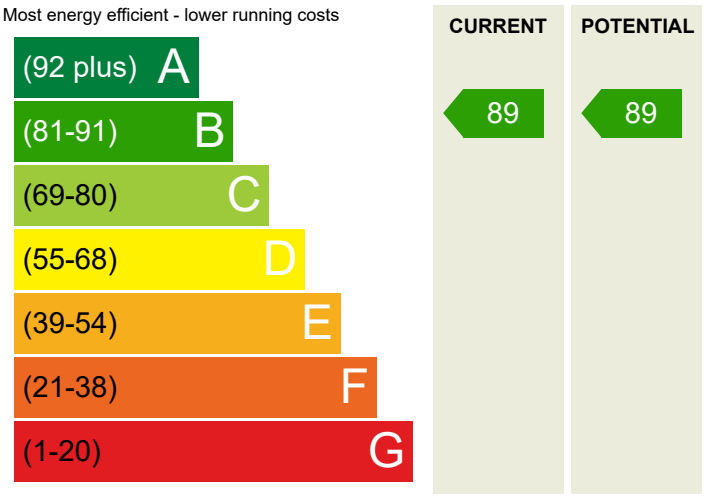
Energy Report

Dwelling Address	
Reference	Block A Appt 15 10F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

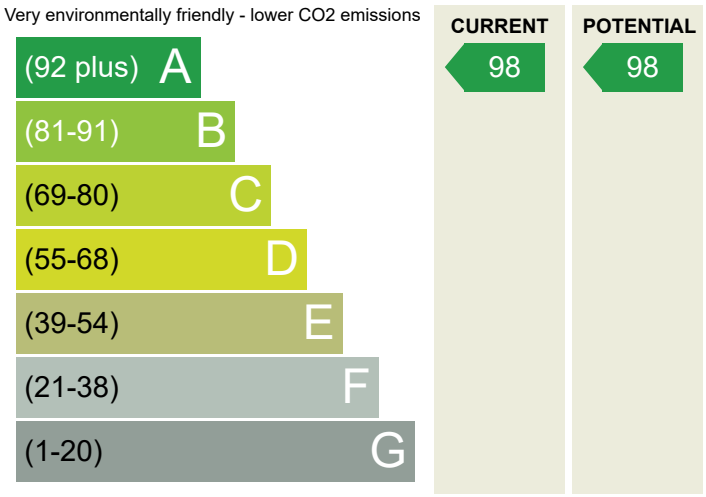
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This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

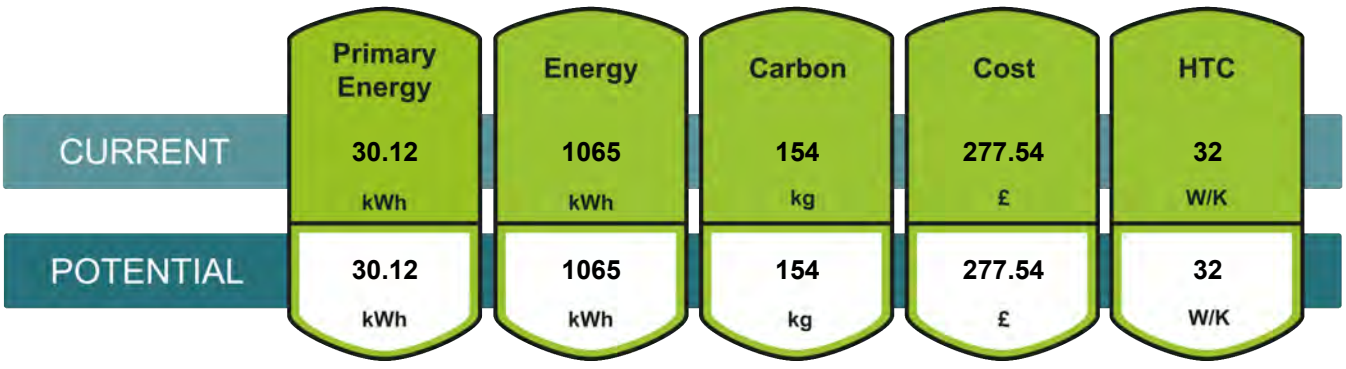
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Roof	Average thermal transmittance 0.1 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£278

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

211

kWh per year



Water Heating

594

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 16 1F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	89 B	**DER**	3.36	**TER**	14.96
Environmental	98 A	**% DER < TER**			77.54
CO_2 Emissions (t/year)	0.14	**DFEE**	23.75	**TFEE**	31.30
Compliance Check	See BREL	**% DFEE < TFEE**			24.13
% DPER < TPER	56.63	**DPER**	35.34	**TPER**	81.47

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	52.15 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.28	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	44.50	36.38	0.00	None	8.12	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	34.66	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	52.15

11.0 Heat Loss Floors

Summary for Input Data

elmhurst energy

Description	Type	Storey Index	Construction	U-Value (W/m²K)	Shelter Code	Shelter Factor	Kappa (kJ/m²K)	Area (m²)
Heatloss Floor 1	Exposed Floor - Solid	Lowest occupied	Other	0.05	None	0.00	0.00	52.15

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	West	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	West	1.48	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No
E20 Exposed floor (normal)	Independently assessed	6.00	0.16	0.16	No
P7 Party Wall - Exposed floor (normal)	Independently assessed	21.80	0.05	0.05	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.97	0.05	0.05	Yes
E3 Sill	Independently assessed	4.97	0.05	0.05	Yes
E4 Jamb	Independently assessed	9.78	0.05	0.05	Yes
E16 Corner (normal)	Independently assessed	3.08	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No

Y-value	0.05	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No
22.0 Lighting	
No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	101.00	9595.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	348.45	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

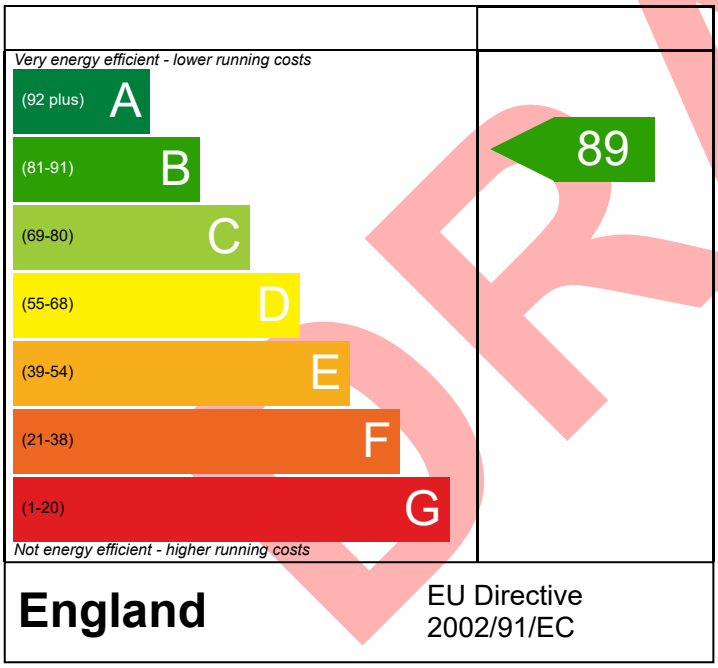
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	52.15 m²
DRRN:	

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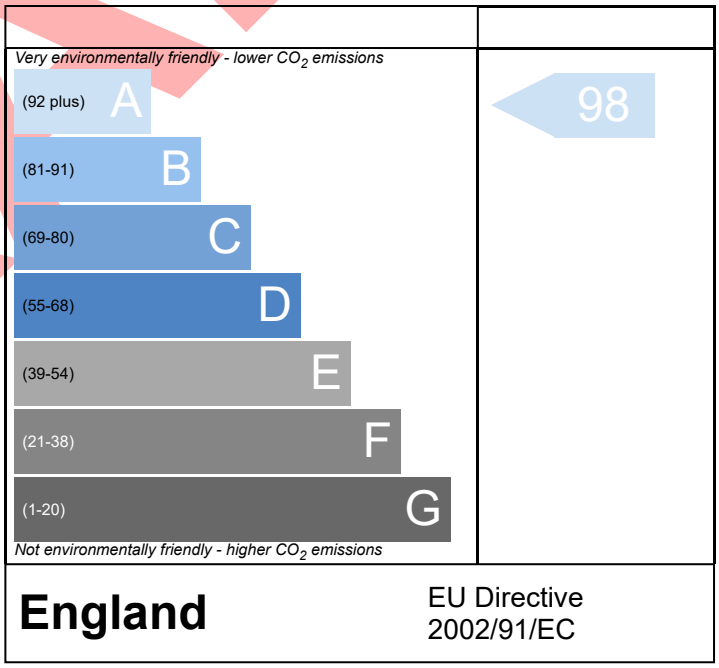
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

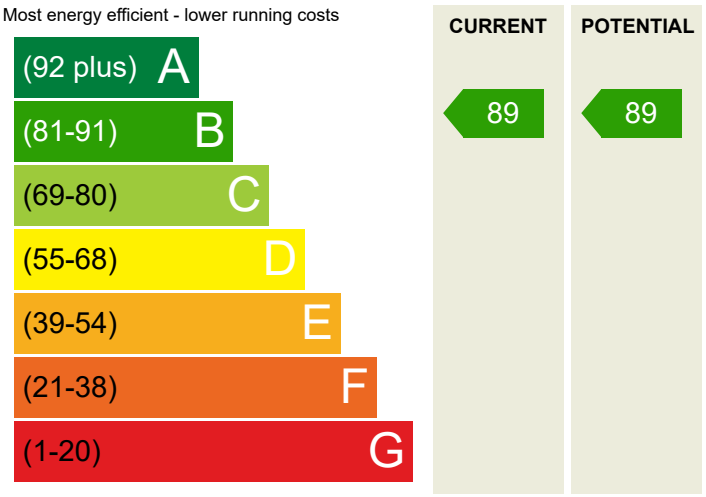
Energy Report

Dwelling Address	
Reference	Block A Appt 16 1F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	52

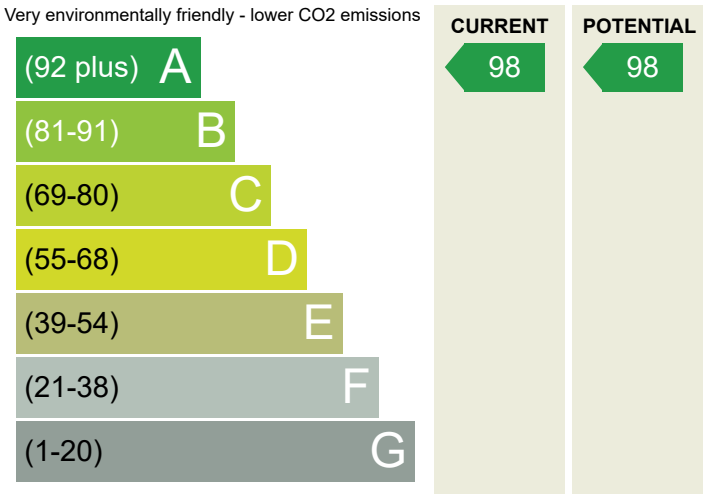
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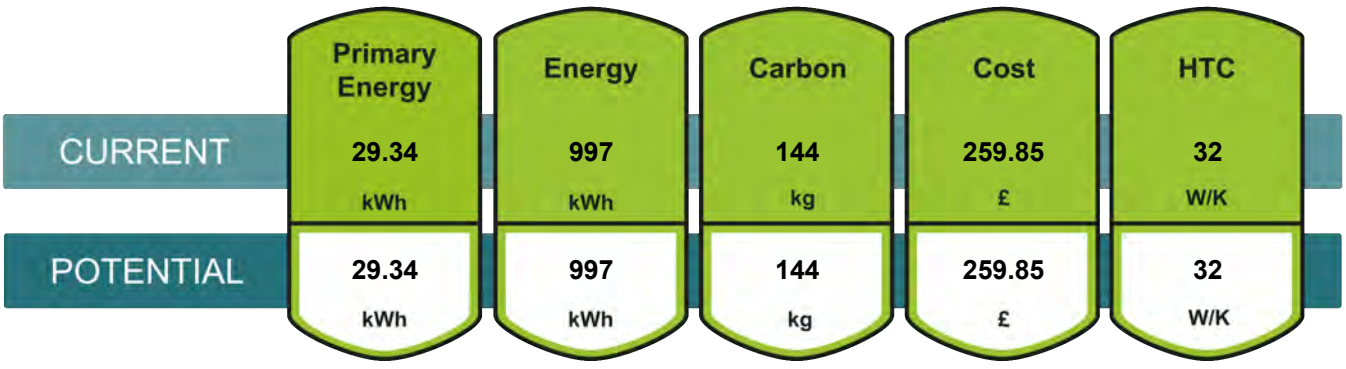
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Floor	Average thermal transmittance 0.05 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£260

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

171

kWh per year



Water Heating

583

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 16 2F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	91 B	**DER**	2.80	**TER**	12.33
Environmental	98 A	**% DER < TER**			77.29
CO_2 Emissions (t/year)	0.13	**DFEE**	19.10	**TFEE**	18.99
Compliance Check	See BREL	**% DFEE < TFEE**			-0.60
% DPER < TPER	55.93	**DPER**	29.67	**TPER**	67.32

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	52.15 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.28	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	44.50	36.38	0.00	None	8.12	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	34.66	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	52.15

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	52.15

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	West	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	West	1.48	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.97	0.05	0.05	Yes
E3 Sill	Independently assessed	4.97	0.05	0.05	Yes
E4 Jamb	Independently assessed	9.78	0.05	0.05	Yes
E16 Corner (normal)	Independently assessed	3.08	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No

Y-value	0.07	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	101.00	9595.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	348.45	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

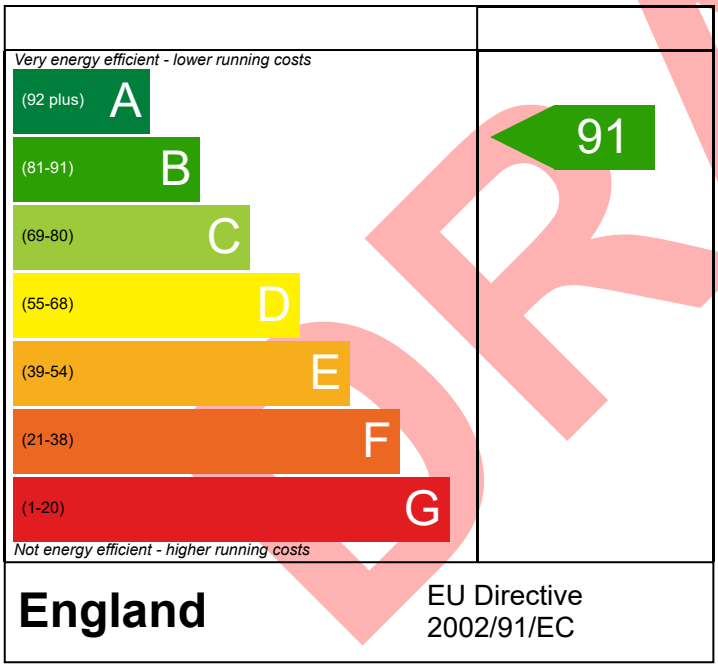
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	52.15 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

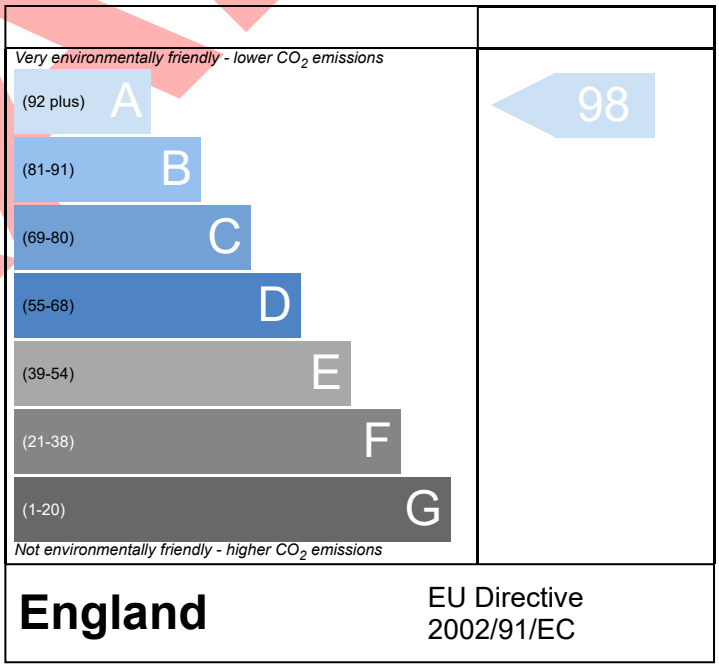
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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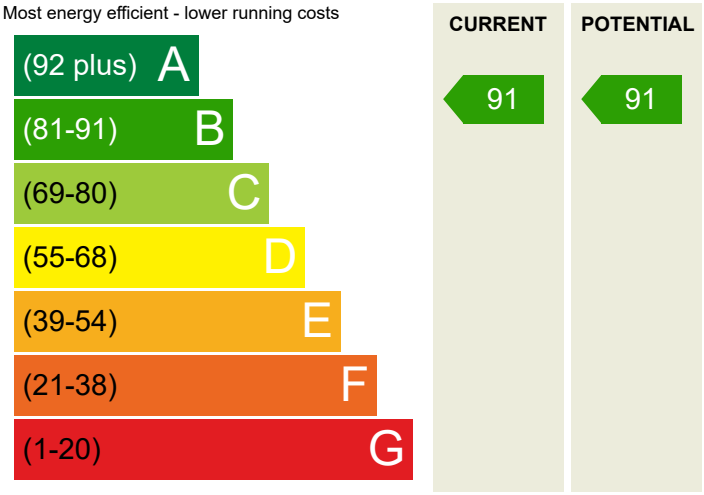
Energy Report

Dwelling Address	
Reference	Block A Appt 16 2F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	52

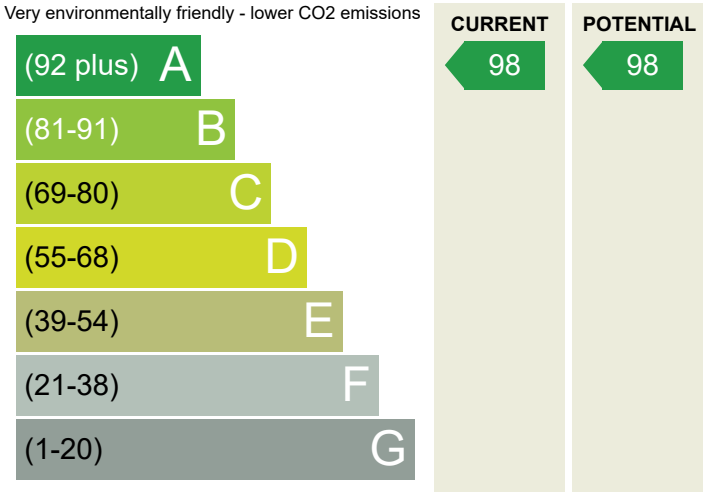
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This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

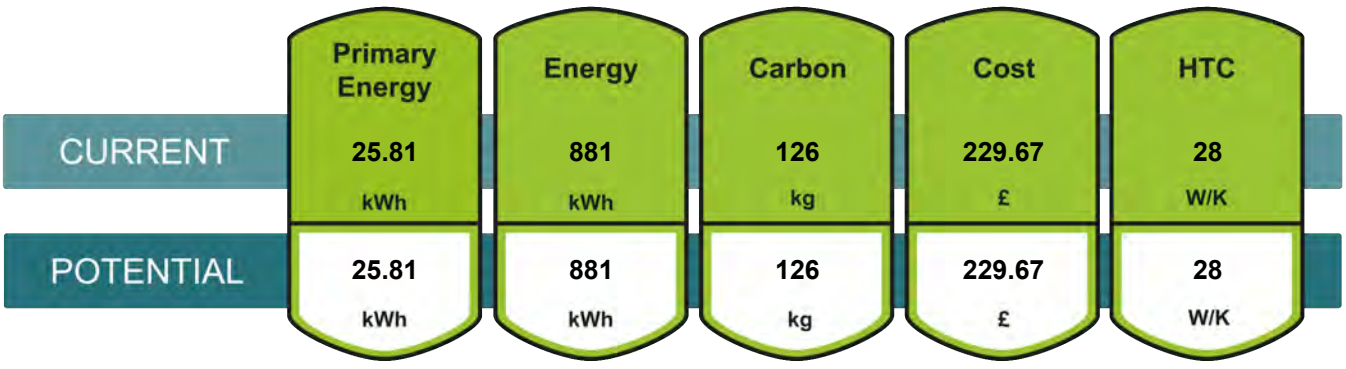
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£230

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

55

kWh per year



Water Heating

583

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 16 3F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	91 B	**DER**	2.80	**TER**	12.33
Environmental	98 A	**% DER < TER**			77.29
CO_2 Emissions (t/year)	0.13	**DFEE**	19.10	**TFEE**	18.99
Compliance Check	See BREL	**% DFEE < TFEE**			-0.60
% DPER < TPER	55.93	**DPER**	29.67	**TPER**	67.32

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	52.15 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.28	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	44.50	36.38	0.00	None	8.12	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	34.66	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	52.15

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	52.15

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	West	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	West	1.48	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.97	0.05	0.05	Yes
E3 Sill	Independently assessed	4.97	0.05	0.05	Yes
E4 Jamb	Independently assessed	9.78	0.05	0.05	Yes
E16 Corner (normal)	Independently assessed	3.08	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No

Y-value	0.07	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	101.00	9595.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	348.45	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

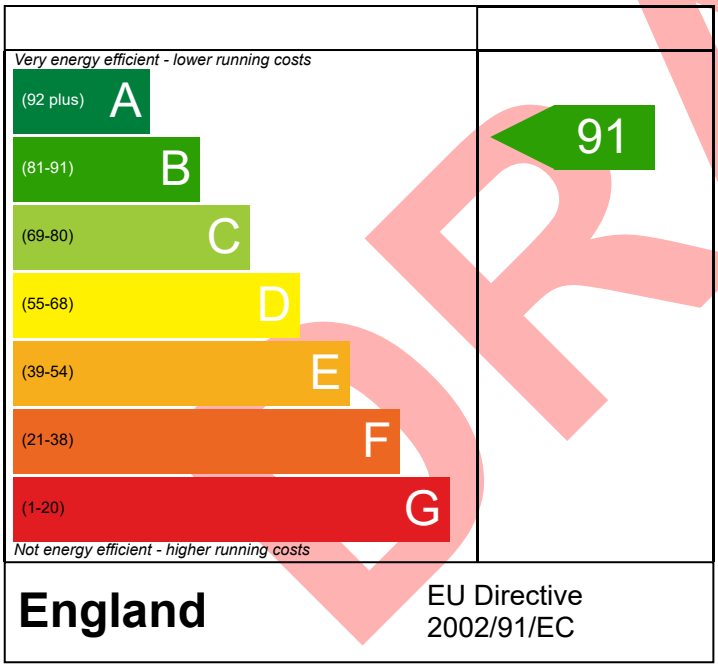
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	52.15 m²
DRRN:	

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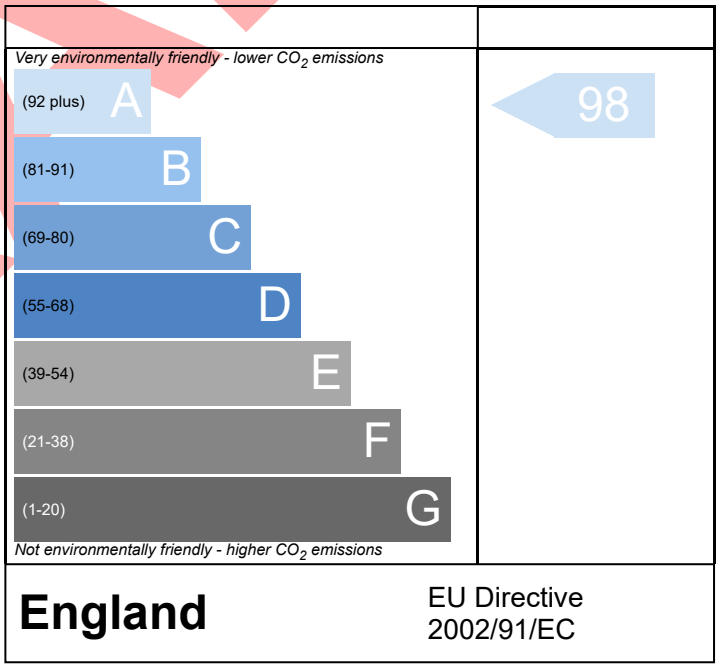
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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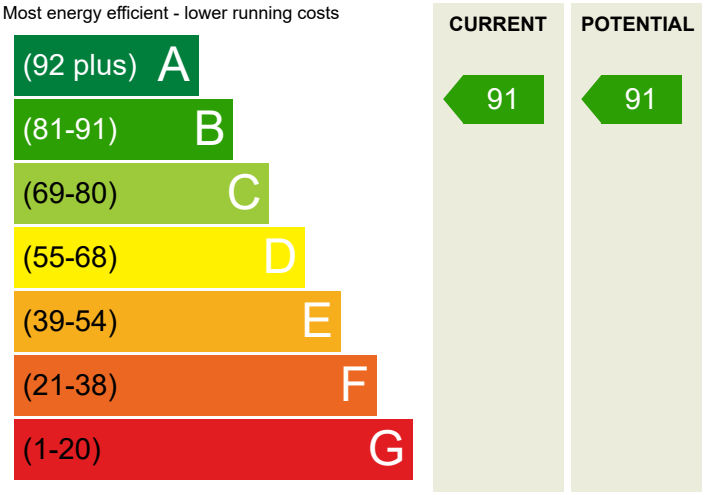
Energy Report

Dwelling Address	
Reference	Block A Appt 16 3F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	52

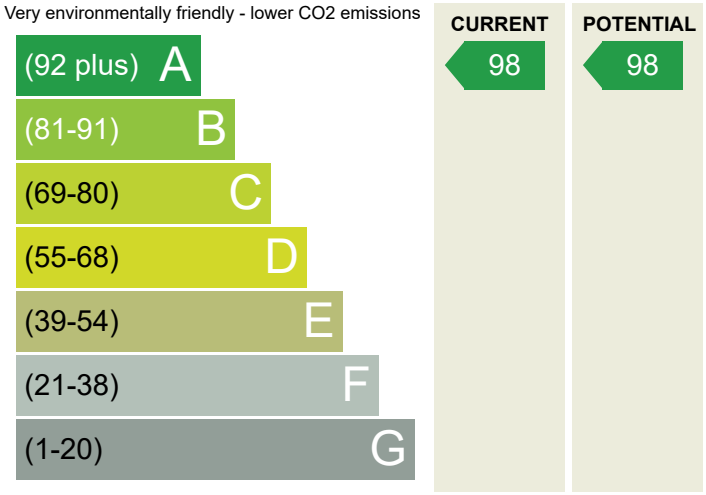
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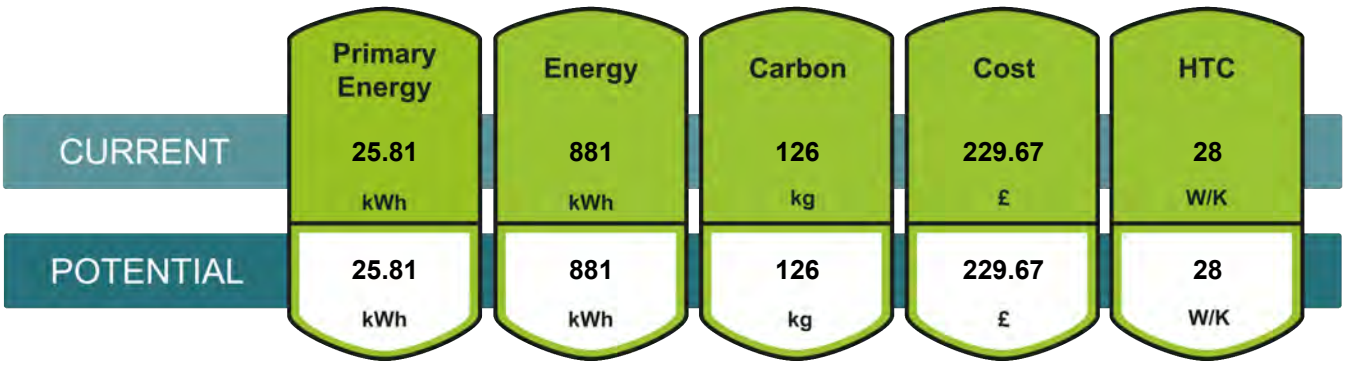
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£230

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

55

kWh per year



Water Heating

583

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 16 4F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	91 B	**DER**	2.80	**TER**	12.33
Environmental	98 A	**% DER < TER**			77.29
CO_2 Emissions (t/year)	0.13	**DFEE**	19.10	**TFEE**	18.99
Compliance Check	See BREL	**% DFEE < TFEE**			-0.60
% DPER < TPER	55.93	**DPER**	29.67	**TPER**	67.32

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	52.15 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.28	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	44.50	36.38	0.00	None	8.12	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	34.66	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	52.15

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	52.15

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	West	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	West	1.48	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.97	0.05	0.05	Yes
E3 Sill	Independently assessed	4.97	0.05	0.05	Yes
E4 Jamb	Independently assessed	9.78	0.05	0.05	Yes
E16 Corner (normal)	Independently assessed	3.08	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No

Y-value	0.07	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	101.00	9595.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	348.45	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

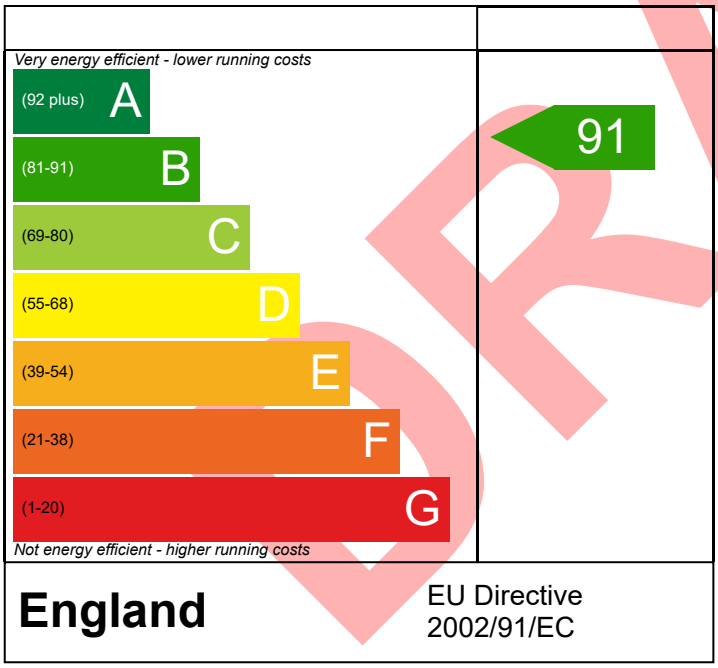
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	52.15 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

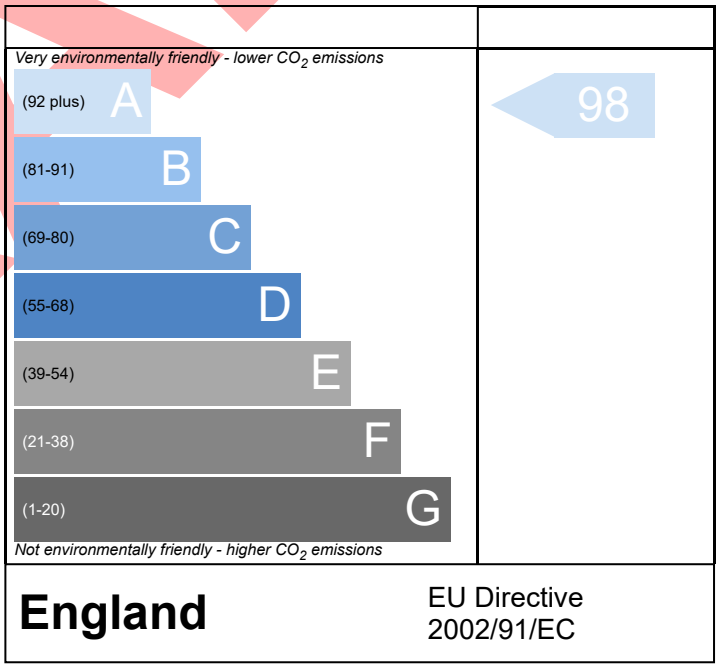
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

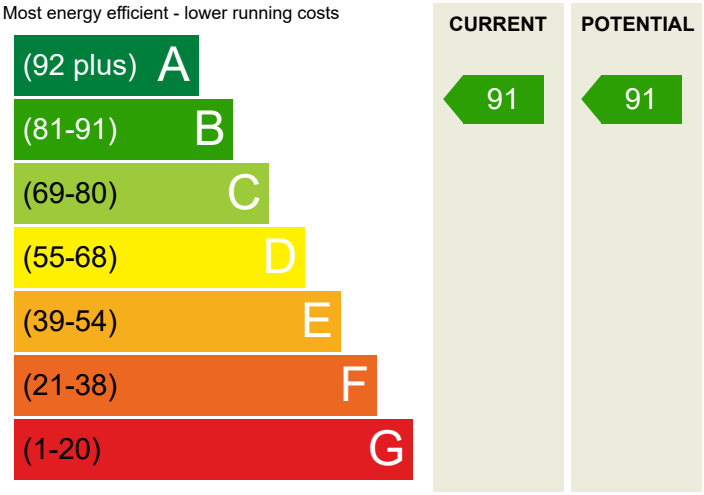
Energy Report

Dwelling Address	
Reference	Block A Appt 16 4F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	52

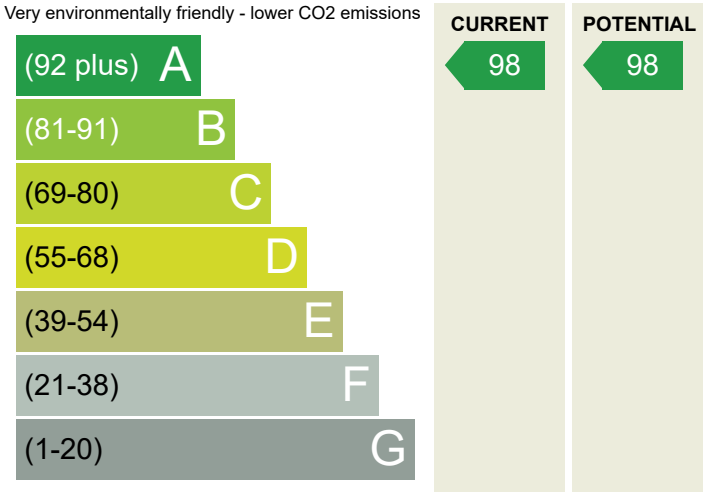
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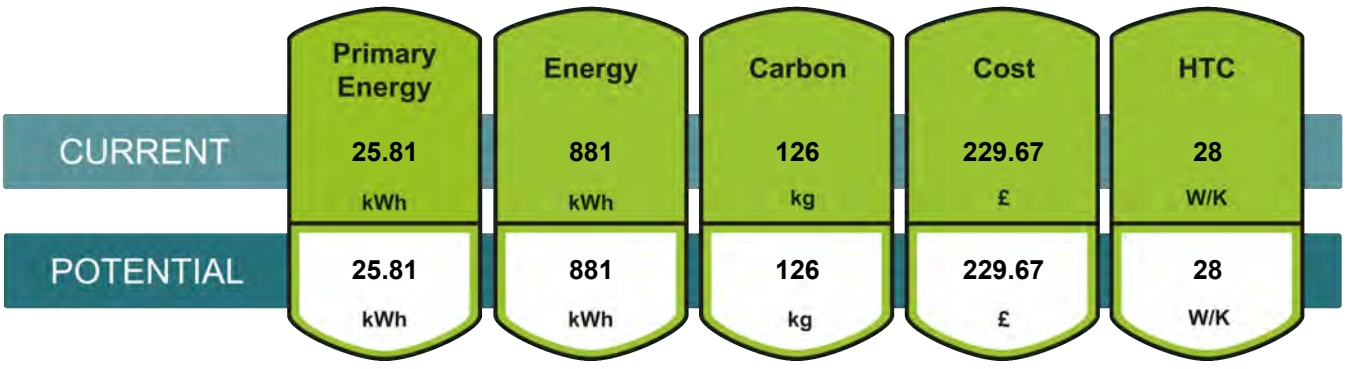
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£230

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

55

kWh per year



Water Heating

583

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

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The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 16 5F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	91 B	**DER**	2.80	**TER**	12.33
Environmental	98 A	**% DER < TER**			77.29
CO_2 Emissions (t/year)	0.13	**DFEE**	19.10	**TFEE**	18.99
Compliance Check	See BREL	**% DFEE < TFEE**			-0.60
% DPER < TPER	55.93	**DPER**	29.67	**TPER**	67.32

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	52.15 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.28	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	44.50	36.38	0.00	None	8.12	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	34.66	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	52.15

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	52.15

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	West	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	West	1.48	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.97	0.05	0.05	Yes
E3 Sill	Independently assessed	4.97	0.05	0.05	Yes
E4 Jamb	Independently assessed	9.78	0.05	0.05	Yes
E16 Corner (normal)	Independently assessed	3.08	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No

Y-value	0.07	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	101.00	9595.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	348.45	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

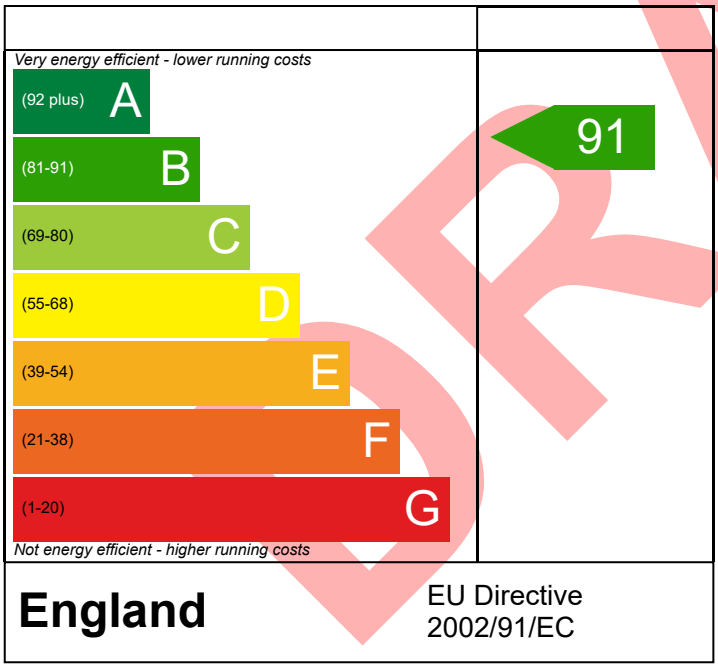
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	52.15 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

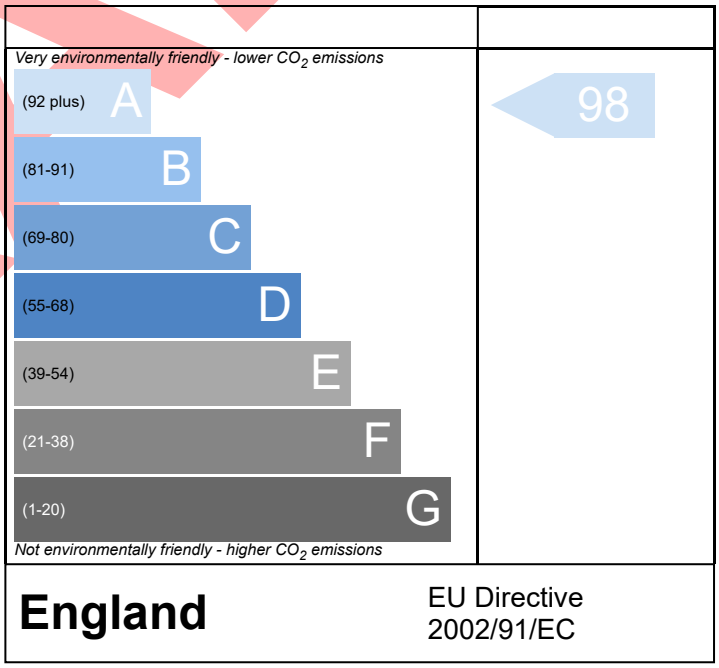
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

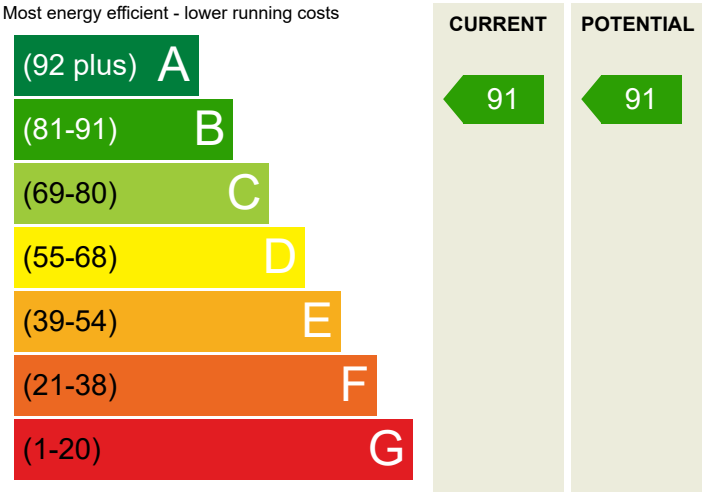
Energy Report

Dwelling Address	
Reference	Block A Appt 16 5F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	52

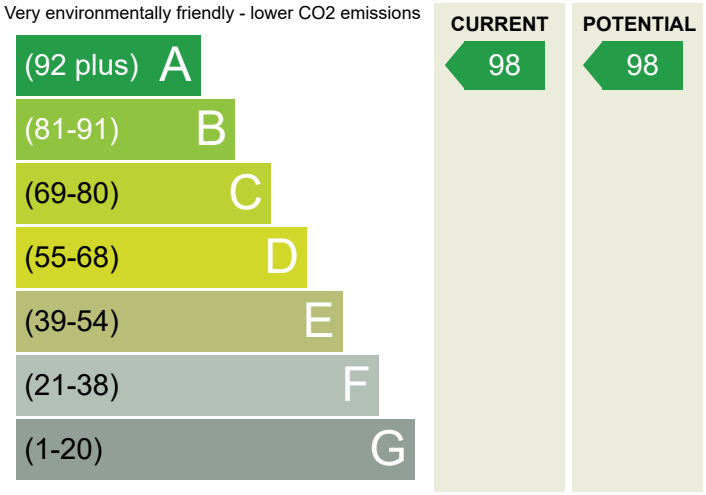
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This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

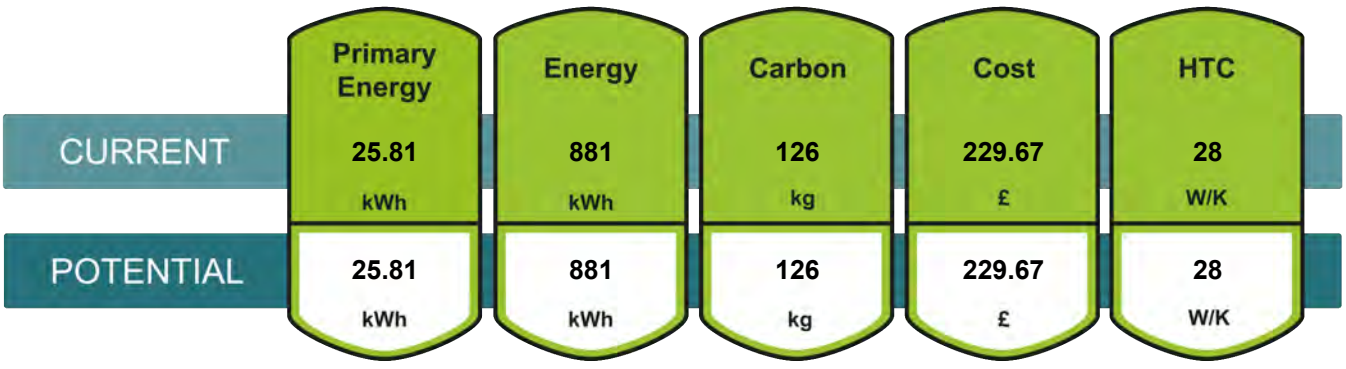
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£230

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

55

kWh per year



Water Heating

583

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 16 6F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	91 B	**DER**	2.80	**TER**	12.33
Environmental	98 A	**% DER < TER**			77.29
CO_2 Emissions (t/year)	0.13	**DFEE**	19.10	**TFEE**	18.99
Compliance Check	See BREL	**% DFEE < TFEE**			-0.60
% DPER < TPER	55.93	**DPER**	29.67	**TPER**	67.32

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	6	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	52.15 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	31.28	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	44.50	36.38	0.00	None	8.12	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	34.66	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	52.15

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	52.15

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	South	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	West	3.34	0
L/K	SOUTH EAST WEST	External Wall 1	West	1.48	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	3.08	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.97	0.05	0.05	Yes
E3 Sill	Independently assessed	4.97	0.05	0.05	Yes
E4 Jamb	Independently assessed	9.78	0.05	0.05	Yes
E16 Corner (normal)	Independently assessed	3.08	0.09	0.09	No
E25 Staggered party wall between dwellings	Independently assessed	3.08	0.12	0.12	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No

Y-value	0.07	W/m²K

18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	101.00	9595.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	348.45	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

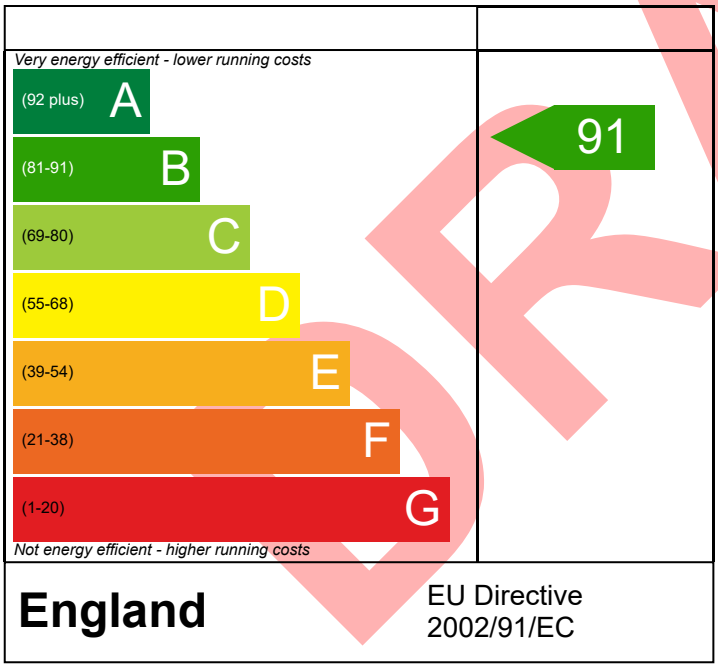
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	52.15 m²
DRRN:	

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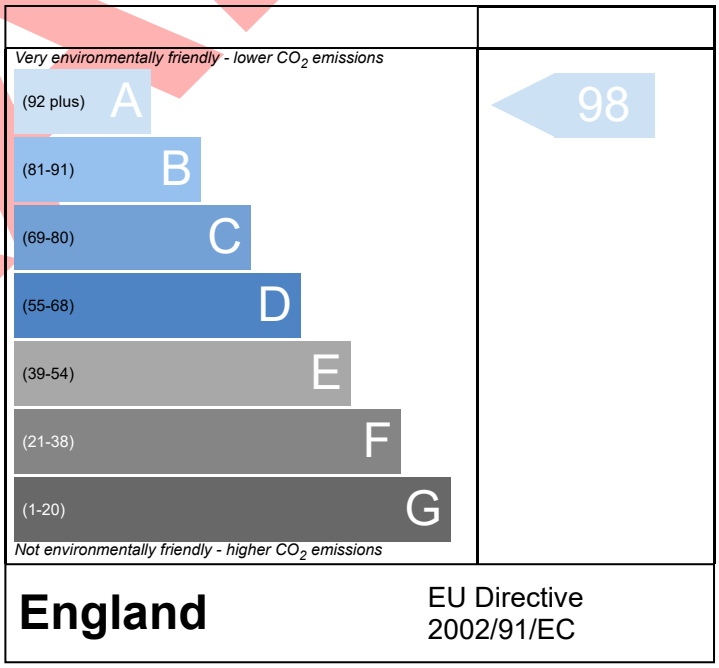
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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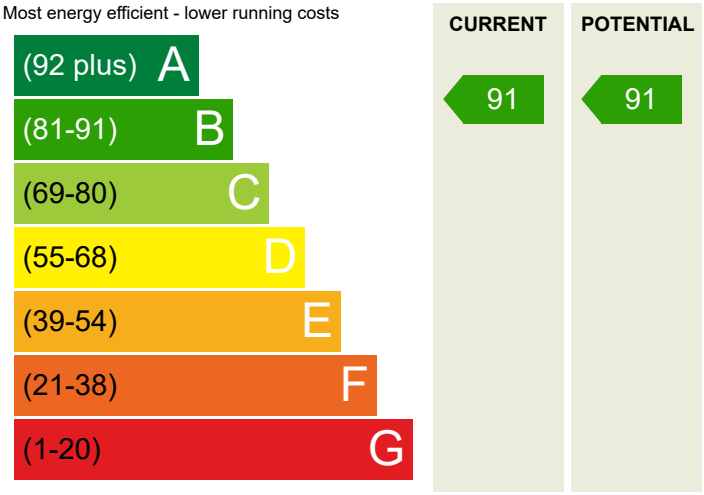
Energy Report

Dwelling Address	
Reference	Block A Appt 16 6F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	52

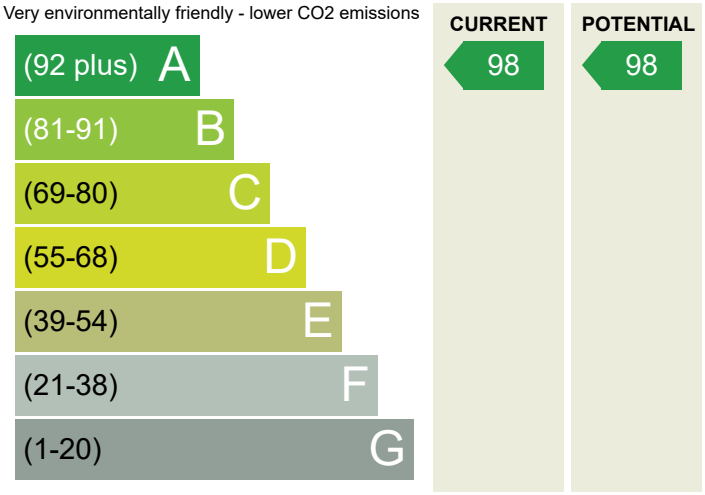
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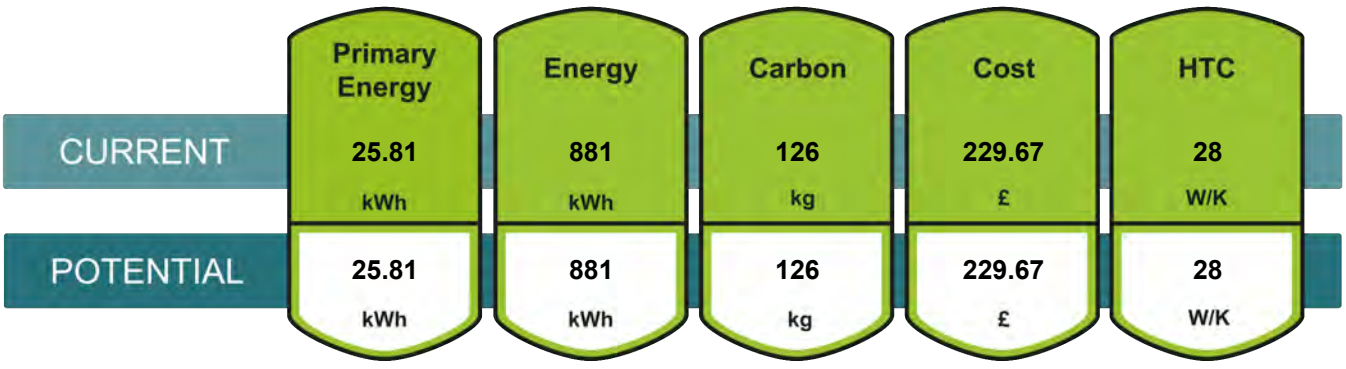
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£230

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

55

kWh per year



Water Heating

583

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 16 7F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	1B2P
Property			

SAP Rating	92 A	**DER**	2.34	**TER**	11.25
Environmental	98 A	**% DER < TER**			79.20
CO_2 Emissions (t/year)	0.12	**DFEE**	13.59	**TFEE**	14.36
Compliance Check	See BREL	**% DFEE < TFEE**			5.36
% DPER < TPER	59.16	**DPER**	25.14	**TPER**	61.55

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	7	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	11.65	0.00	None	6.64	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	West	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	West	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.07	0.05	0.05	Yes
E3 Sill	Independently assessed	4.07	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No

Y-value	0.12	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Flexible	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No	

22.0 Lighting

No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	

Summary for Input Data

SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No

Summary for Input Data

Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

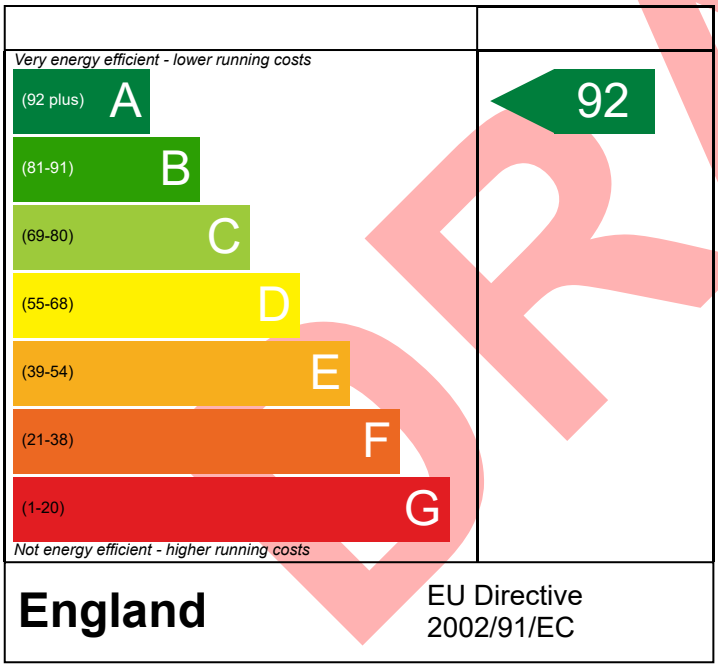
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

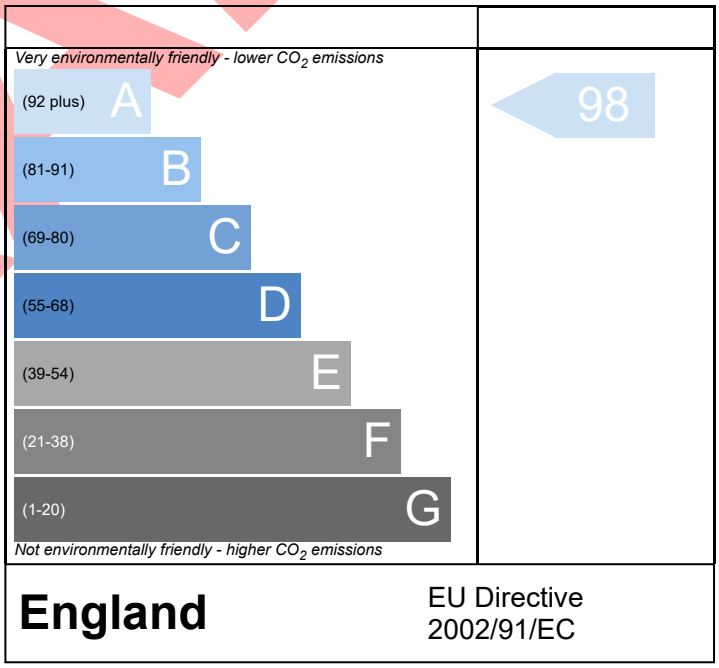
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

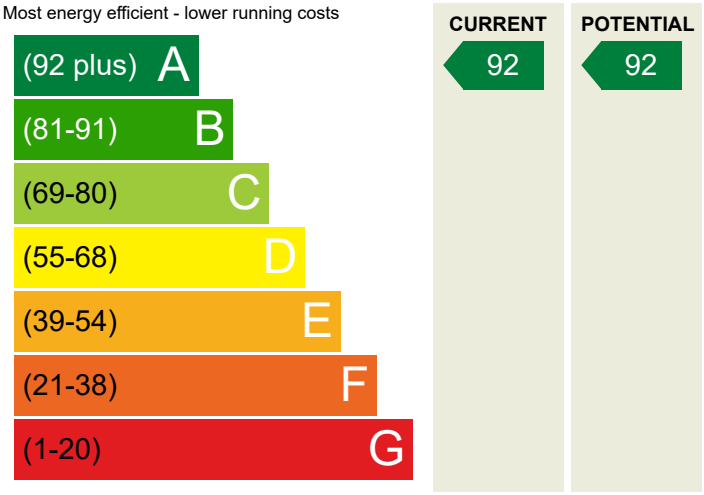
Energy Report

Dwelling Address	
Reference	Block A Appt 16 7F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

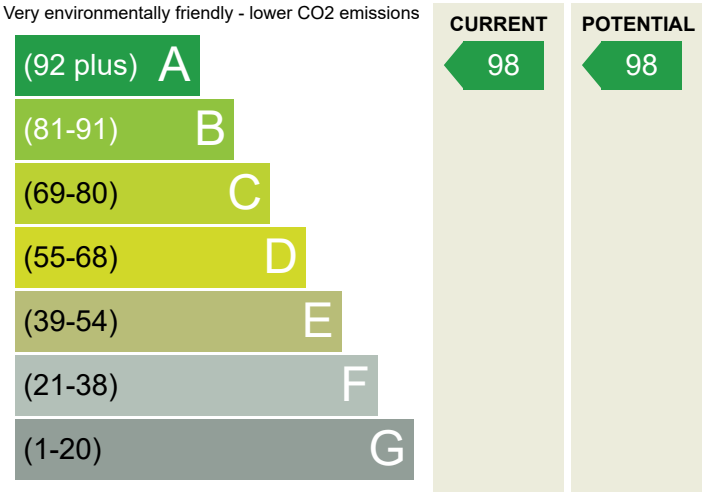
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

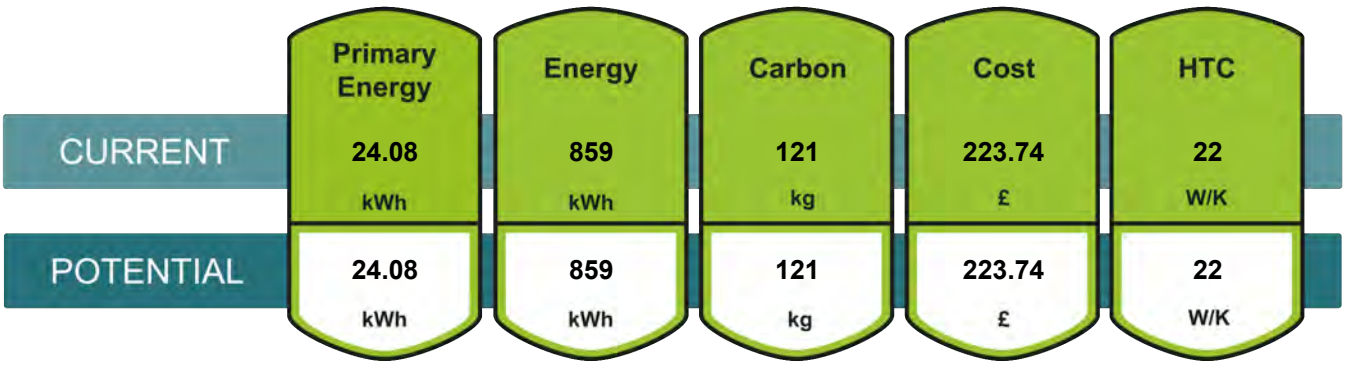
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£224

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

5

kWh per year



Water Heating

594

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 16 8F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	1B2P
Property			

SAP Rating	92 A	**DER**	2.34	**TER**	11.25
Environmental	98 A	**% DER < TER**			79.20
CO_2 Emissions (t/year)	0.12	**DFEE**	13.59	**TFEE**	14.36
Compliance Check	See BREL	**% DFEE < TFEE**			5.36
% DPER < TPER	59.16	**DPER**	25.14	**TPER**	61.55

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	8	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	11.65	0.00	None	6.64	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	West	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	West	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.07	0.05	0.05	Yes
E3 Sill	Independently assessed	4.07	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No

Y-value	0.12	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Flexible	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No	

22.0 Lighting

No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	

Summary for Input Data

SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No

Summary for Input Data

Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

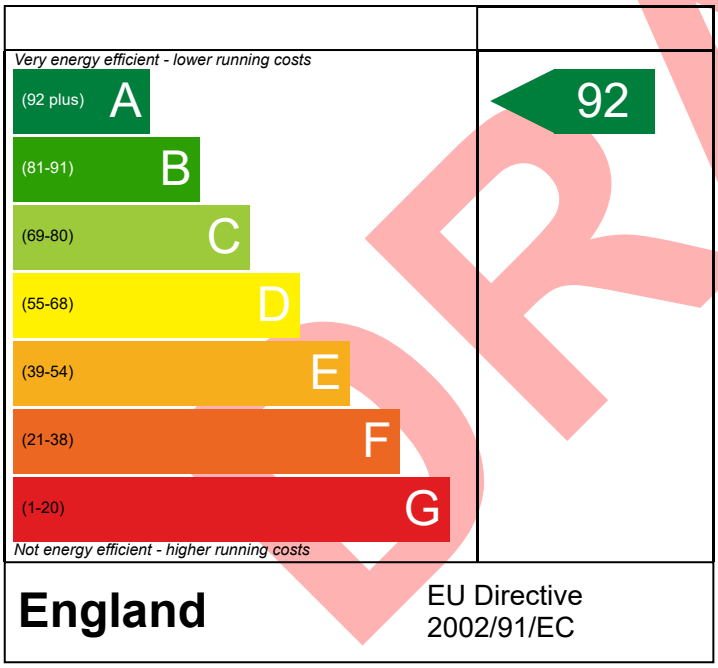
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

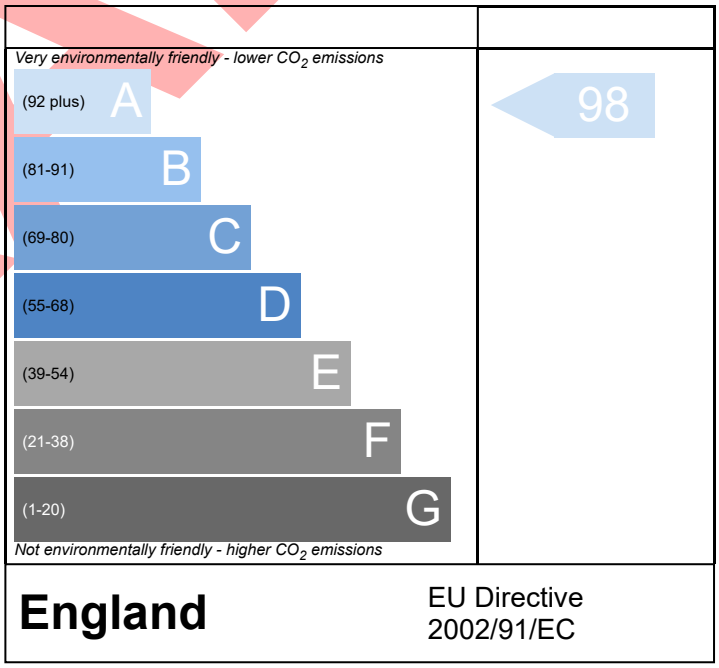
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

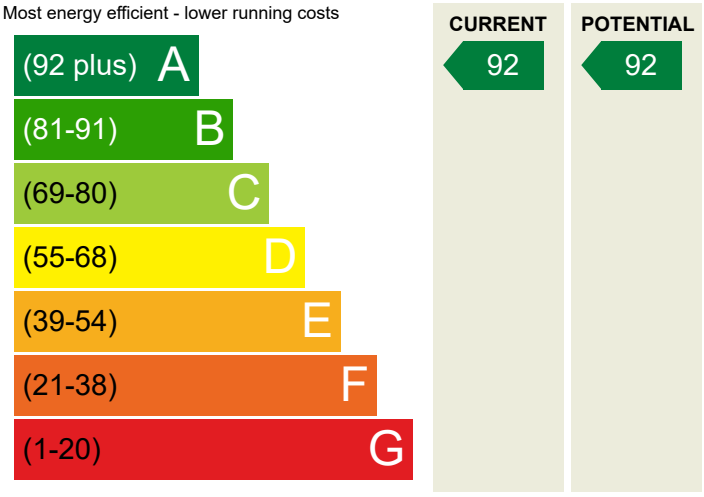
Energy Report

Dwelling Address	
Reference	Block A Appt 16 8F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

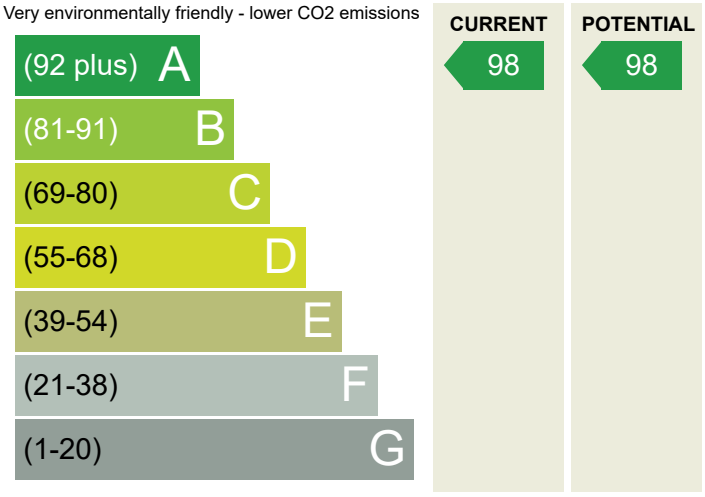
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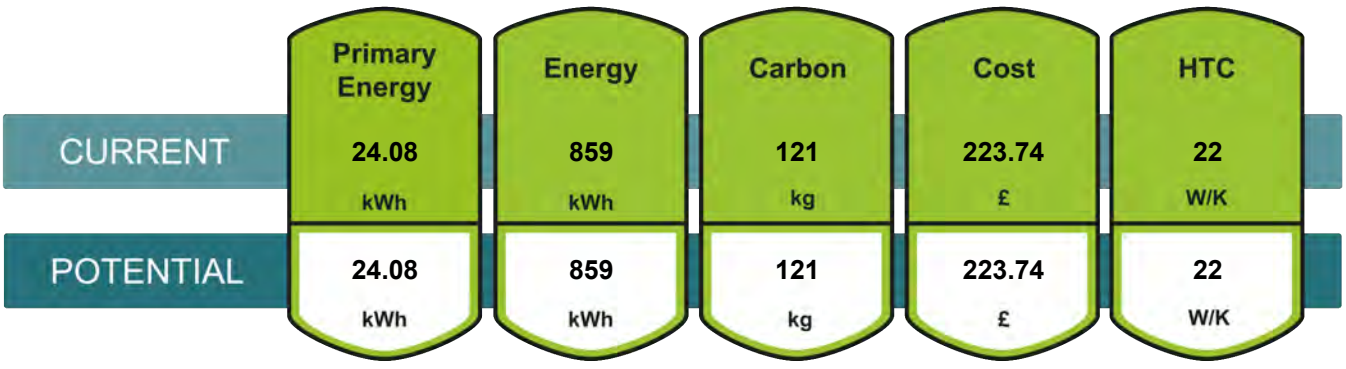
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£224

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

5

kWh per year



Water Heating

594

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 16 9F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	92 A	**DER**	2.28	**TER**	10.95
Environmental	98 A	**% DER < TER**			79.18
CO_2 Emissions (t/year)	0.12	**DFEE**	11.36	**TFEE**	12.12
Compliance Check	See BREL	**% DFEE < TFEE**			6.24
% DPER < TPER	59.14	**DPER**	24.54	**TPER**	60.06

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	9	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	13.51	0.00	None	4.78	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	West	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	West	1.48	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	2.94	0.05	0.05	Yes
E3 Sill	Independently assessed	2.94	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No

Y-value	0.11	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Flexible	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No	

22.0 Lighting

No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	

Summary for Input Data

SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No

Summary for Input Data

Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

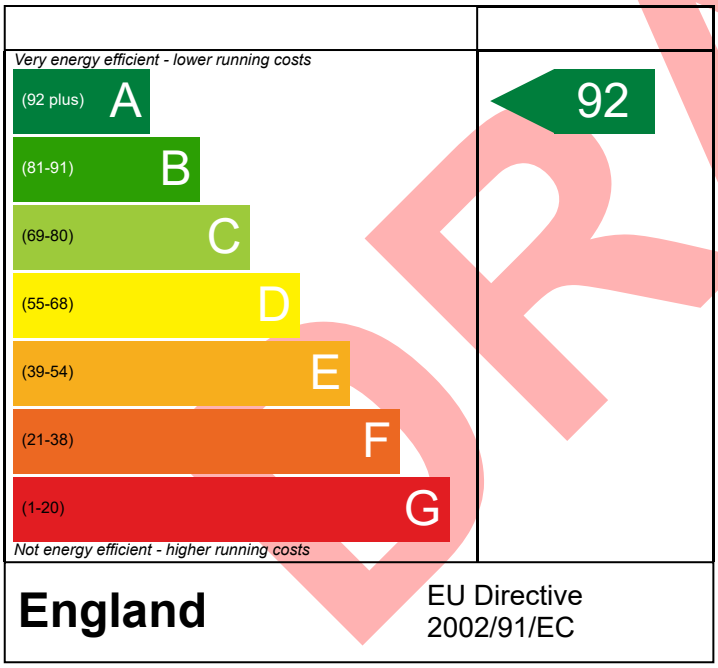
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

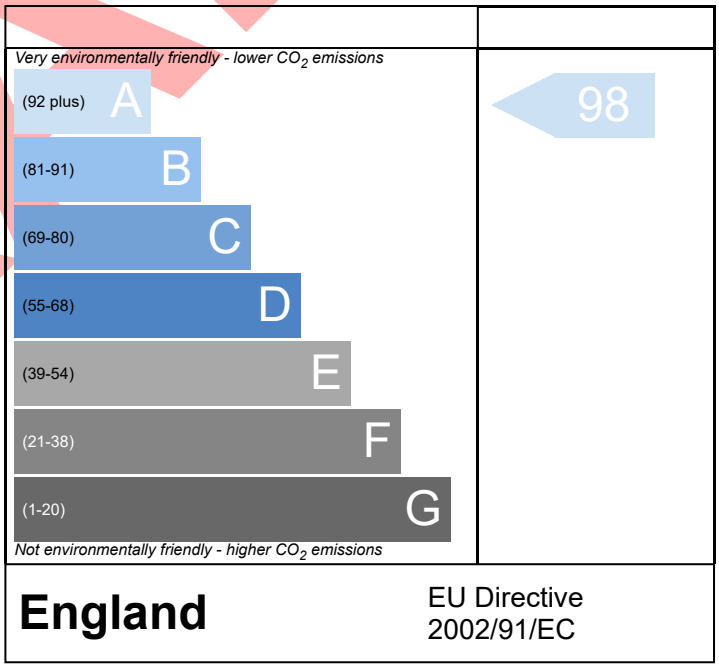
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

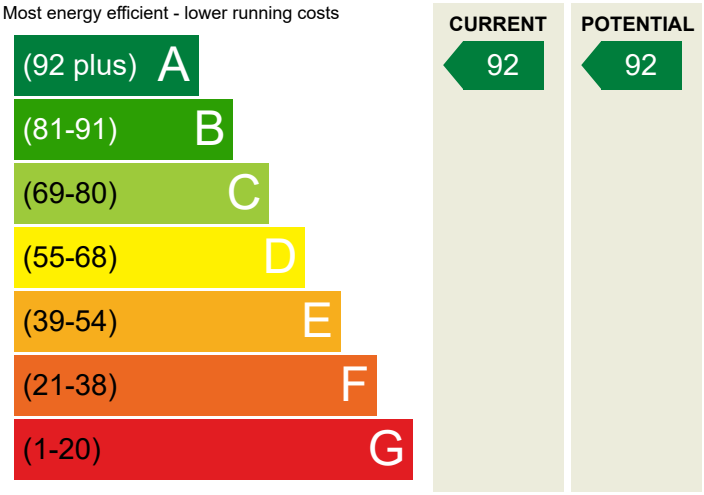
Energy Report

Dwelling Address	
Reference	Block A Appt 16 9F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

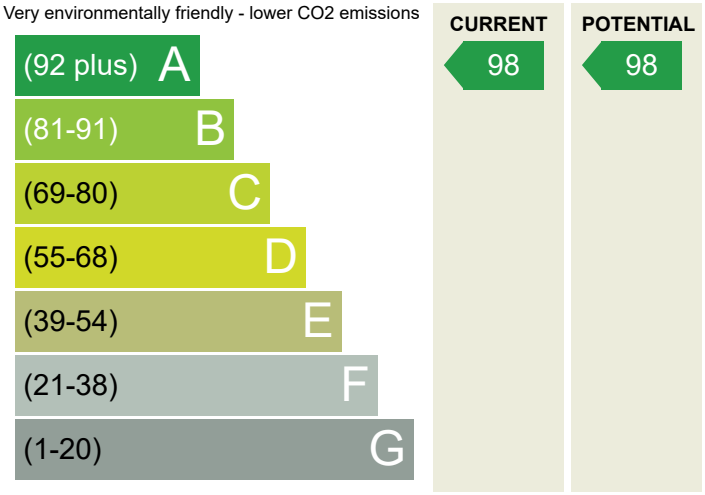
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

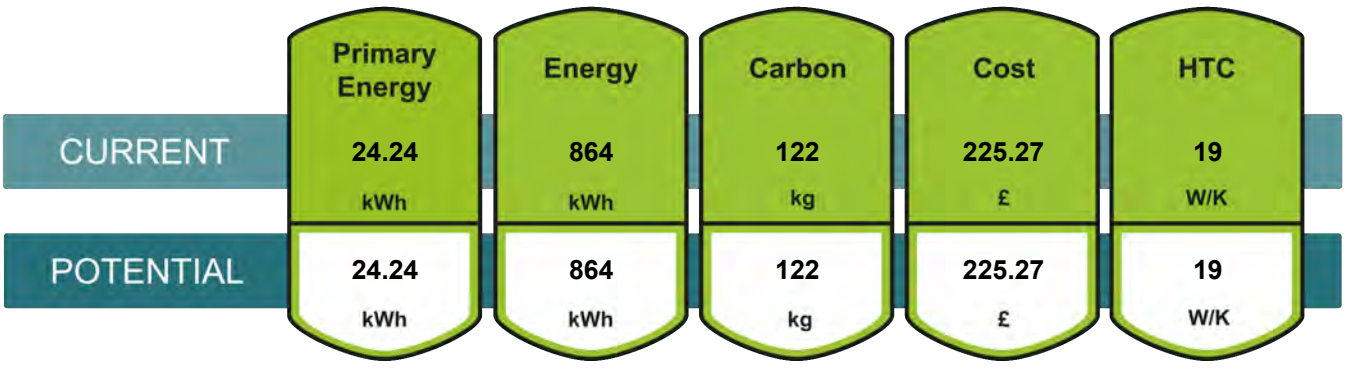
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£225

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

1

kWh per year



Water Heating

594

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 16 10F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	89 B	**DER**	3.16	**TER**	13.25
Environmental	98 A	**% DER < TER**			76.15
CO_2 Emissions (t/year)	0.15	**DFEE**	22.34	**TFEE**	23.64
Compliance Check	See BREL	**% DFEE < TFEE**			5.52
% DPER < TPER	54.02	**DPER**	33.31	**TPER**	72.46

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Top-floor flat	
Which Floor	10	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	13.51	0.00	None	4.78	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

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
External Roof 1	External Flat Roof	Plasterboard, insulated flat roof	0.10	9.00	54.30	54.30	None	0.00	Enter Gross Area	0.00

Summary for Input Data

elmhurst energy

11.1 Party Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	West	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	West	1.48	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	2.94	0.05	0.05	Yes
E3 Sill	Independently assessed	2.94	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No
E15 Flat roof with parapet	Independently assessed	6.00	0.50	0.50	No
P4 Party wall - Roof (insulation at ceiling level)	Independently assessed	21.80	0.12	0.12	No

Y-value	0.10	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%

Summary for Input Data

Database Ref. No.	0	
Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	

Summary for Input Data

SAP Code	914
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

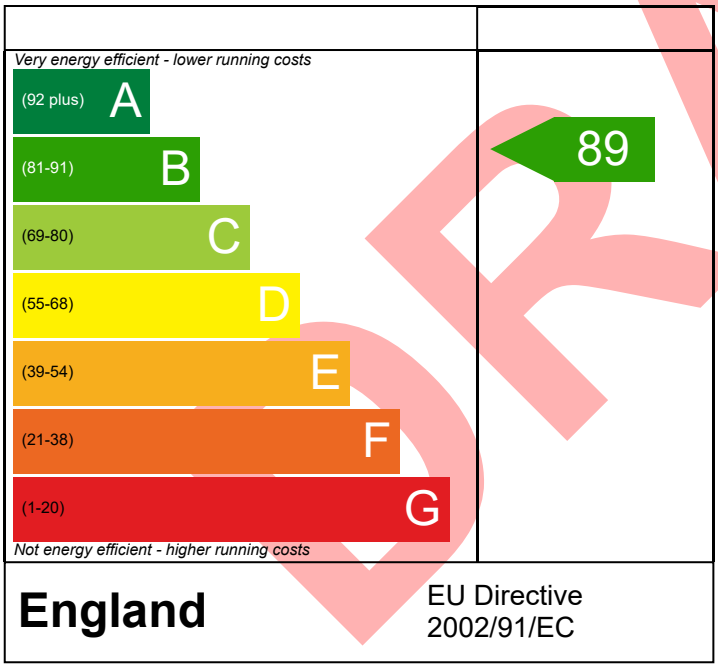
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

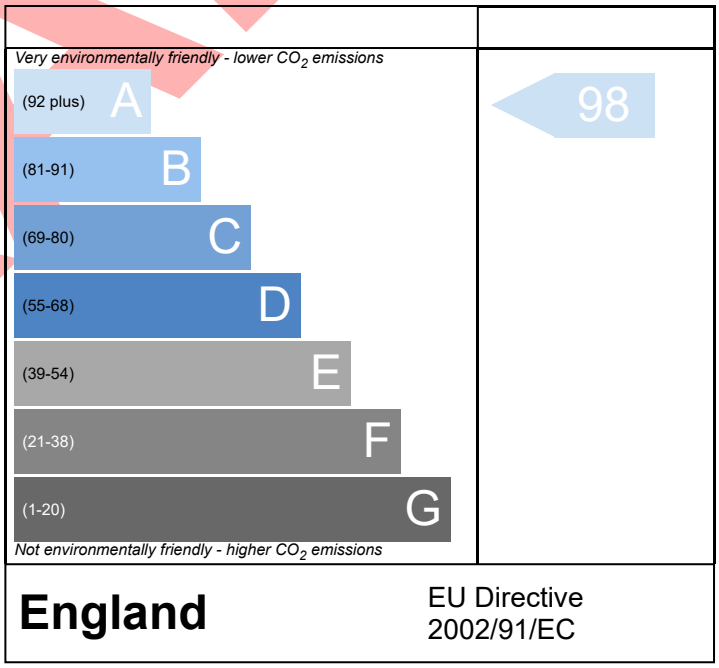
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

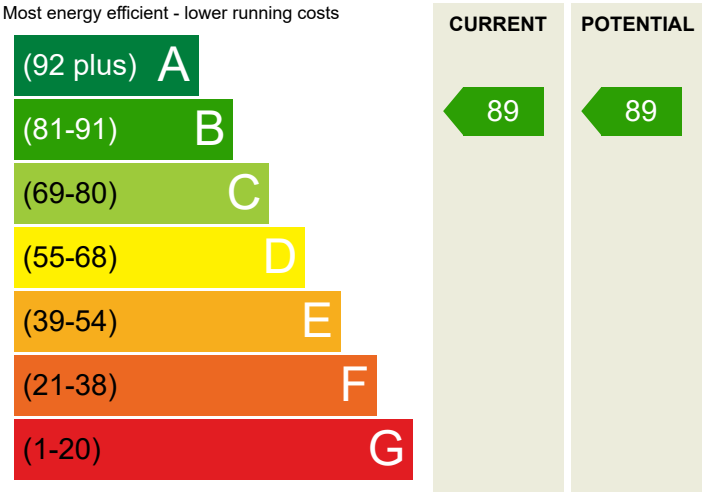
Energy Report

Dwelling Address	
Reference	Block A Appt 16 10F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

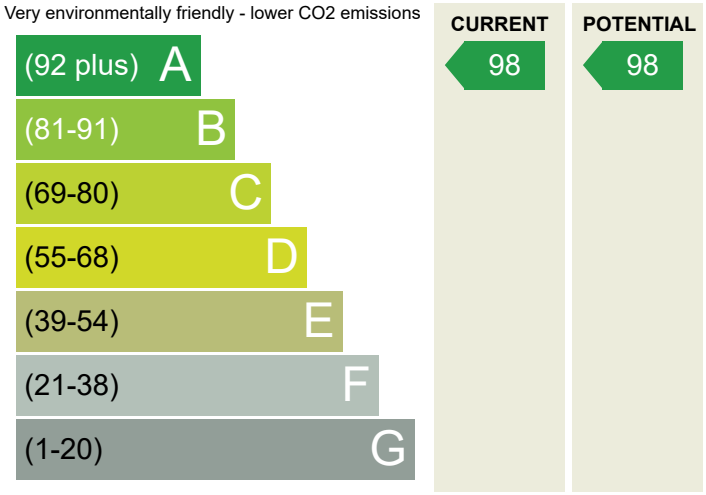
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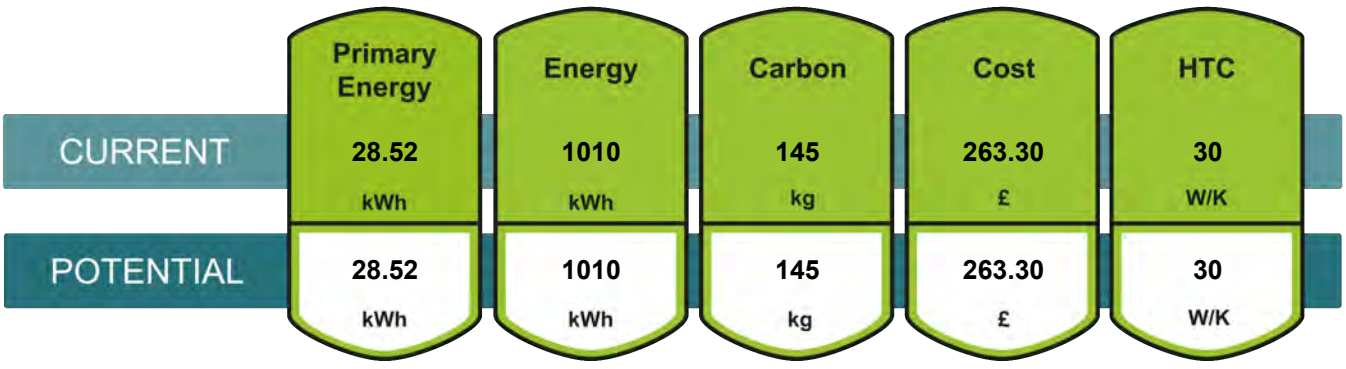
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Roof	Average thermal transmittance 0.1 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£263

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings

Space Heating
147
kWh per year

Water Heating
594
kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 17 1F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	1B2P
Property			

SAP Rating	89 B	**DER**	3.36	**TER**	13.71
Environmental	98 A	**% DER < TER**			75.49
CO_2 Emissions (t/year)	0.15	**DFEE**	23.63	**TFEE**	26.23
Compliance Check	See BREL	**% DFEE < TFEE**			9.92
% DPER < TPER	52.79	**DPER**	35.32	**TPER**	74.80

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	11.65	0.00	None	6.64	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

11.0 Heat Loss Floors

Summary for Input Data

Description	Type	Storey Index	Construction	U-Value (W/m²K)	Shelter Code	Shelter Factor	Kappa (kJ/m²K)	Area (m²)
Heatloss Floor 1	Exposed Floor - Solid	Lowest occupied	Other	0.15	None	0.00	0.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	West	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	West	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No
E20 Exposed floor (normal)	Independently assessed	6.00	0.16	0.16	No
P7 Party Wall - Exposed floor (normal)	Independently assessed	21.80	0.05	0.05	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.07	0.05	0.05	Yes
E3 Sill	Independently assessed	4.07	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes

Y-value	0.05	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	

Summary for Input Data

Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	
SAP Code	914	

Summary for Input Data

Flue Gas Heat Recovery System	No	
Waste Water Heat Recovery Instantaneous System 1	No	
Waste Water Heat Recovery Instantaneous System 2	No	
Waste Water Heat Recovery Storage System	No	
Solar Panel	No	
Water use <= 125 litres/person/day	No	
Summer Immersion	No	
Cold Water Source	From mains	
Bath Count	2	
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 1	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

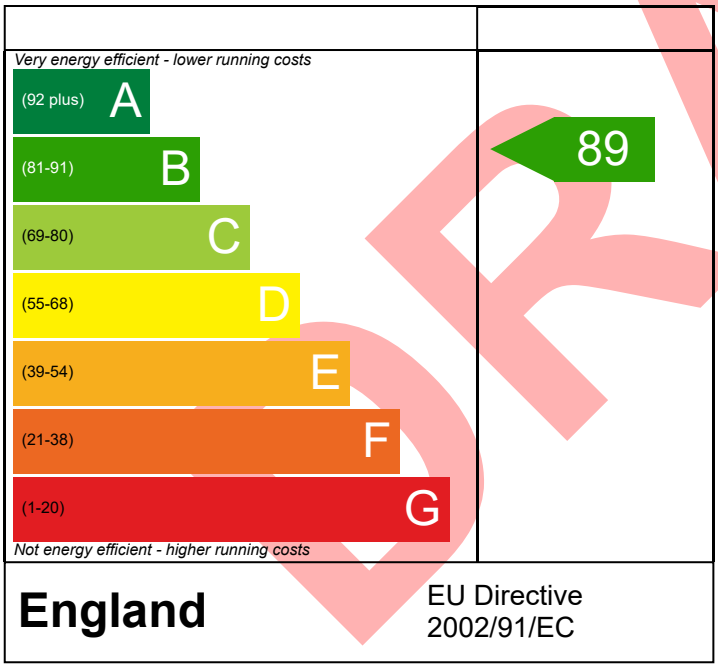
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

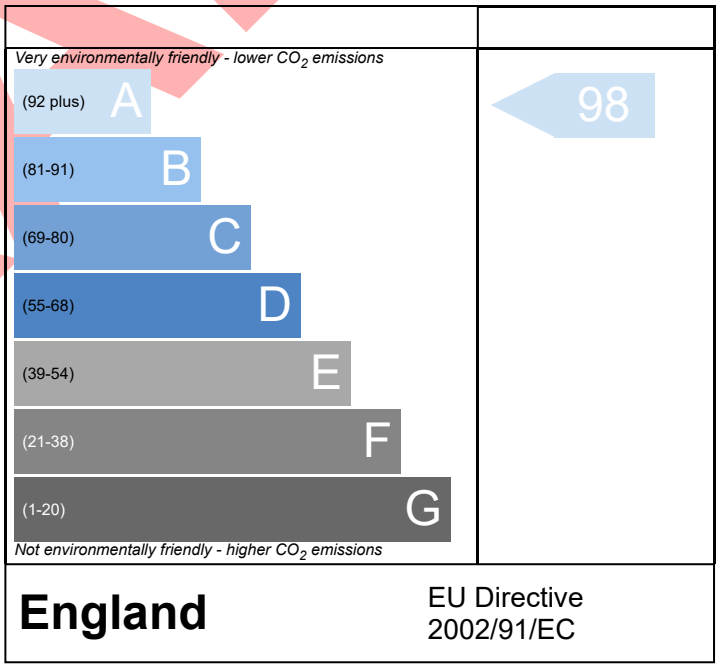
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

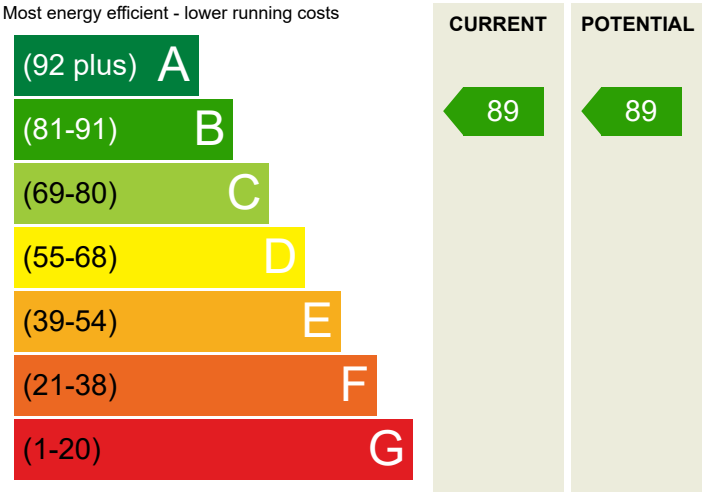
Energy Report

Dwelling Address	
Reference	Block A Appt 17 1F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

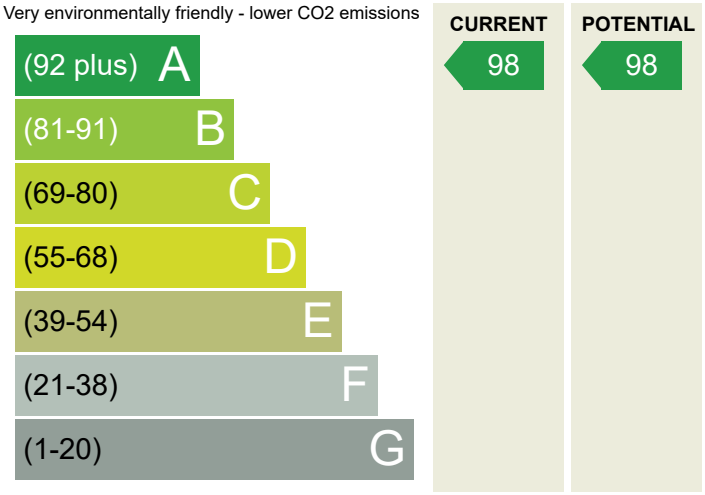
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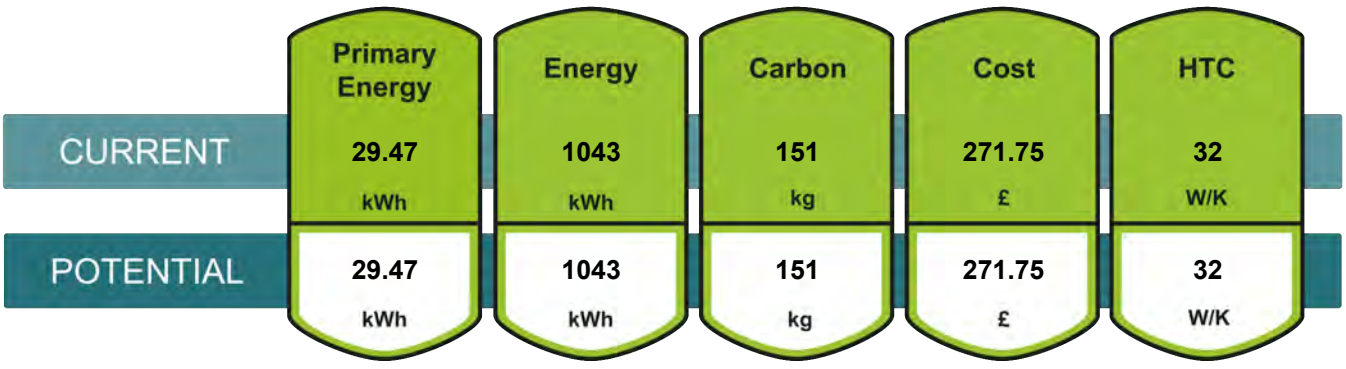
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Floor	Average thermal transmittance 0.15 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£272

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings

Space Heating
189
kWh per year

Water Heating
594
kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 17 2F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	1B2P
Property			

SAP Rating	92 A	**DER**	2.34	**TER**	11.25
Environmental	98 A	**% DER < TER**			79.20
CO_2 Emissions (t/year)	0.12	**DFEE**	13.59	**TFEE**	14.36
Compliance Check	See BREL	**% DFEE < TFEE**			5.36
% DPER < TPER	59.16	**DPER**	25.14	**TPER**	61.55

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	11.65	0.00	None	6.64	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	West	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	West	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.07	0.05	0.05	Yes
E3 Sill	Independently assessed	4.07	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No

Y-value	0.12	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Flexible	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No	

22.0 Lighting

No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	

Summary for Input Data

SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No

Summary for Input Data

Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

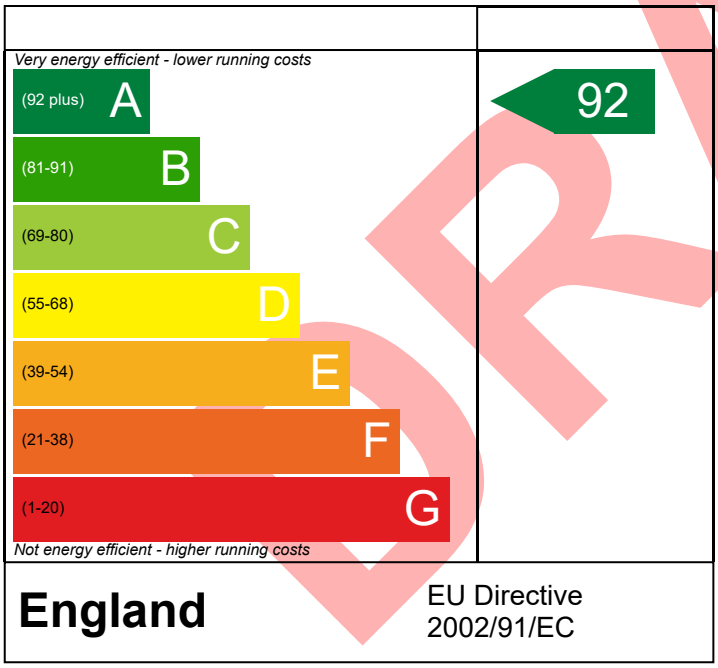
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

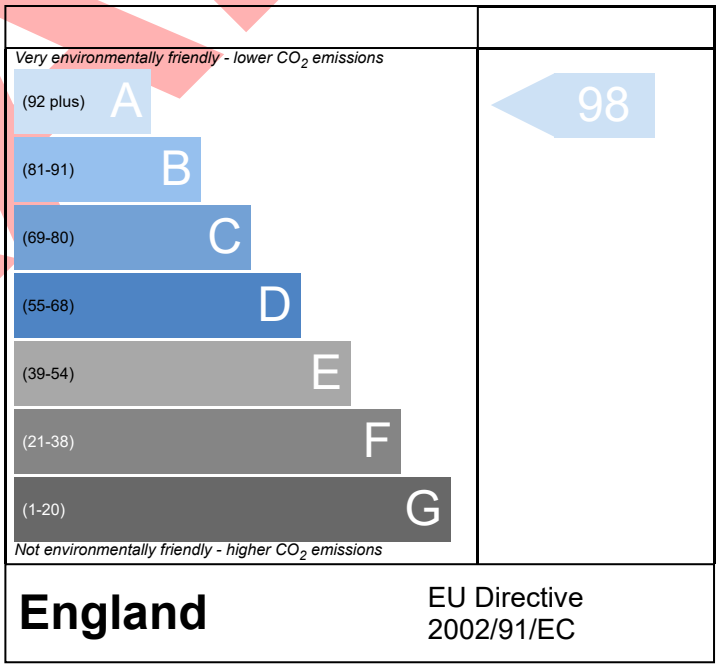
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

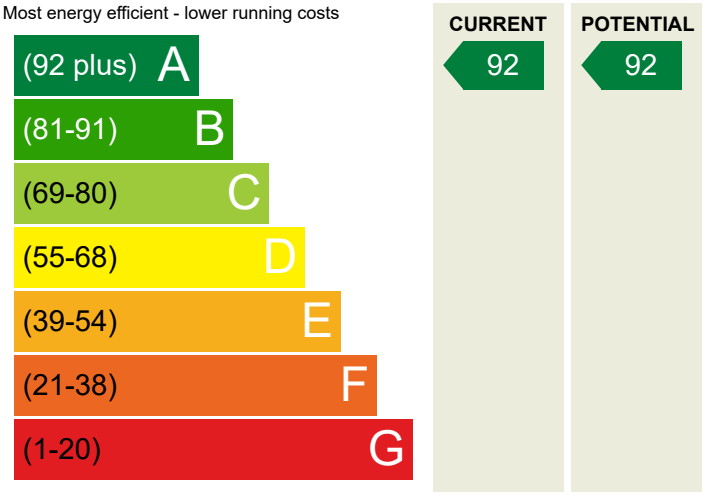
Energy Report

Dwelling Address	
Reference	Block A Appt 17 2F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

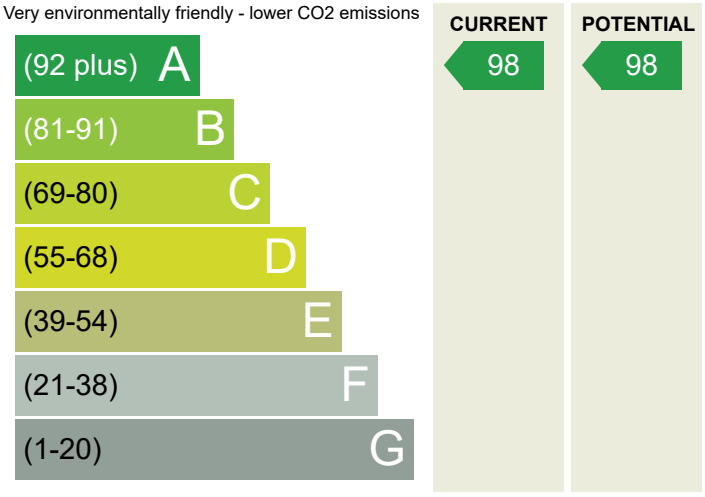
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

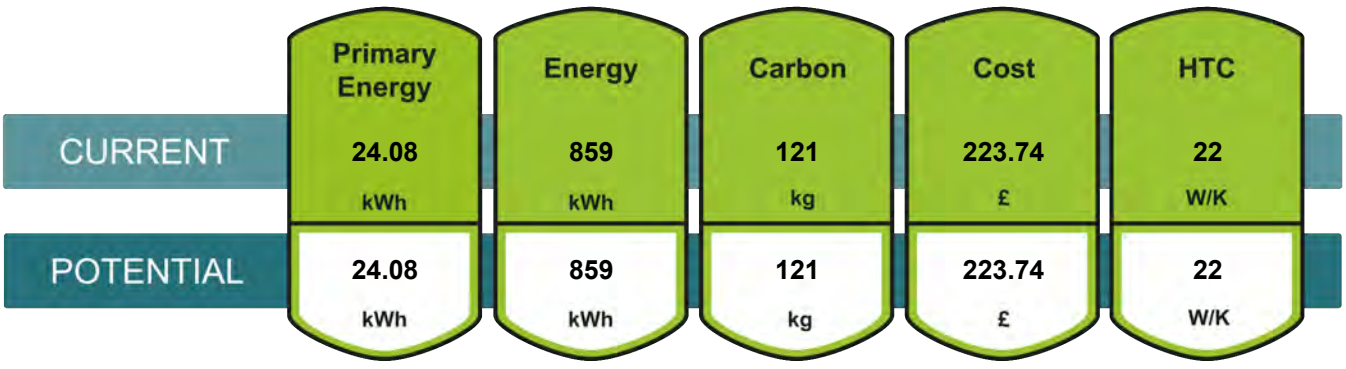
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£224

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

5

kWh per year



Water Heating

594

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 17 3F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	1B2P
Property			

SAP Rating	92 A	**DER**	2.34	**TER**	11.25
Environmental	98 A	**% DER < TER**			79.20
CO_2 Emissions (t/year)	0.12	**DFEE**	13.59	**TFEE**	14.36
Compliance Check	See BREL	**% DFEE < TFEE**			5.36
% DPER < TPER	59.16	**DPER**	25.14	**TPER**	61.55

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	11.65	0.00	None	6.64	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	West	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	West	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.07	0.05	0.05	Yes
E3 Sill	Independently assessed	4.07	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No

Y-value	0.12	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Flexible	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No	

22.0 Lighting

No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	

Summary for Input Data

SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No

Summary for Input Data

Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

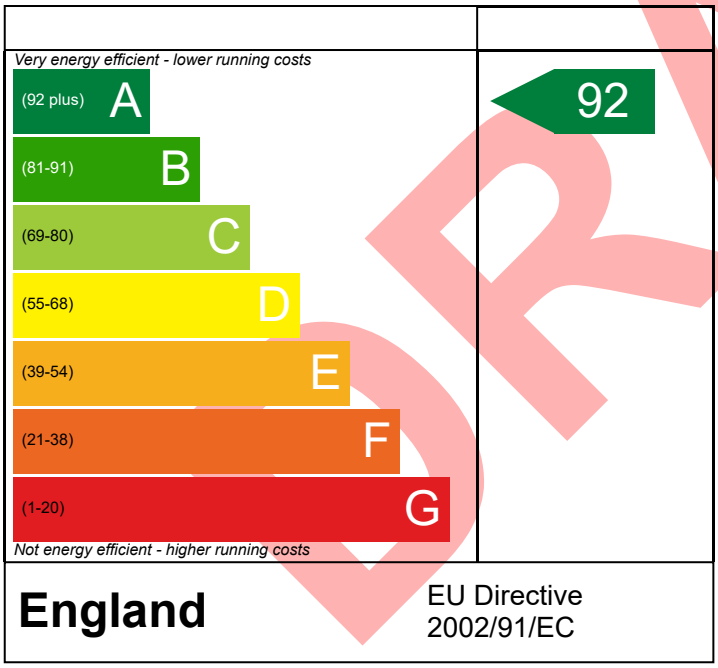
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

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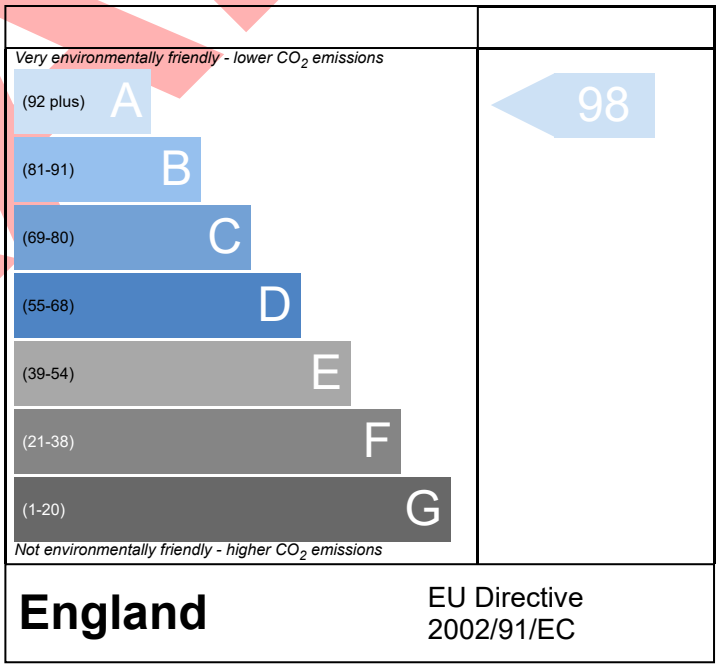
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

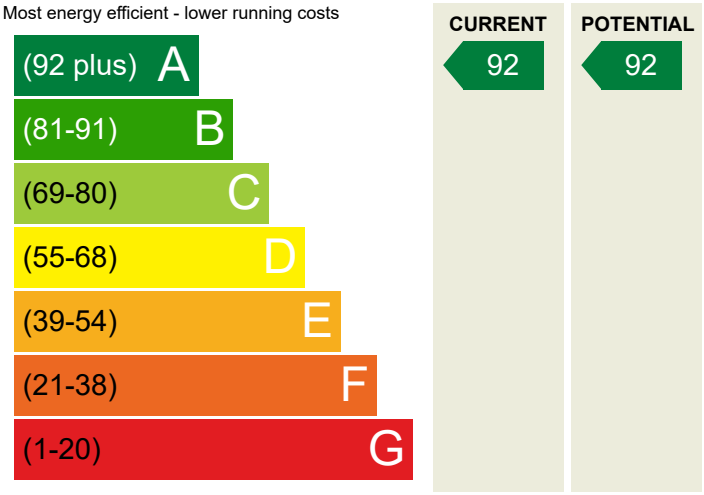
Energy Report

Dwelling Address	
Reference	Block A Appt 17 3F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

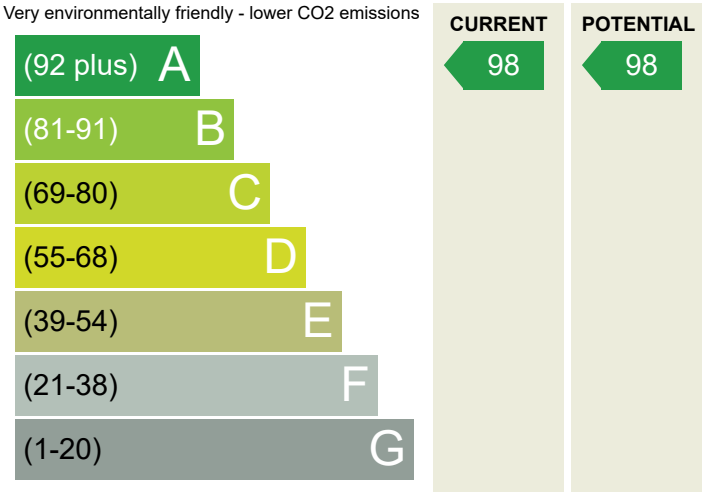
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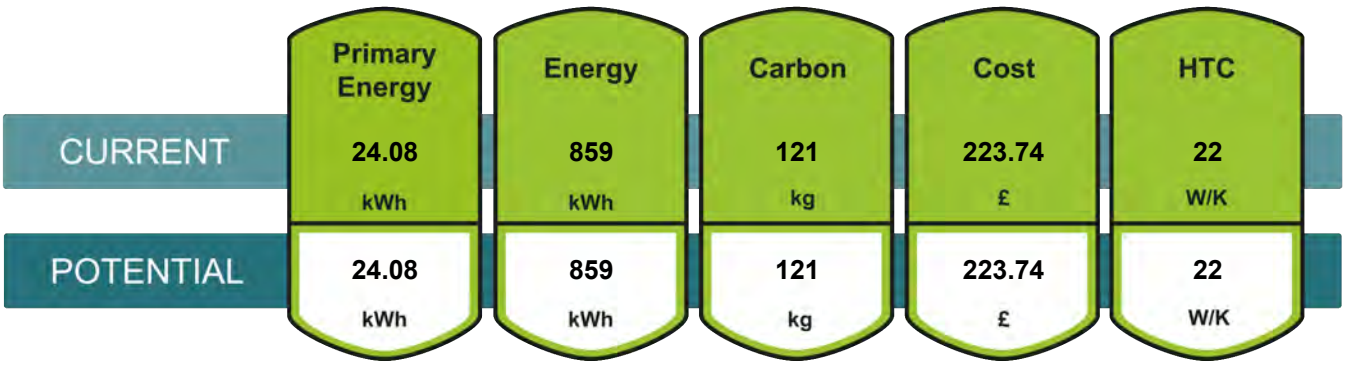
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£224

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

5

kWh per year



Water Heating

594

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

Property Reference	Block A Appt 17 4F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	1B2P
Property			

SAP Rating	92 A	**DER**	2.34	**TER**	11.25
Environmental	98 A	**% DER < TER**			79.20
CO_2 Emissions (t/year)	0.12	**DFEE**	13.59	**TFEE**	14.36
Compliance Check	See BREL	**% DFEE < TFEE**			5.36
% DPER < TPER	59.16	**DPER**	25.14	**TPER**	61.55

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	11.65	0.00	None	6.64	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	West	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	West	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.07	0.05	0.05	Yes
E3 Sill	Independently assessed	4.07	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No

Y-value	0.12	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Flexible	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No	

22.0 Lighting

No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	

Summary for Input Data

SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No

Summary for Input Data

Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

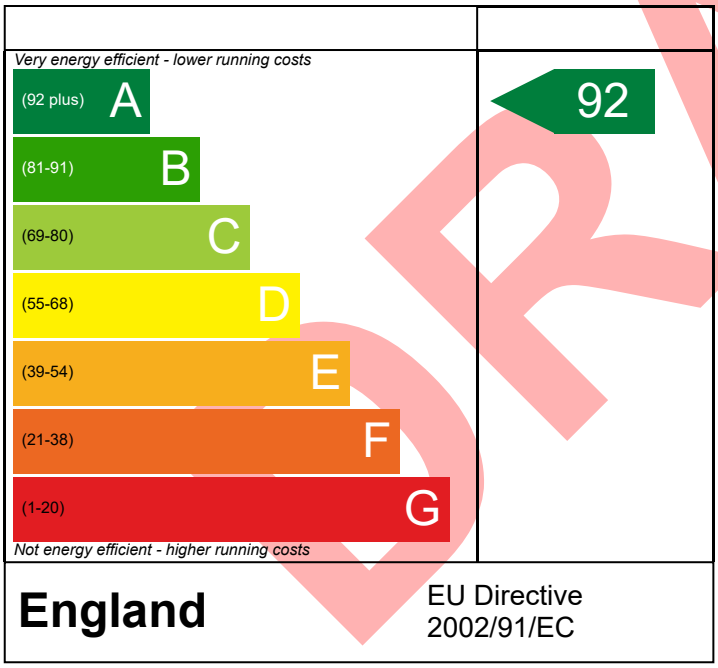
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

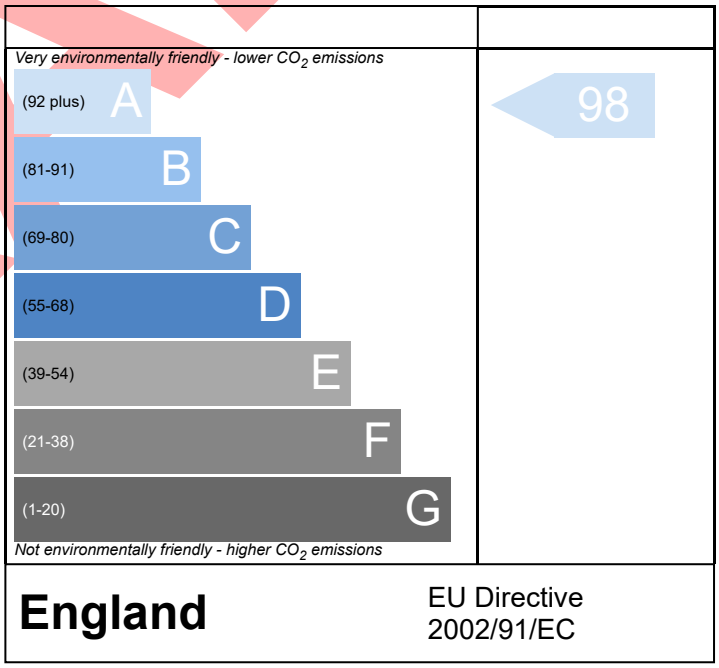
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

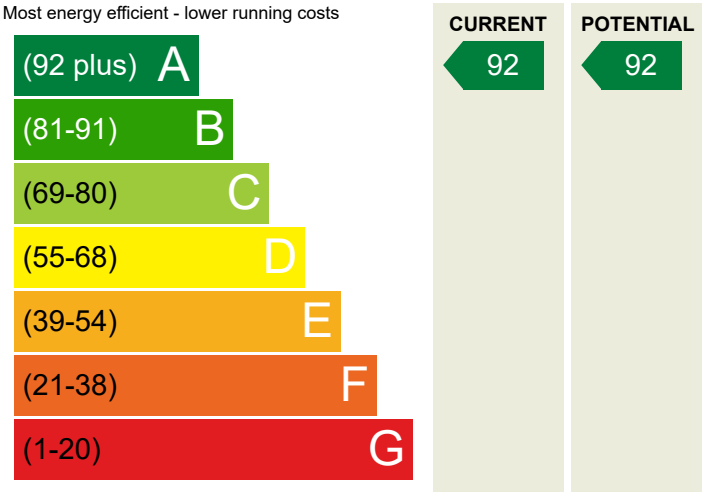
Energy Report

Dwelling Address	
Reference	Block A Appt 17 4F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

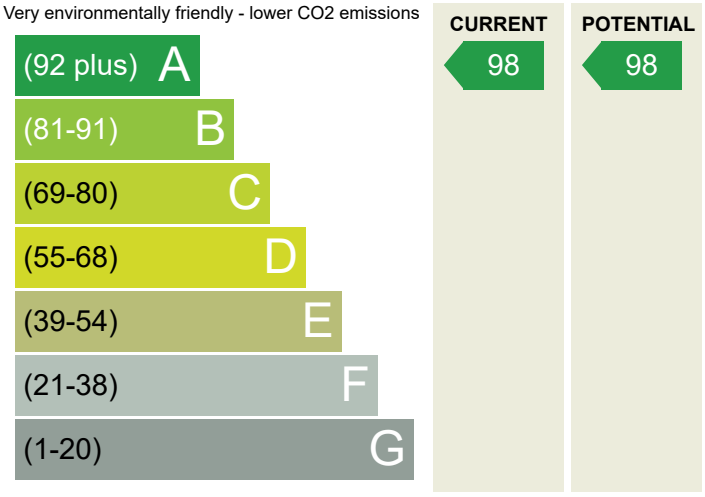
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

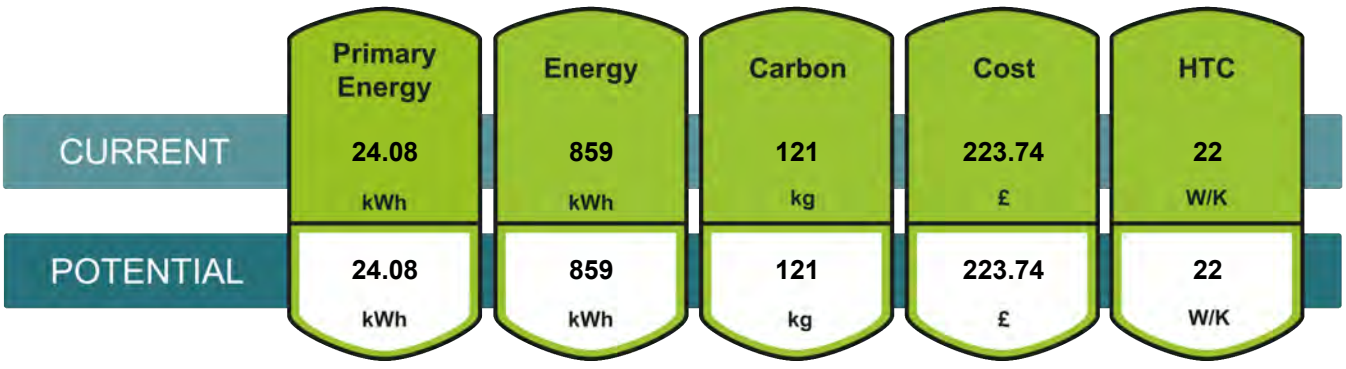
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£224

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

5

kWh per year



Water Heating

594

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 17 5F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	1B2P
Property			

SAP Rating	92 A	**DER**	2.34	**TER**	11.25
Environmental	98 A	**% DER < TER**			79.20
CO_2 Emissions (t/year)	0.12	**DFEE**	13.59	**TFEE**	14.36
Compliance Check	See BREL	**% DFEE < TFEE**			5.36
% DPER < TPER	59.16	**DPER**	25.14	**TPER**	61.55

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	11.65	0.00	None	6.64	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	West	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	West	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.07	0.05	0.05	Yes
E3 Sill	Independently assessed	4.07	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No

Y-value	0.12	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Flexible	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No	

22.0 Lighting

No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	

Summary for Input Data

SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No

Summary for Input Data

Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

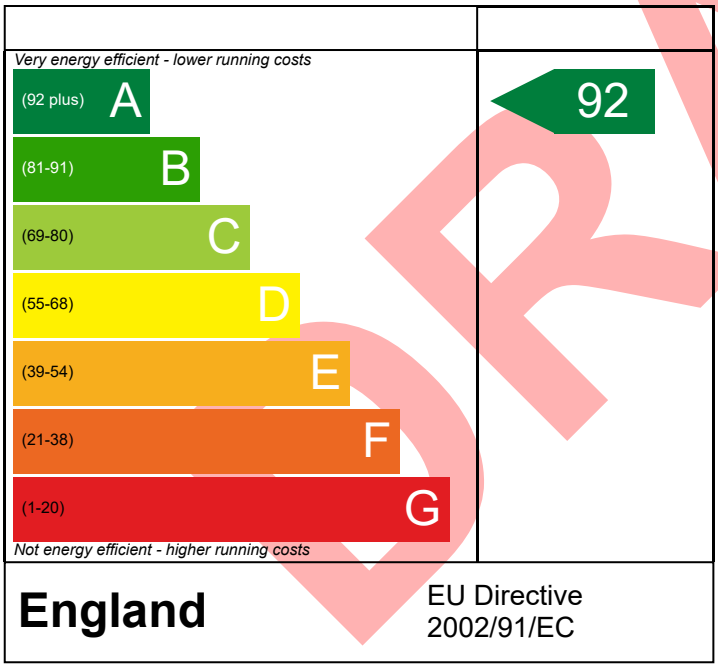
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

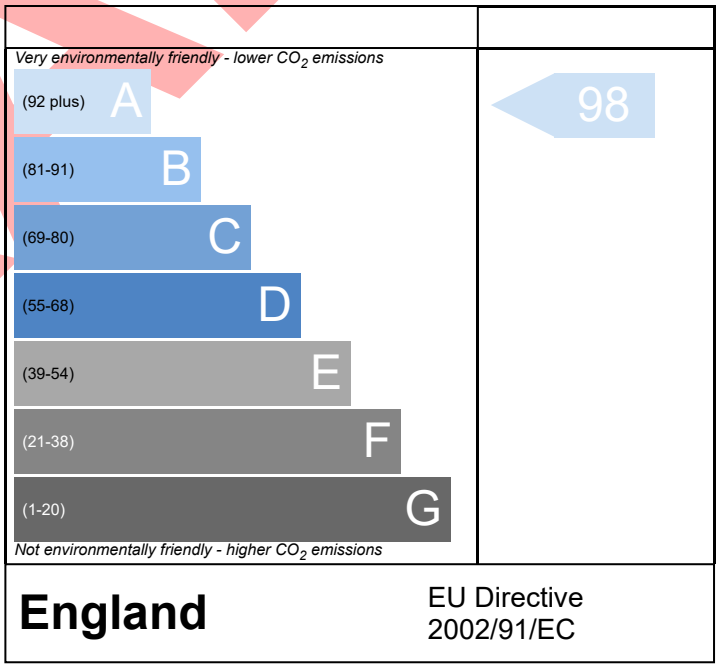
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

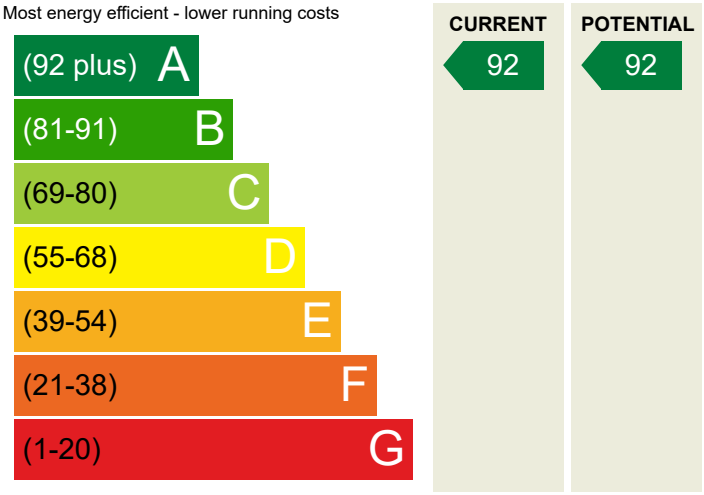
Energy Report

Dwelling Address	
Reference	Block A Appt 17 5F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

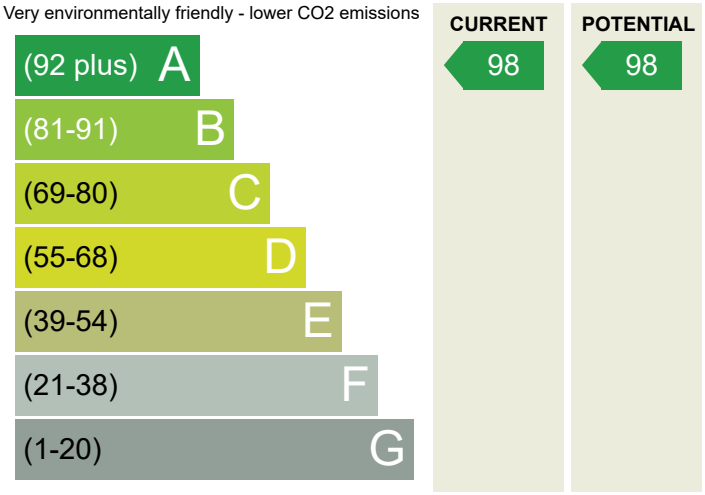
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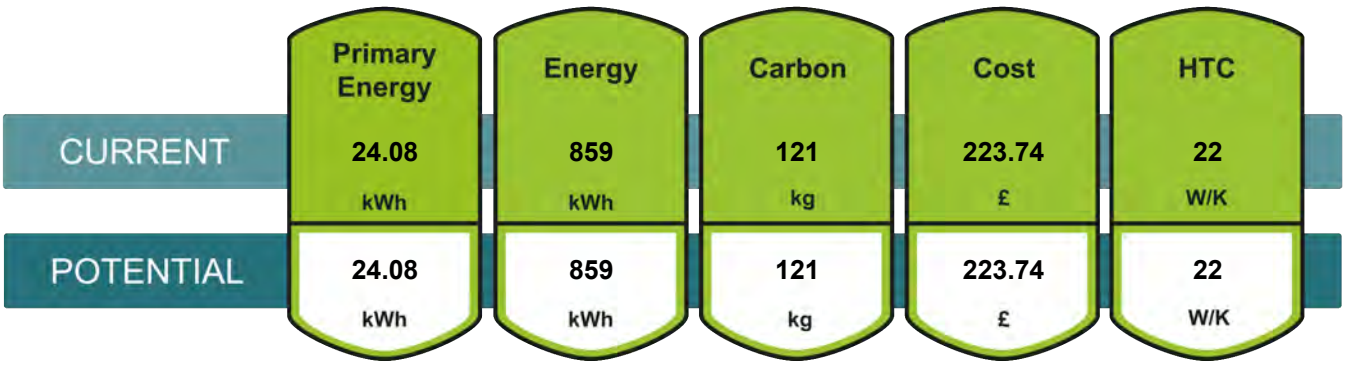
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£224

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

5

kWh per year



Water Heating

594

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 17 6F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	1B2P
Property			

SAP Rating	92 A	**DER**	2.34	**TER**	11.25
Environmental	98 A	**% DER < TER**			79.20
CO_2 Emissions (t/year)	0.12	**DFEE**	13.59	**TFEE**	14.36
Compliance Check	See BREL	**% DFEE < TFEE**			5.36
% DPER < TPER	59.16	**DPER**	25.14	**TPER**	61.55

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	6	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	11.65	0.00	None	6.64	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	West	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	West	3.34	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	4.07	0.05	0.05	Yes
E3 Sill	Independently assessed	4.07	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No

Y-value	0.12	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Flexible	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No	

22.0 Lighting

No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	

Summary for Input Data

SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No

Summary for Input Data

Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

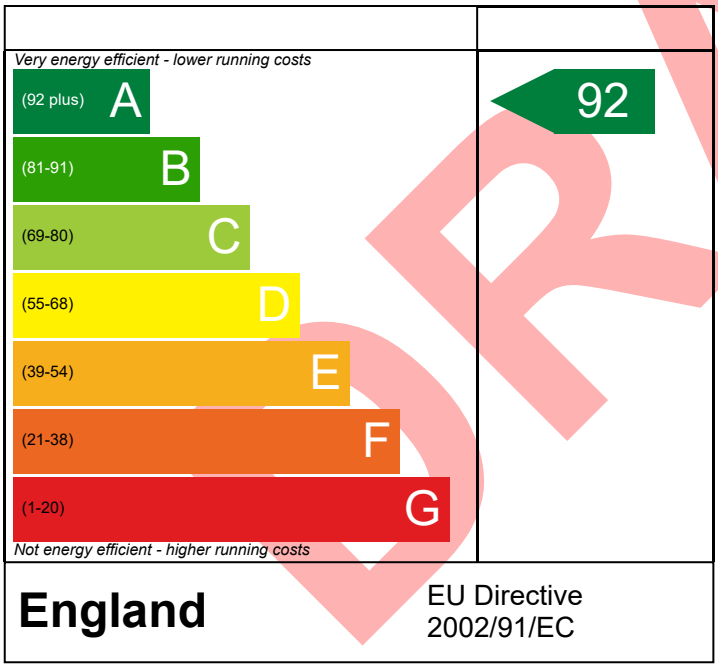
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

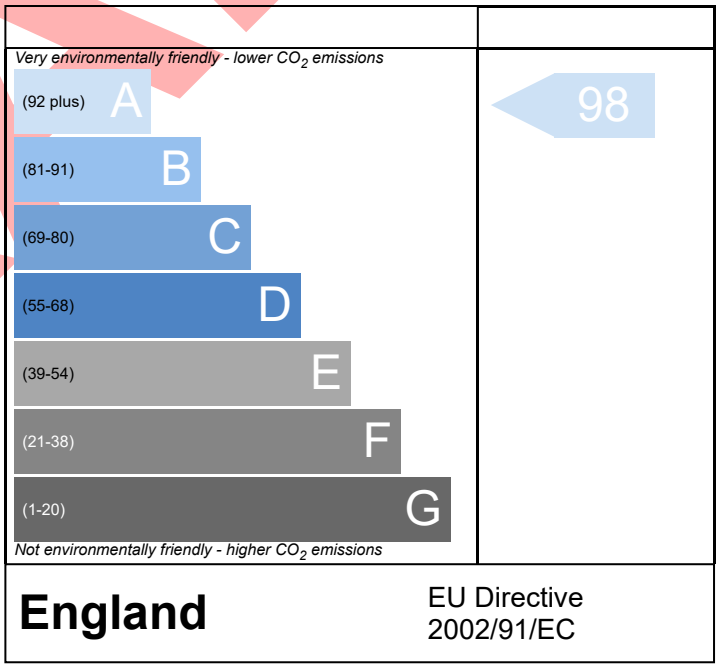
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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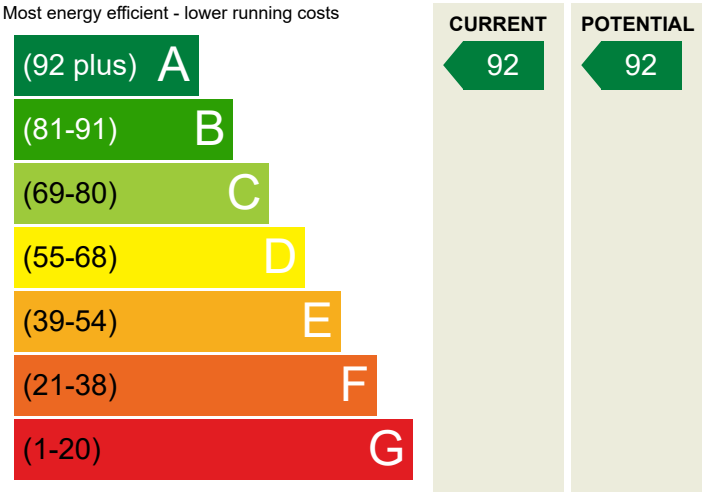
Energy Report

Dwelling Address	
Reference	Block A Appt 17 6F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

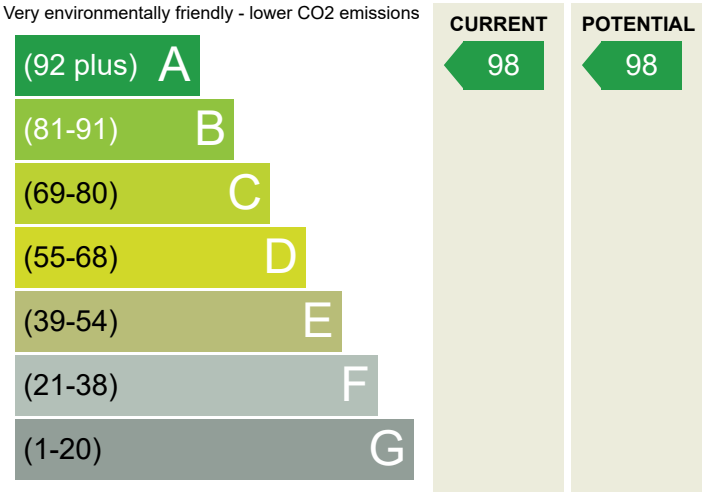
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

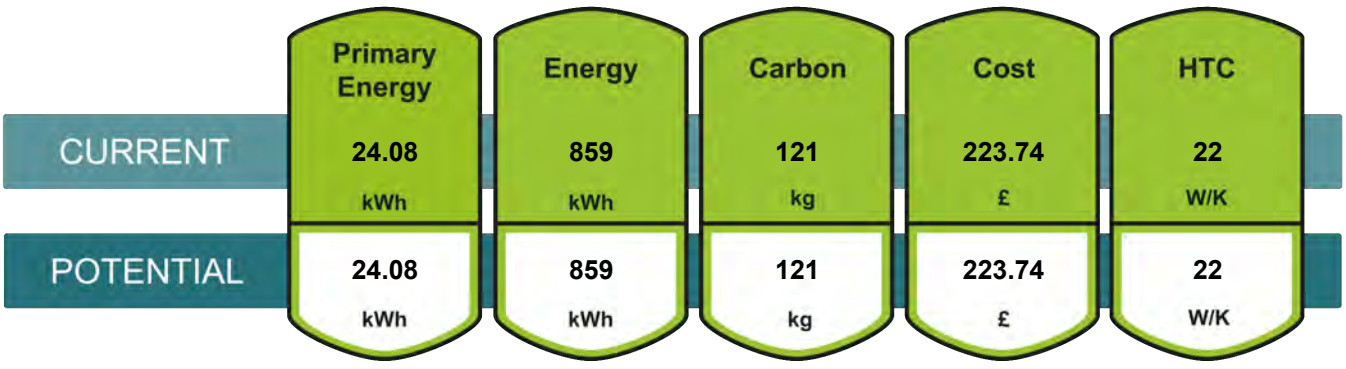
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£224

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

5

kWh per year



Water Heating

594

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

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Glossary terms for additional metrics

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Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 17 7F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	92 A	**DER**	2.28	**TER**	10.95
Environmental	98 A	**% DER < TER**			79.18
CO_2 Emissions (t/year)	0.12	**DFEE**	11.36	**TFEE**	12.12
Compliance Check	See BREL	**% DFEE < TFEE**			6.24
% DPER < TPER	59.14	**DPER**	24.54	**TPER**	60.06

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	7	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	13.51	0.00	None	4.78	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	West	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	West	1.48	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	2.94	0.05	0.05	Yes
E3 Sill	Independently assessed	2.94	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No

Y-value	0.11	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Flexible	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No	

22.0 Lighting

No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	

Summary for Input Data

SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No

Summary for Input Data

Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

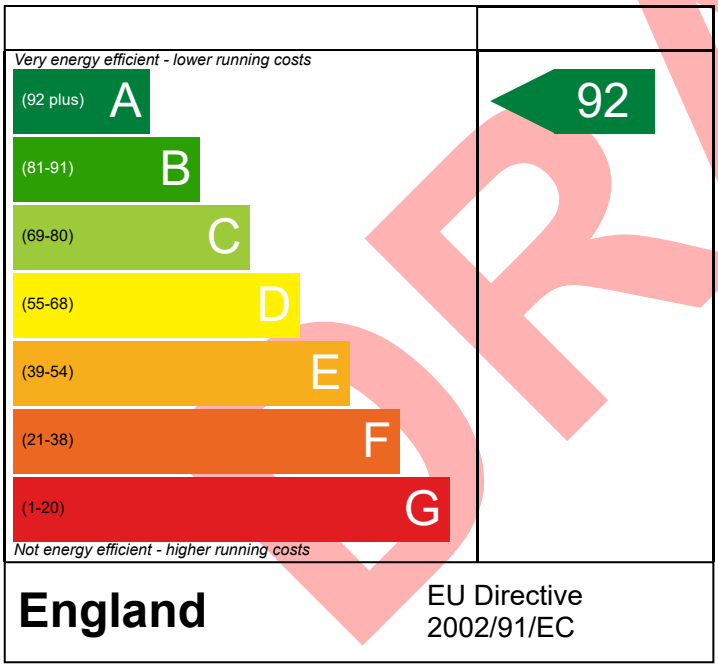
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

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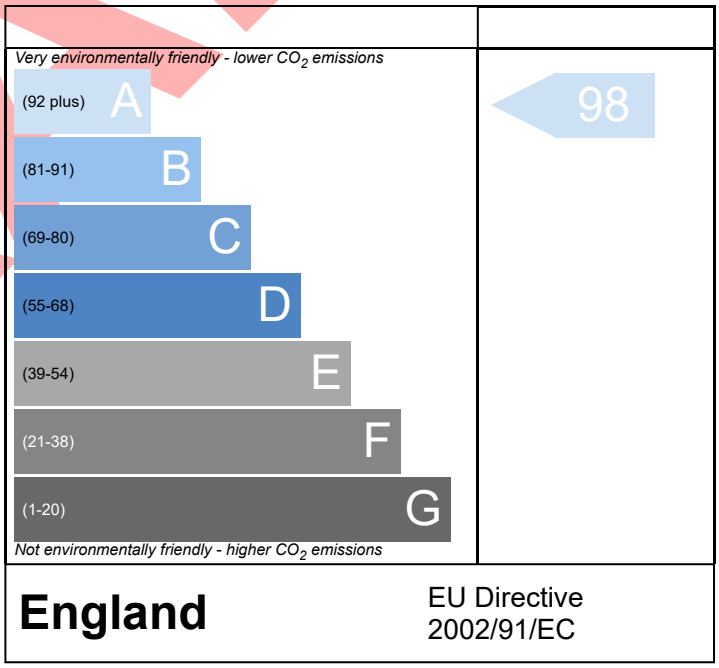
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

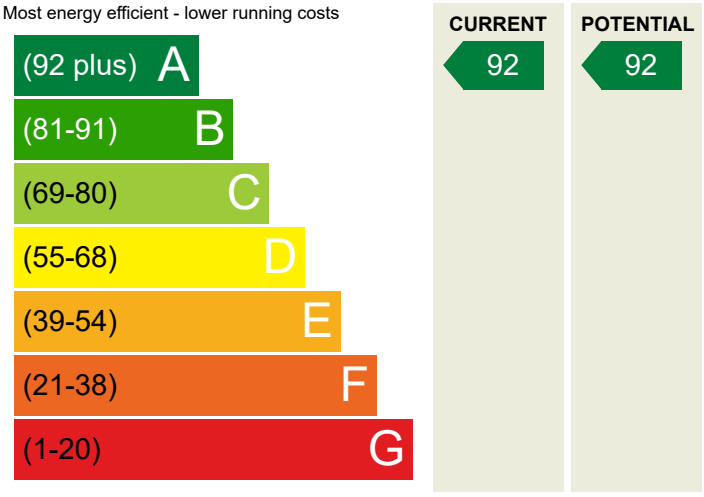
Energy Report

Dwelling Address	
Reference	Block A Appt 17 7F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

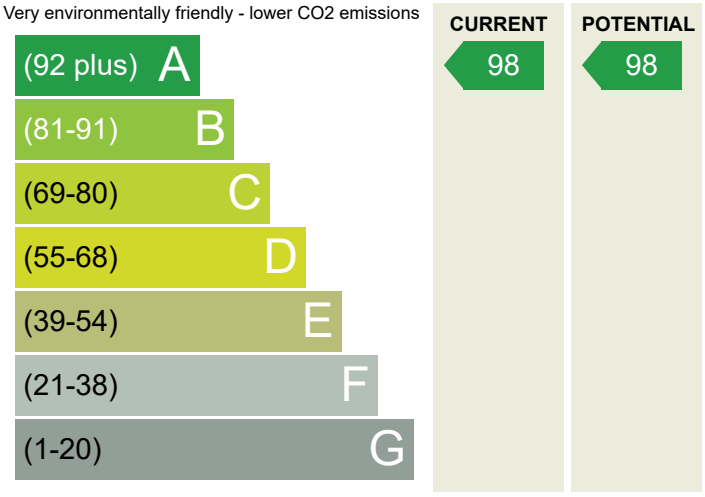
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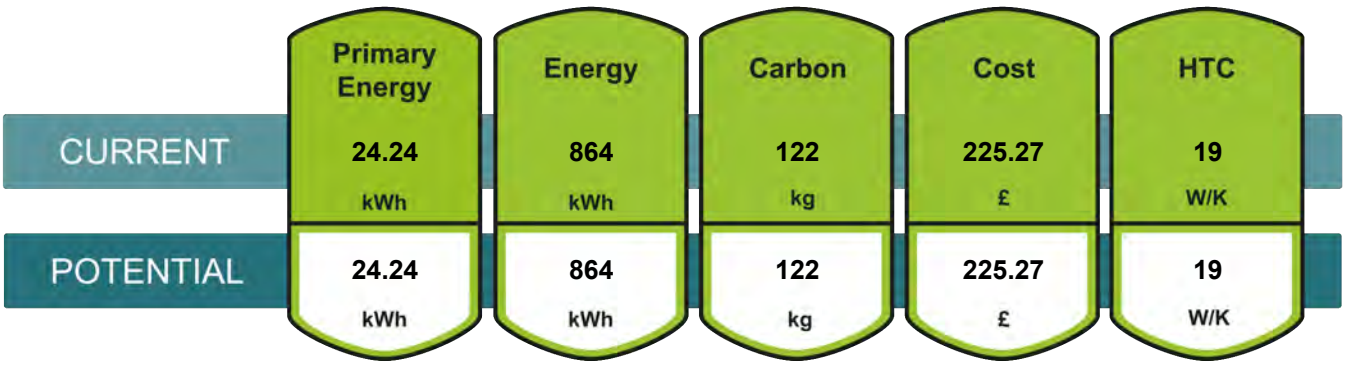
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£225

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

1

kWh per year



Water Heating

594

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 17 8F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	92 A	**DER**	2.28	**TER**	10.95
Environmental	98 A	**% DER < TER**			79.18
CO_2 Emissions (t/year)	0.12	**DFEE**	11.36	**TFEE**	12.12
Compliance Check	See BREL	**% DFEE < TFEE**			6.24
% DPER < TPER	59.14	**DPER**	24.54	**TPER**	60.06

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	8	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	13.51	0.00	None	4.78	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	West	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	West	1.48	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	2.94	0.05	0.05	Yes
E3 Sill	Independently assessed	2.94	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No

Y-value	0.11	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Flexible	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No	

22.0 Lighting

No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	

Summary for Input Data

SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No

Summary for Input Data

Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

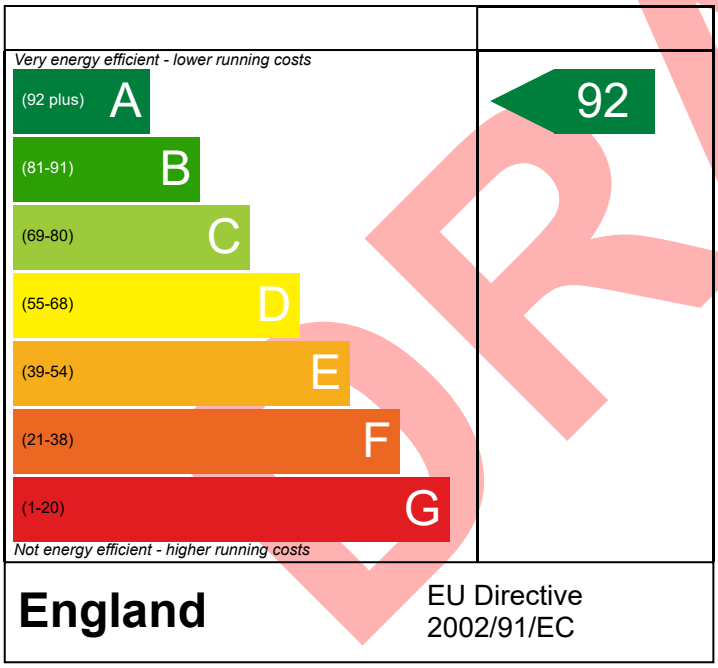
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

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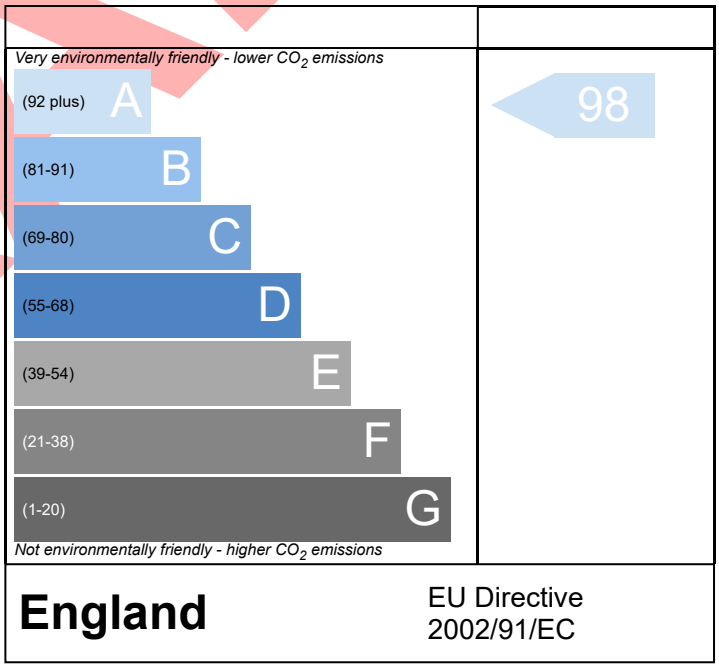
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Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

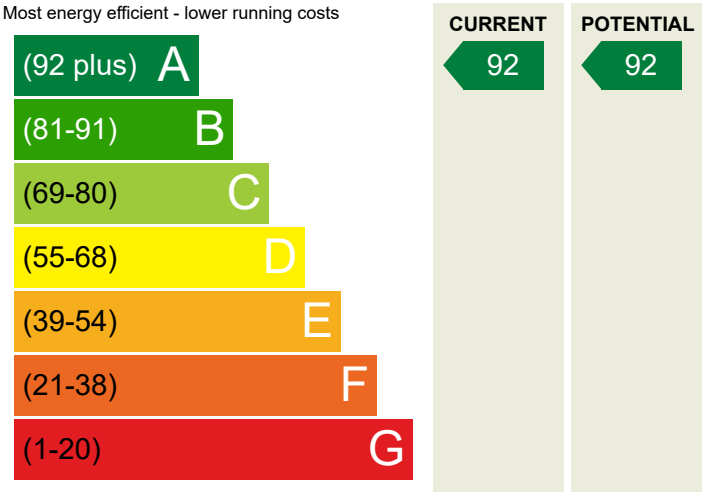
Energy Report

Dwelling Address	
Reference	Block A Appt 17 8F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

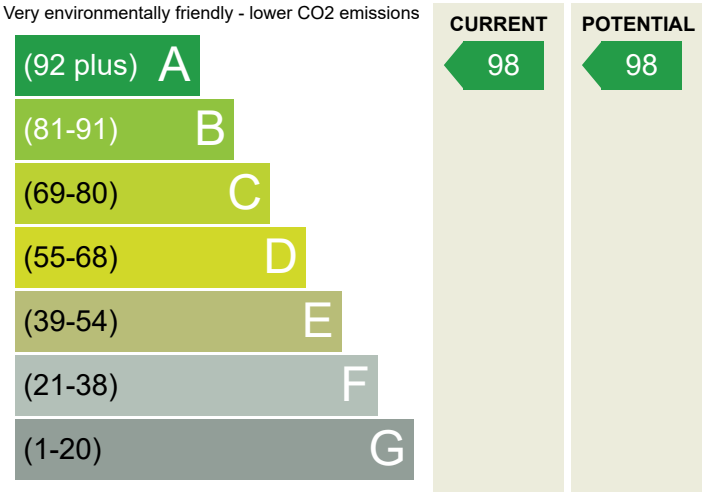
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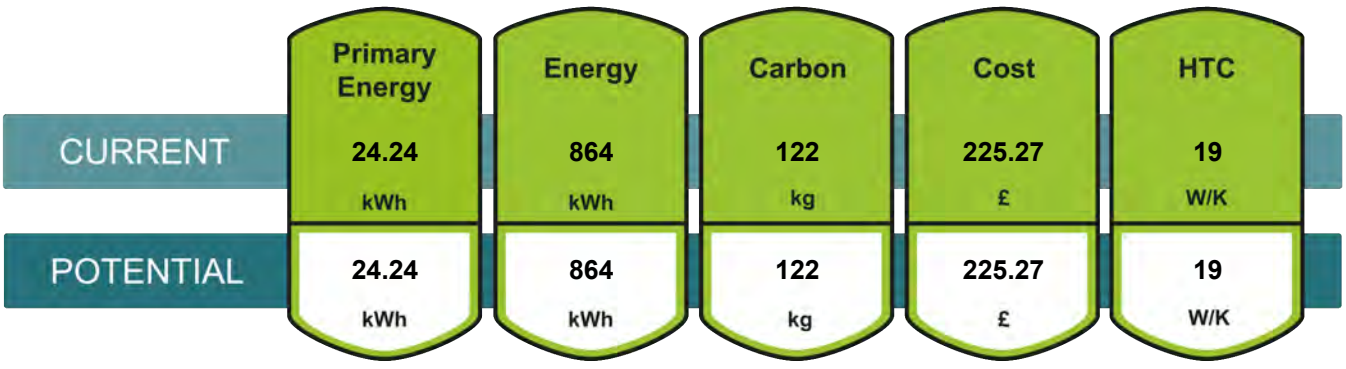
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£225

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

1

kWh per year



Water Heating

594

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 18 1F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	91 B	**DER**	2.52	**TER**	13.38
Environmental	98 A	**% DER < TER**			81.17
CO_2 Emissions (t/year)	0.13	**DFEE**	15.80	**TFEE**	24.22
Compliance Check	See BREL	**% DFEE < TFEE**			34.76
% DPER < TPER	63.21	**DPER**	26.93	**TPER**	73.18

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	13.51	0.00	None	4.78	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

11.0 Heat Loss Floors

Summary for Input Data

Description	Type	Storey Index	Construction	U-Value (W/m²K)	Shelter Code	Shelter Factor	Kappa (kJ/m²K)	Area (m²)
Heatloss Floor 1	Exposed Floor - Solid	Lowest occupied	Other	0.05	None	0.00	0.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	West	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	West	1.48	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No
E20 Exposed floor (normal)	Independently assessed	6.00	0.16	0.16	No
P7 Party Wall - Exposed floor (normal)	Independently assessed	21.80	0.05	0.05	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	2.94	0.05	0.05	Yes
E3 Sill	Independently assessed	2.94	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes

Y-value	0.05	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500530
Configuration	2
Manufacturer SFP	0.47
Duct Type	Flexible
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	

Summary for Input Data

Fuel Type	Electricity	
SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating		
Water Heating	Main Heating 2	
SAP Code	914	

Summary for Input Data

Flue Gas Heat Recovery System	No	
Waste Water Heat Recovery Instantaneous System 1	No	
Waste Water Heat Recovery Instantaneous System 2	No	
Waste Water Heat Recovery Storage System	No	
Solar Panel	No	
Water use <= 125 litres/person/day	No	
Summer Immersion	No	
Cold Water Source	From mains	
Bath Count	2	
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 1	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

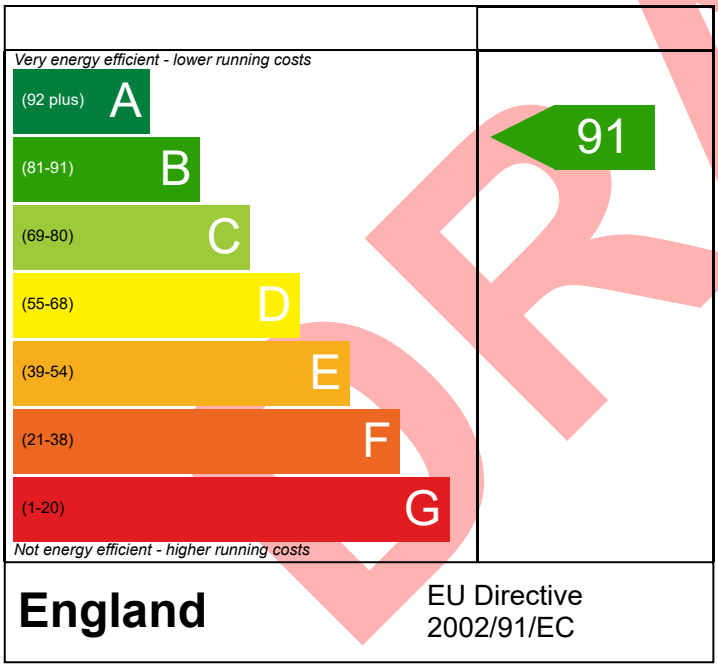
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

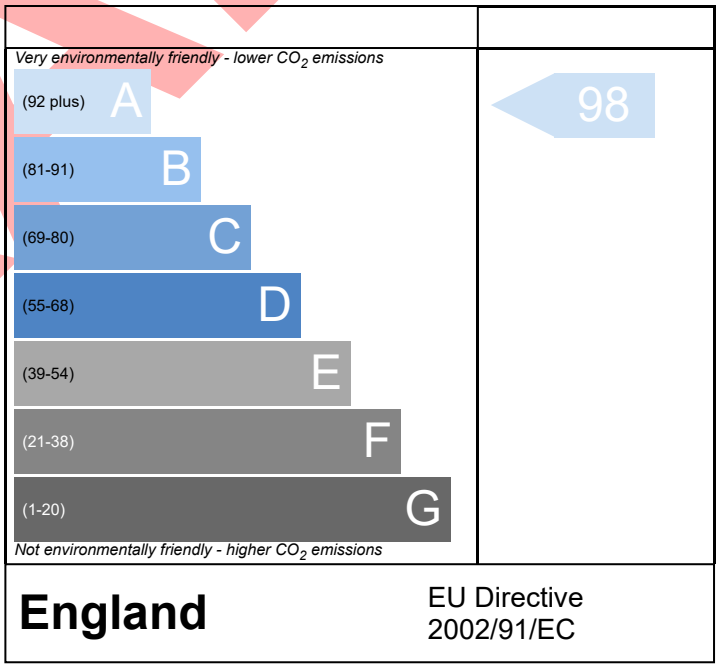
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

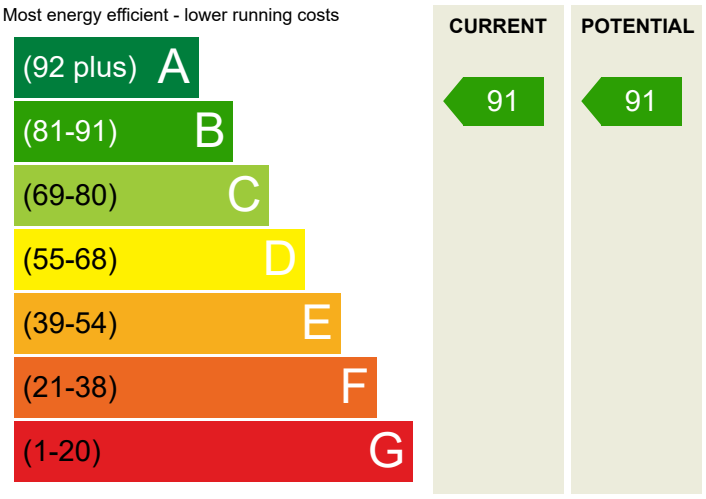
Energy Report

Dwelling Address	
Reference	Block A Appt 18 1F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

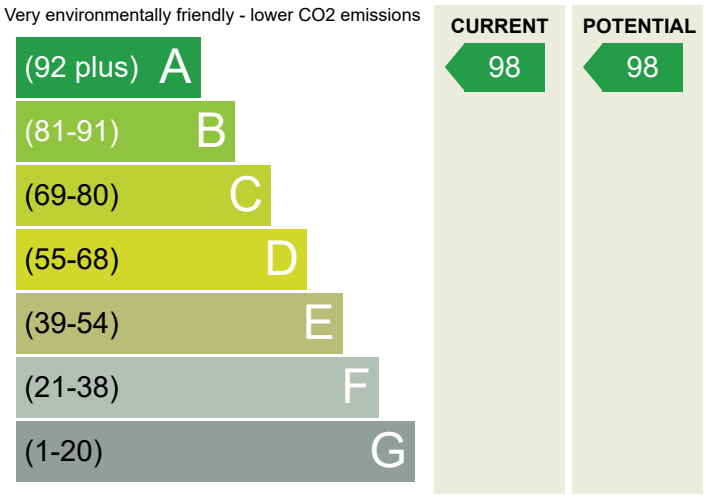
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

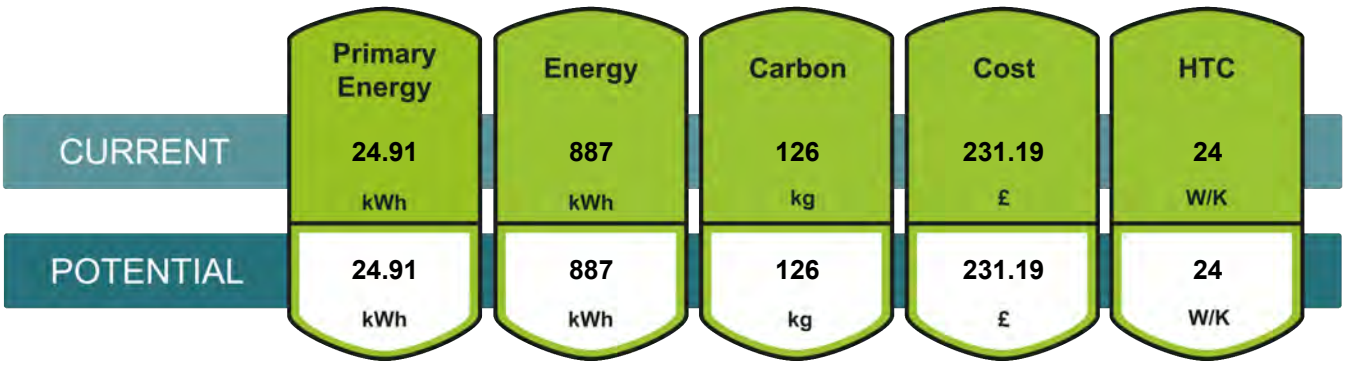
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Floor	Average thermal transmittance 0.05 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£231

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

23

kWh per year



Water Heating

594

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 18 2F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	92 A	**DER**	2.28	**TER**	10.95
Environmental	98 A	**% DER < TER**			79.18
CO_2 Emissions (t/year)	0.12	**DFEE**	11.36	**TFEE**	12.12
Compliance Check	See BREL	**% DFEE < TFEE**			6.24
% DPER < TPER	59.14	**DPER**	24.54	**TPER**	60.06

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	13.51	0.00	None	4.78	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	West	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	West	1.48	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	2.94	0.05	0.05	Yes
E3 Sill	Independently assessed	2.94	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No

Y-value	0.11	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Flexible	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No	

22.0 Lighting

No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	

Summary for Input Data

SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No

Summary for Input Data

Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

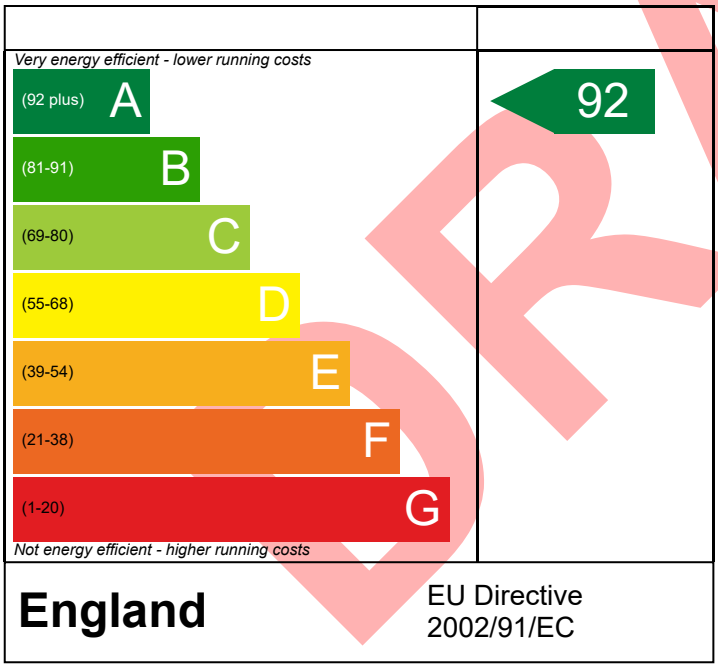
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

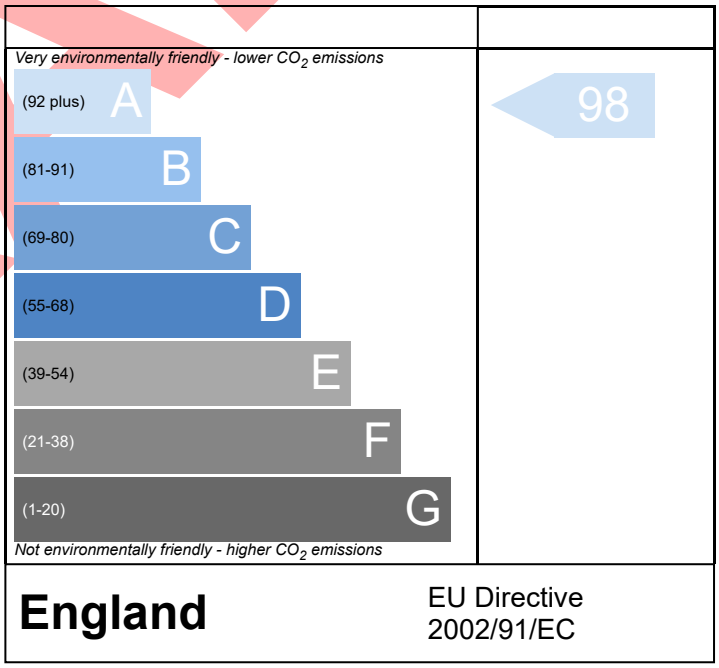
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

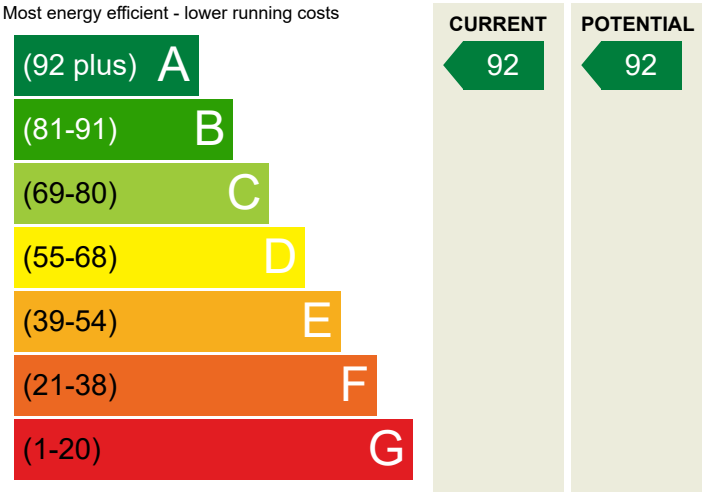
Energy Report

Dwelling Address	
Reference	Block A Appt 18 2F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

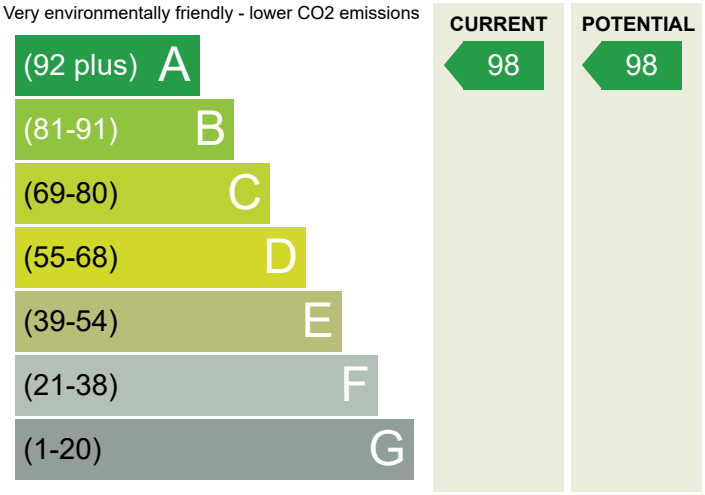
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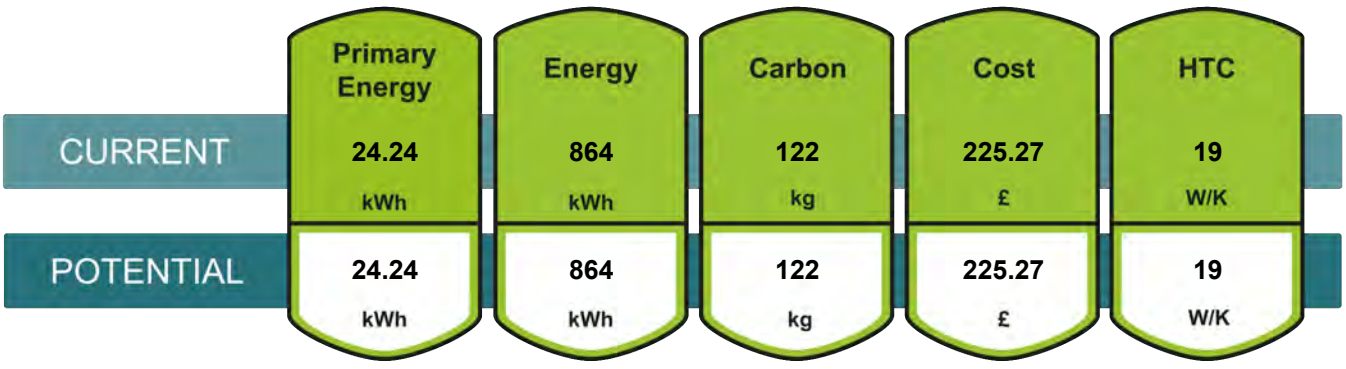
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£225

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

1

kWh per year



Water Heating

594

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 18 3F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	92 A	**DER**	2.28	**TER**	10.95
Environmental	98 A	**% DER < TER**			79.18
CO_2 Emissions (t/year)	0.12	**DFEE**	11.36	**TFEE**	12.12
Compliance Check	See BREL	**% DFEE < TFEE**			6.24
% DPER < TPER	59.14	**DPER**	24.54	**TPER**	60.06

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	13.51	0.00	None	4.78	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	West	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	West	1.48	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	2.94	0.05	0.05	Yes
E3 Sill	Independently assessed	2.94	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No

Y-value	0.11	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Flexible	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No	

22.0 Lighting

No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	

Summary for Input Data

SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No

Summary for Input Data

Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

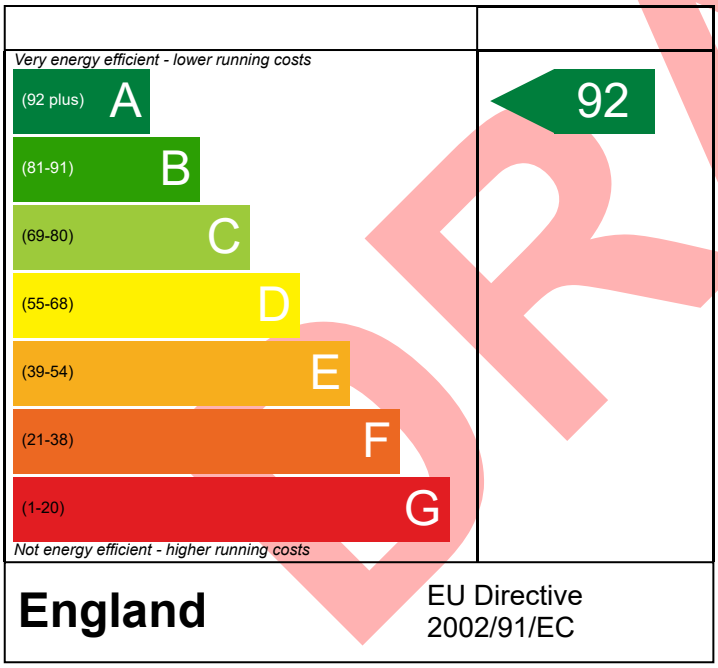
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

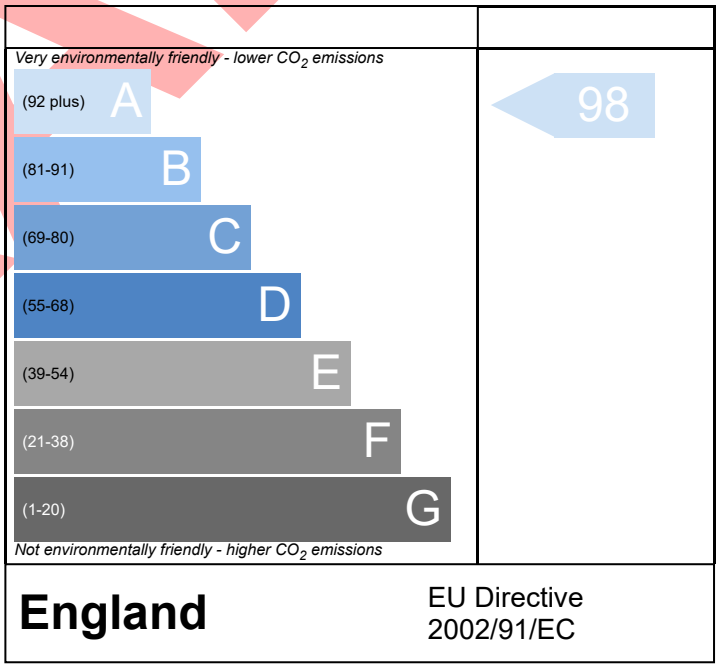
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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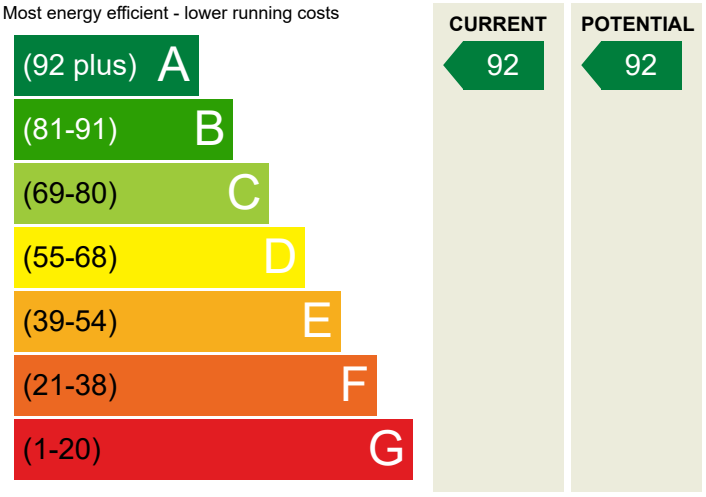
Energy Report

Dwelling Address	
Reference	Block A Appt 18 3F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

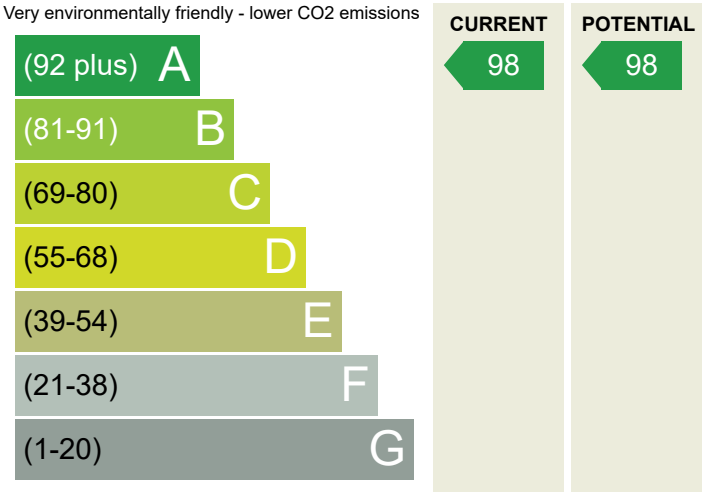
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This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

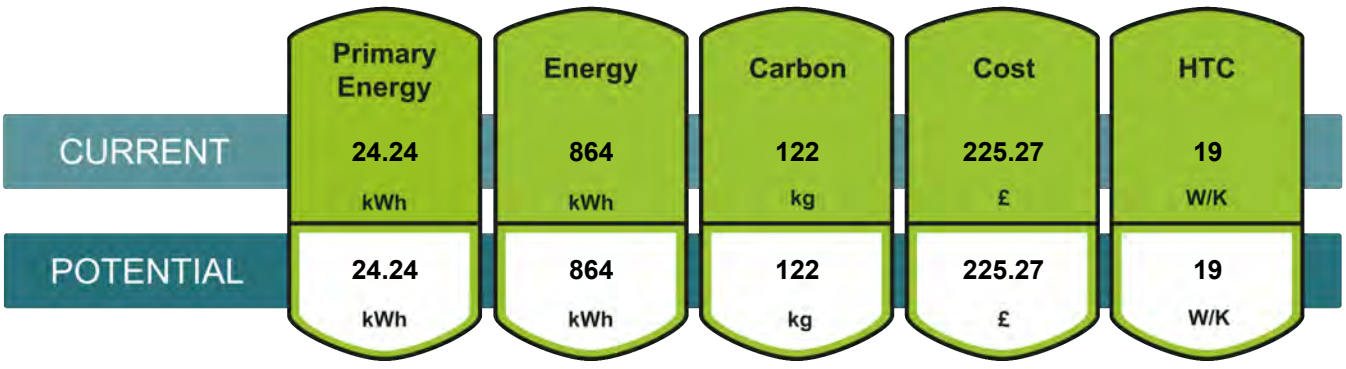
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£225

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

1

kWh per year



Water Heating

594

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 18 4F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	92 A	**DER**	2.28	**TER**	10.95
Environmental	98 A	**% DER < TER**			79.18
CO_2 Emissions (t/year)	0.12	**DFEE**	11.36	**TFEE**	12.12
Compliance Check	See BREL	**% DFEE < TFEE**			6.24
% DPER < TPER	59.14	**DPER**	24.54	**TPER**	60.06

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	13.51	0.00	None	4.78	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	West	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	West	1.48	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	2.94	0.05	0.05	Yes
E3 Sill	Independently assessed	2.94	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No

Y-value	0.11	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Flexible	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No	

22.0 Lighting

No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	

Summary for Input Data

SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No

Summary for Input Data

Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

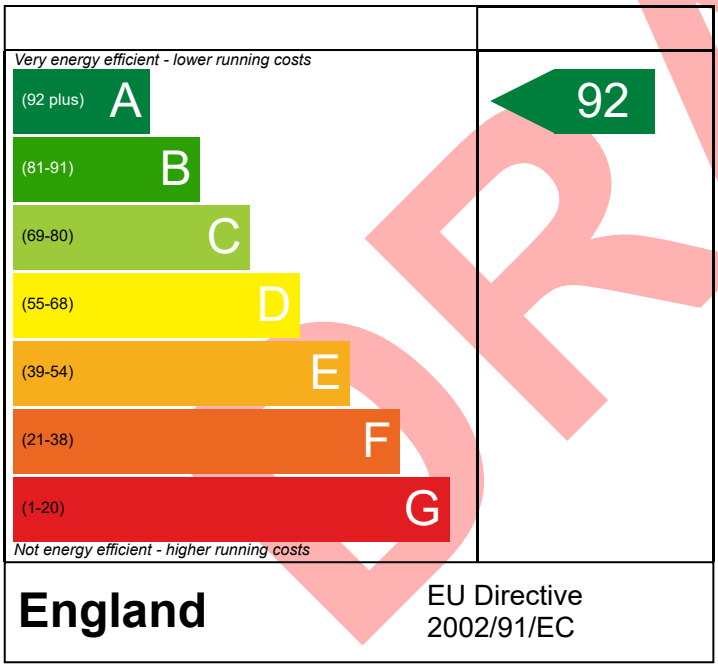
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

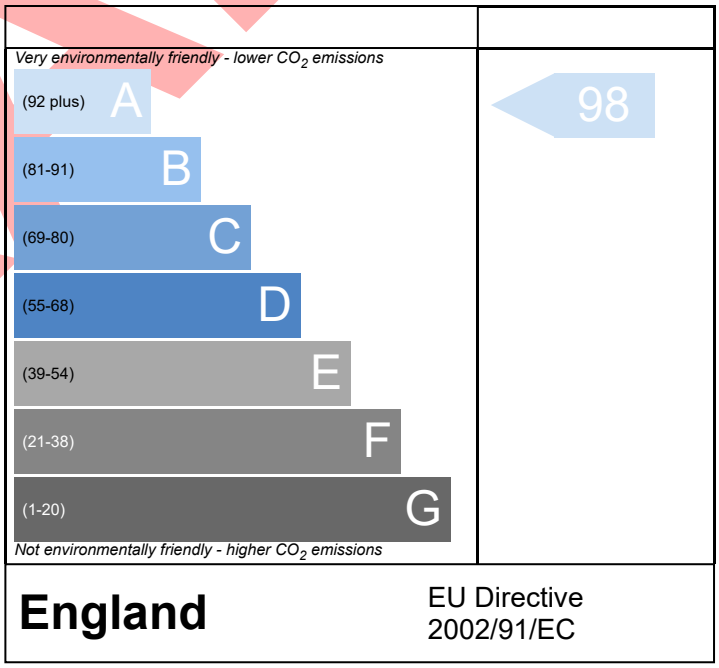
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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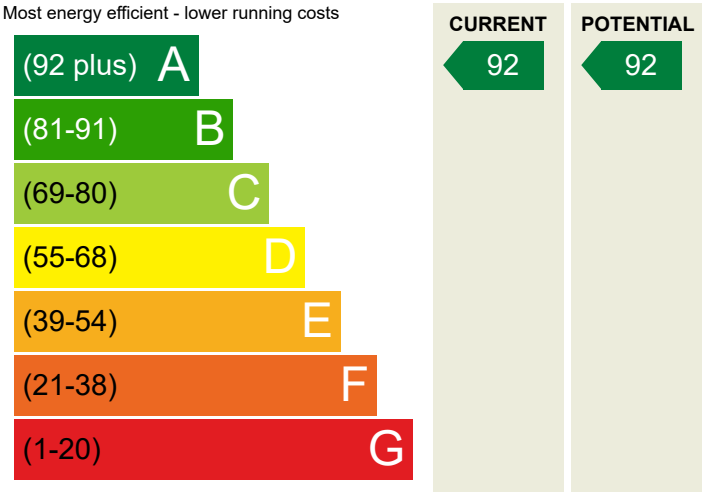
Energy Report

Dwelling Address	
Reference	Block A Appt 18 4F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

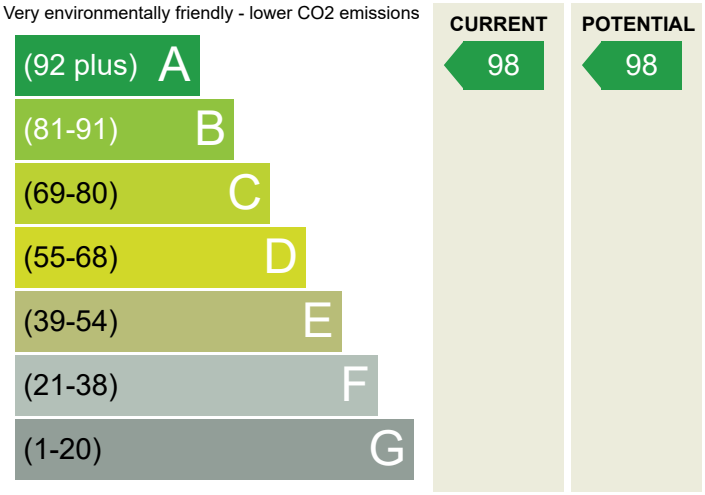
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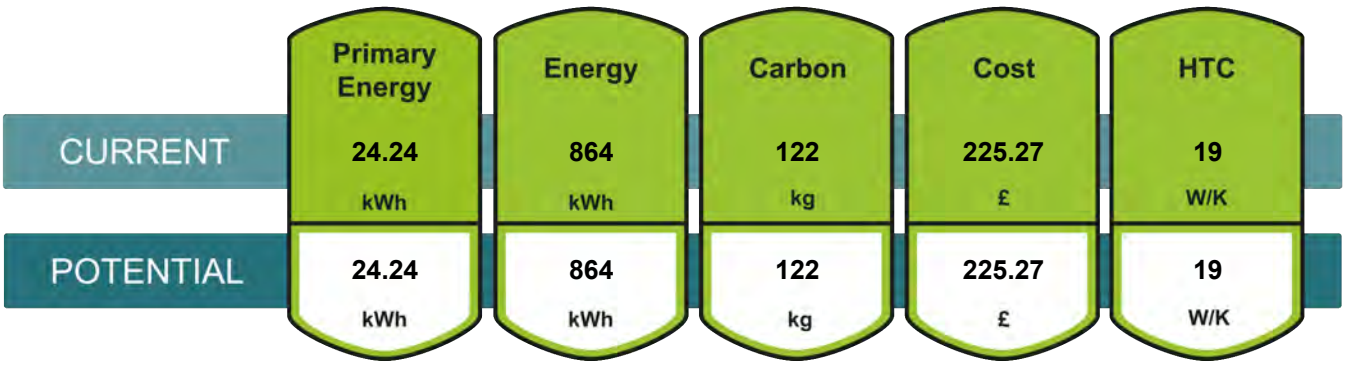
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£225

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

1

kWh per year



Water Heating

594

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 18 5F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	92 A	**DER**	2.28	**TER**	10.95
Environmental	98 A	**% DER < TER**			79.18
CO_2 Emissions (t/year)	0.12	**DFEE**	11.36	**TFEE**	12.12
Compliance Check	See BREL	**% DFEE < TFEE**			6.24
% DPER < TPER	59.14	**DPER**	24.54	**TPER**	60.06

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	13.51	0.00	None	4.78	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	West	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	West	1.48	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	2.94	0.05	0.05	Yes
E3 Sill	Independently assessed	2.94	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No

Y-value	0.11	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Flexible	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No	

22.0 Lighting

No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	

Summary for Input Data

SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No

Summary for Input Data

Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

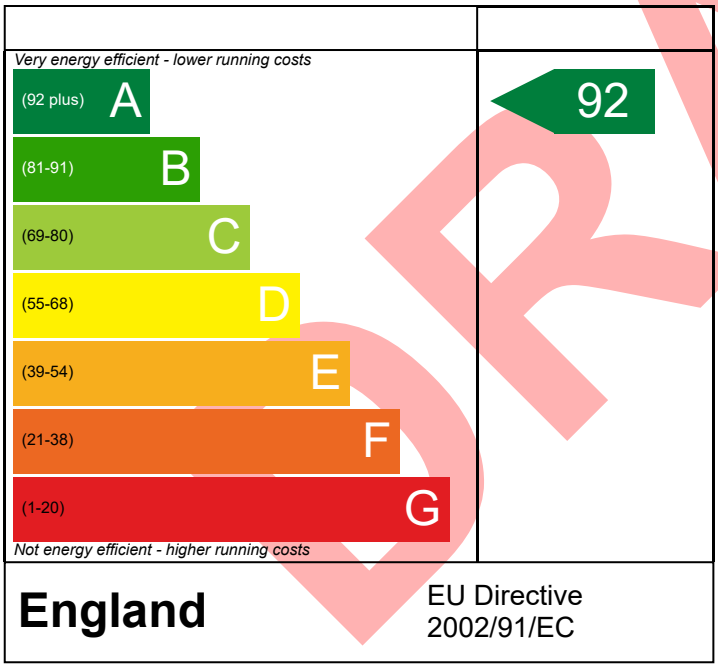
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

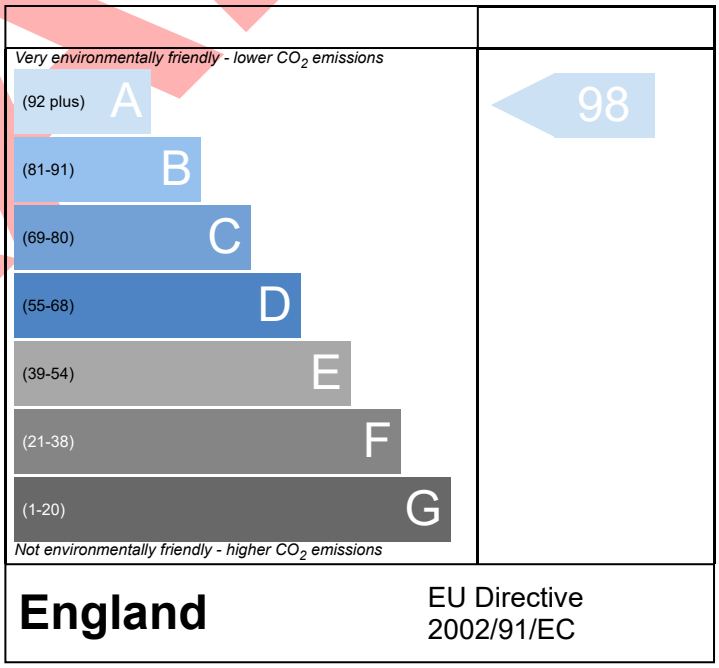
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

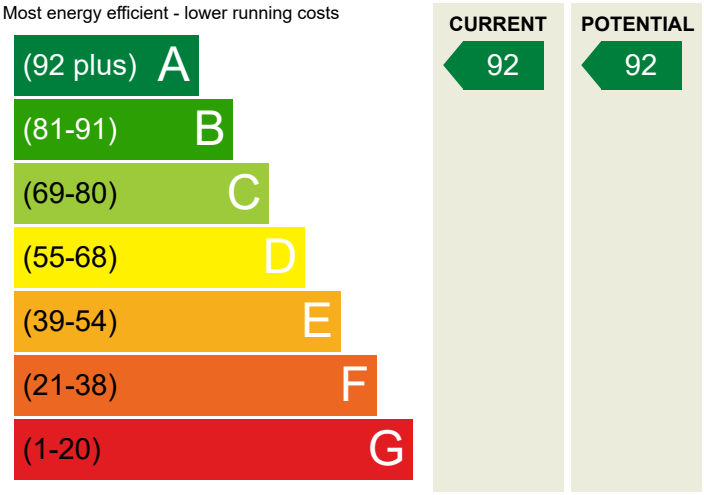
Energy Report

Dwelling Address	
Reference	Block A Appt 18 5F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

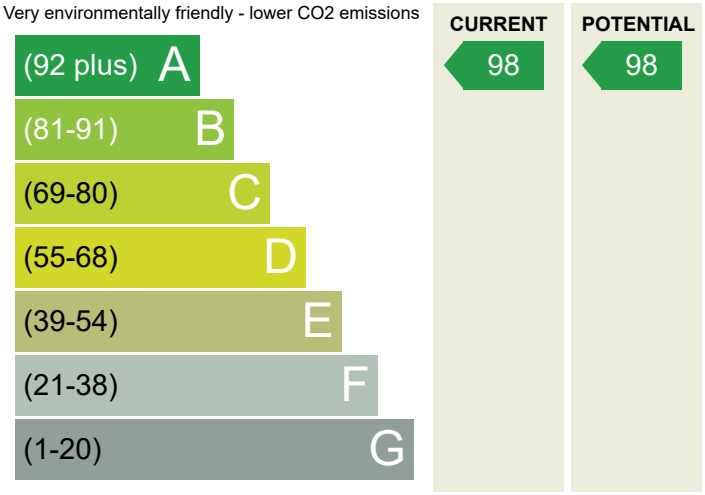
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

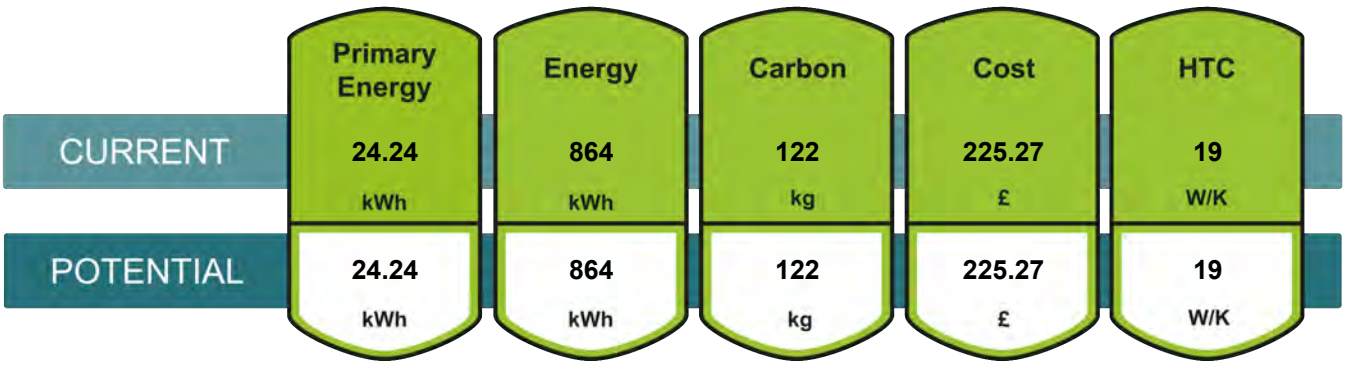
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£225

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

1

kWh per year



Water Heating

594

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

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This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

Summary for Input Data

elmhurst energy

Property Reference	Block A Appt 18 6F	**Issued on Date**	12/07/2024
Assessment Reference	1B2P	**Prop Type Ref**	2B4P
Property			

SAP Rating	92 A	**DER**	2.28	**TER**	10.95
Environmental	98 A	**% DER < TER**			79.18
CO_2 Emissions (t/year)	0.12	**DFEE**	11.36	**TFEE**	12.12
Compliance Check	See BREL	**% DFEE < TFEE**			6.24
% DPER < TPER	59.14	**DPER**	24.54	**TPER**	60.06

Assessor Details	Ms. Hannah Beirne	**Assessor ID**	BA15-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Urban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Mid-floor flat	
Which Floor	6	
2.0 Number of Storeys	1	
3.0 Date Built	2023	
3.0 Property Age Band	L	
4.0 Sheltered Sides	3	
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	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	0.00 m	0.00 m²	0.00 m
Ground floor:	13.36 m	54.30 m²	2.40 m
1st Storey:	0.00 m	0.00 m²	0.00 m
2nd Storey:	0.00 m	0.00 m²	0.00 m
3rd Storey:	0.00 m	0.00 m²	0.00 m
4th Storey:	0.00 m	0.00 m²	0.00 m
5th Storey:	0.00 m	0.00 m²	0.00 m
6th Storey:	0.00 m	0.00 m²	0.00 m
7th Storey:	0.00 m	0.00 m²	0.00 m

8.0 Living Area	28.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External Wall 1	Solid Wall	Solid wall : plasterboard on dabs, 200 mm dense block, insulated externally	0.16	150.00	18.29	13.51	0.00	None	4.78	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall 1	Filled Cavity with Edge Sealing	Dense plaster both sides. lightweight aggregate blocks, cavity or cavity fill	0.00	140.00	52.32	0.00	None

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete plank floor (screed laid on insulation), carpeted	30.00	54.30

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
SOUTH EAST WEST	Manufacturer	Window	Double glazed		Air Filled	0.39	Wood	0.70	1.20
NORTH	Manufacturer	Window	Double glazed		Air Filled	0.42	Wood	0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
L/K	SOUTH EAST WEST	External Wall 1	West	3.30	0
DB 1	SOUTH EAST WEST	External Wall 1	West	1.48	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No
E18 Party wall between dwellings	Independently assessed	6.16	0.06	0.06	No
E2 Other lintels (including other steel lintels)	Independently assessed	2.94	0.05	0.05	Yes
E3 Sill	Independently assessed	2.94	0.05	0.05	Yes
E4 Jamb	Independently assessed	6.53	0.05	0.05	Yes
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	6.00	0.09	0.09	No

Y-value	0.11	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes	
Approved Installation	Yes	
Mechanical Ventilation data Type	Database	
Type	Balanced mechanical ventilation with heat recovery	
MV Reference Number	500530	
Configuration	2	
Manufacturer SFP	0.47	
Duct Type	Flexible	
MVHR Efficiency	89.00	
Wet Rooms	2	
SFP from Installer Commissioning Certificate	No	
MVHR System Location	Inside heated envelope (installed exclusively)	
Duct Installation Specification	Level 1	

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No	

22.0 Lighting

No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lighting 1	95.00	106.00	10070.00	1

24.0 Main Heating 1	Manufacturer	
Percentage of Heat	100.00	%
Database Ref. No.	0	
Fuel Type	Electricity	

Summary for Input Data

SAP Code	699	
In Winter	100.00	
In Summer	100.00	
Model Name	abc	
Manufacturer	xyz	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	On/Off	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	No pump	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	No	
Combi keep hot type	None	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	347.80	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	

26.0 Heat Networks	None	
Space Community Heating		
Distribution Loss	Formal Declaration by Property Developer	

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

28.0 Water Heating

Water Heating	Main Heating 2
SAP Code	914
Flue Gas Heat Recovery System	No

Summary for Input Data

Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Summer Immersion	No
Cold Water Source	From mains
Bath Count	2
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 1	Vented hot water system	8.00		No	Instantaneous System 1

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
Pipes insulation	Fully insulated primary pipework	
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

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating			0	0
			0	0
			0	0

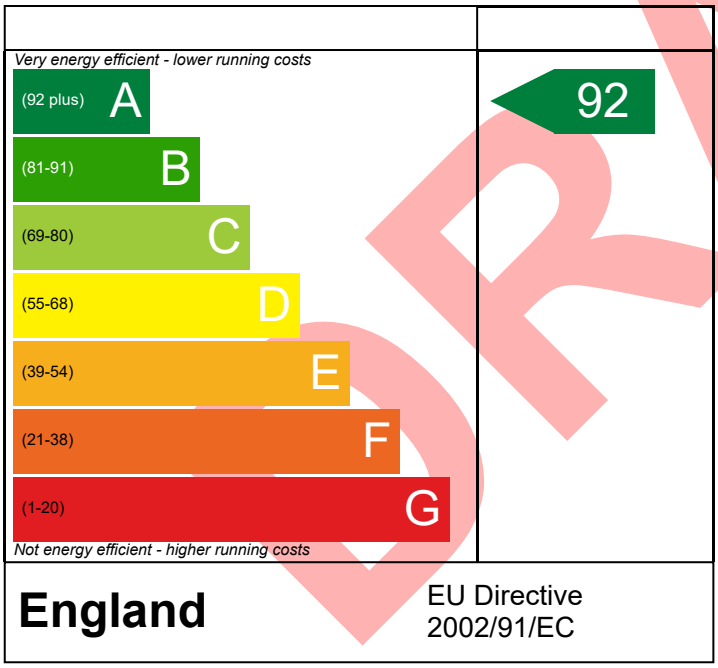
Predicted Energy Assessment

Dwelling type:	Flat, Semi-Detached
Date of assessment:	12/07/2024
Produced by:	Hannah Beirne
Total floor area:	54.3 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

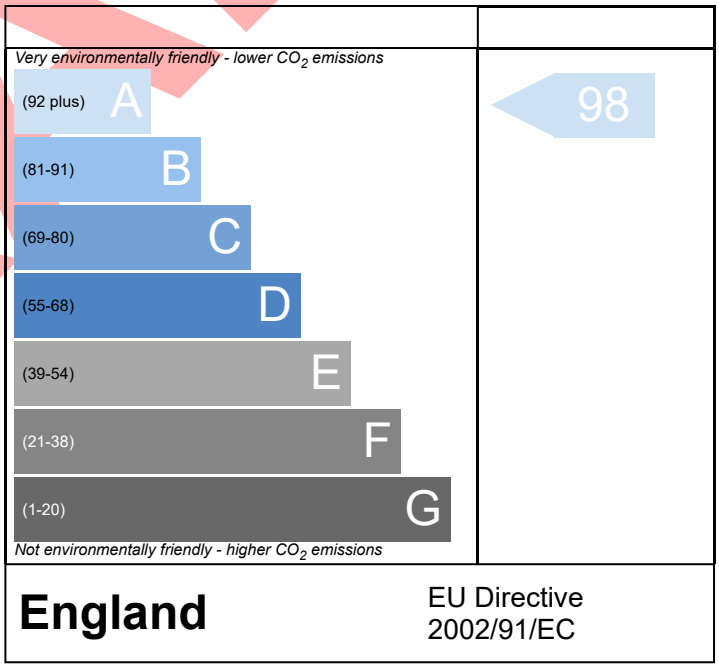
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

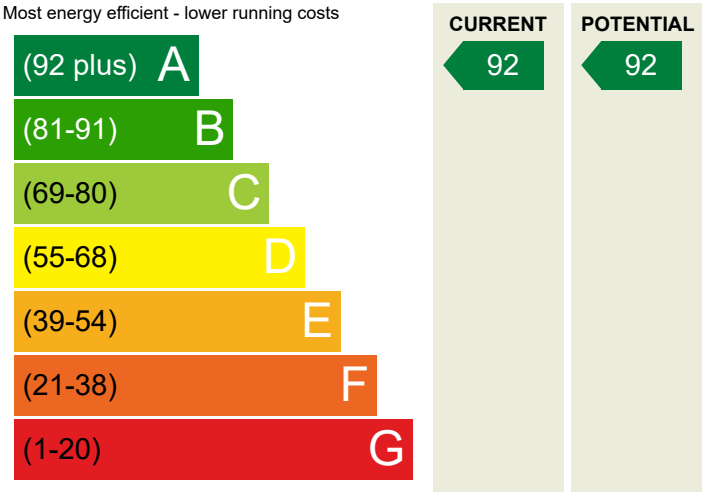
Energy Report

Dwelling Address	
Reference	Block A Appt 18 6F-1B2P
Assessment Date	31/05/2024
Submission Date	
Property Type	Flat, Semi-Detached
Total Floor Area	54

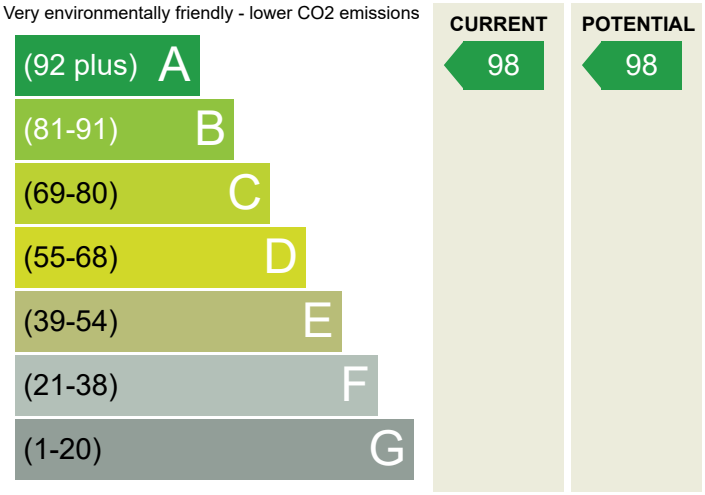
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

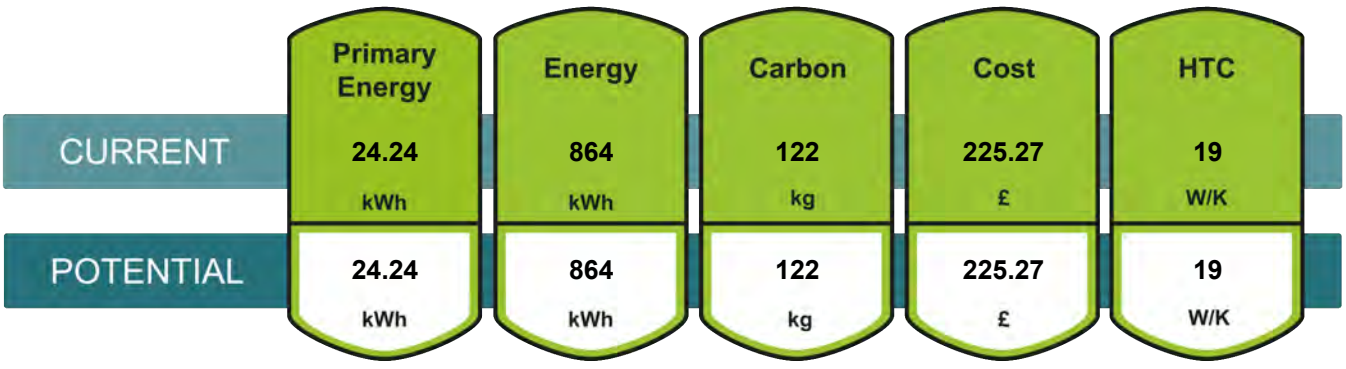
Energy Efficiency Rating



Carbon Dioxide (CO2) Emissions Rating



Additional ratings for your home



Energy Report

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.16 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Room heaters, electric	Very Poor
Main heating controls	Programmer and appliance thermostats	Good
Secondary heating	None	
Hot water	From main system	Very Good
Lighting	Excelent lighting efficiency	Very Good
Air tightness	Air permeability [AP50] = 3.0 m³/h.m² (assumed)	Good

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling.
To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed.
Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

Energy Report

Estimated energy cost for this property over a year

£225

Over a year you could save

£0

The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Estimated energy use and potential savings



Space Heating

1

kWh per year



Water Heating

594

kWh per year

About this document

Created by:	
Company/Trading name:	
Phone number:	
Email address:	

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.