

Summary for Input Data

Property Reference	23577 - Flat 3	Issued on Date	31/07/2024
Assessment Reference	As Designed V3 - EDEL	Prop Type Ref	New Build
Property			

SAP Rating	77 C	DER	6.07	TER	13.37
Environmental	95 A	% DER < TER			54.60
CO ₂ Emissions (t/year)	0.37	DFEE	35.80	TFEE	36.60
Compliance Check	See BREL	% DFEE < TFEE			2.18
% DPER < TPER	11.36	DPER	62.55	TPER	70.57

Assessor Details	Mr. Mohamed Egal	Assessor ID	AW35-0001
Client	23577, Maverick Property Investments Ltd		

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

Orientation	Northeast
Property Tenure	ND
Transaction Type	6
Terrain Type	Suburban
1.0 Property Type	Flat, Mid-Terrace
Position of Flat	Mid-floor flat
Which Floor	2
2.0 Number of Storeys	1
3.0 Date Built	2024
4.0 Sheltered Sides	2
5.0 Sunlight/Shade	Average or unknown
6.0 Thermal Mass Parameter	Precise calculation
7.0 Electricity Tariff	Standard
Smart electricity meter fitted	Yes
Smart gas meter fitted	Yes

7.0 Measurements	Ground floor:	Heat Loss Perimeter 22.43 m	Internal Floor Area 70.34 m ²	Average Storey Height 2.31 m
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8.0 Living Area	36.25	m ²
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Description	Type	Construction	U-Value (W/m ² K)	Kappa (kJ/m ² K)	Gross Area(m ²)	Nett Area (m ²)	Shelter Res	Shelter	Openings	Area Calculation Type
New Solid Wall	Cavity Wall	Cavity wall : plasterboard on dabs, AAC block, filled cavity, any outside structure	0.17	60.00	60.72	53.09	0.00	None	7.63	Enter Gross Area
Dormer Walls	Timber Frame	Timber framed wall (one layer of plasterboard)	0.18	9.00	4.89	4.89	0.00	None	0.00	Enter Gross Area

Description	Type	Construction	U-Value (W/m ² K)	Kappa (kJ/m ² K)	Area (m ²)	Shelter Res	Shelter
Party Wall (Heated Communal)	Solid Wall	Other	0.00	0.00	22.09		None

Description	Construction	Kappa (kJ/m ² K)	Area (m ²)
Internal Wall 1	Plasterboard on timber frame	9.00	110.00

Description	Type	Construction	U-Value (W/m ² K)	Kappa (kJ/m ² K)	Gross Area(m ²)	Nett Area (m ²)	Shelter Code	Shelter Factor	Calculation Type	Openings
Warm Pitched Roof	External Slope Roof	Plasterboard, insulated slope	0.12	9.00	58.65	57.93	None	0.00	Enter Gross Area	0.72
Warm Flat Roof	External Flat Roof	Plasterboard, insulated flat roof	0.06	9.00	44.53	44.53	None	0.00	Enter Gross Area	0.00
Warm Dormer Roof	External Slope Roof	Plasterboard, insulated slope	0.12	9.00	15.33	15.33	None	0.00	Enter Gross Area	0.00

11.1 Party Floors

Summary for Input Data



Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Timber I-joists, carpeted	20.00	70.34

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Windows	BFRC, BSI or CERTASS data	Window	Double Low-E Soft 0.05			0.74			1.38
Prop Rooflights	BFRC, BSI or CERTASS data	Roof Window	Double Low-E Soft 0.05			0.74			1.38

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
NW Windows	Windows	New Solid Wall	North West	3.27	
SE Windows	Windows	New Solid Wall	South East	4.36	
Rooflights	Prop Rooflights	Warm Pitched Roof	Horizontal	0.72	0

14.0 Conservatory

15.0 Draught Proofing

 %

16.0 Draught Lobby

17.0 Thermal Bridging

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E2 Other lintels (including other steel lintels)	Independently assessed	4.97	0.02	0.02 RCD	No
E3 Sill	Independently assessed	3.35	0.02	0.02 RCD	No
E4 Jamb	Independently assessed	14.84	0.02	0.02 RCD	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	28.21	0.04	0.04 RCD	No
E10 Eaves (insulation at ceiling level)	Independently assessed	13.65	0.05	0.05 RCD	No
E24 Eaves (insulation at ceiling level - inverted)	Independently assessed	1.99	0.11	0.11 Knauf	No
E11 Eaves (insulation at rafter level)	Independently assessed	9.27	0.02	0.02 RCD	No
E12 Gable (insulation at ceiling level)	Independently assessed	1.96	0.03	0.03 RCD	No
E13 Gable (insulation at rafter level)	Independently assessed	3.84	0.03	0.03 RCD	No
E16 Corner (normal)	Independently assessed	3.34	0.04	0.04 RCD	No
E18 Party wall between dwellings	Independently assessed	7.25	0.04	0.04 RCD	No
P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	8.82	0.00	0.00	No
P4 Party wall - Roof (insulation at ceiling level)	Independently assessed	14.97	0.02	0.02 RCD 1/2	No
P5 Party wall - Roof (insulation at rafter level)	Independently assessed	3.85	0.02	0.02 RCD 1/2	No
R1 Head of roof window	Independently assessed	1.20	0.06	0.06 Unilin	No
R2 Sill of roof window	Independently assessed	1.20	0.06	0.06 Unilin	No
R3 Jamb of roof window	Independently assessed	2.40	0.06	0.06 Unilin	No
R4 Ridge (vaulted ceiling)	Table K1 - Default	9.22	0.12	0.12	No
R7 Flat ceiling (inverted)	Table K1 - Default	21.00	0.12	0.12	No
R9 Roof to wall (flat ceiling)	Table K1 - Default	21.27	0.32	0.32	No

Y-value W/m²K

18.0 Pressure Testing

Designed AP₅₀ m³/(h.m²) @ 50 Pa

Test Method

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present

19.1 Mechanical extract ventilation - Decentralised

SFP	Fan/Room Type	Count
0.15	In Room Fan Kitchen	1
0.11	In Room Fan Other Wet Room	1
0.00	In Duct Fan Kitchen	0
0.00	In Duct Fan Other Wet Room	0
0.11	Through Wall Fan Kitchen	0
0.09	Through Wall Fan Other Wet Room	0

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System

22.0 Lighting

No Fixed Lighting

Name	Efficacy	Power	Capacity	Count
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Summary for Input Data

LED 80.00 10.00 800.00 15

24.0 Main Heating 1

SAP table		
Percentage of Heat	100.00	%
Fuel Type	Electricity	
SAP Code	191	
In Winter	100.00	
In Summer	349.29	
Controls SAP Code	2110	
Delayed Start Stat	Yes	
Is MHS Pumped	Pump in heated space	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Boiler Interlock	Yes	

25.0 Main Heating 2

Database		
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
In Winter	0.00	
In Summer	349.29	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	

26.0 Heat Networks

None

Heat Source	Fuel Type	Heating Use	Efficiency	Percentage Of Heat	Heat	Heat Power Ratio	Electrical	Fuel Factor	Efficiency type
Heat source 1									
Heat source 2									
Heat source 3									
Heat source 4									
Heat source 5									

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	Yes	
Cold Water Source	From mains	
Bath Count	1	
Immersion Only Heating Hot Water	No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder

Internal Store		
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
In Airing Cupboard	No	

Summary for Input Data



34.0 Small-scale Hydro

None

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
0 0
0 0
0 0