

Summary for Input Data

Property Reference	25361 - Flat 4	Issued on Date	24/07/2025
Assessment Reference	As Designed	Prop Type Ref	
Property			

SAP Rating	84 B	DER	4.43	TER	13.18
Environmental	97 A	% DER < TER			66.39
CO ₂ Emissions (t/year)	0.25	DFEE	32.25	TFEE	31.83
Compliance Check	See BREL	% DFEE < TFEE			-1.34
% DPER < TPER	32.91	DPER	46.94	TPER	69.96

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

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

Orientation	North
Property Tenture	ND
Transaction Type	5
Terrain Type	Suburban
1.0 Property Type	Flat, End-Terrace
Position of Flat	Top-floor flat
Which Floor	3
2.0 Number of Storeys	1
3.0 Date Built	2025
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	168.47
7.0 Electricity Tariff	Standard
Smart electricity meter fitted	No
Smart gas meter fitted	No

7.0 Measurements	Ground floor:	Heat Loss Perimeter 20.03 m	Internal Floor Area 59.77 m ²	Average Storey Height 2.39 m
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8.0 Living Area	24.40	m ²
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9.0 External Walls	Description	Type	Construction	U-Value (W/m ² K)	Kappa (kJ/m ² K)	Gross Area(m ²)	Nett Area (m ²)	Shelter Res	Shelter	Openings	Area Calculation Type
	Wall 1 - External Wall	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.18	110.00	47.87	32.36	0.00	None	15.51	Enter Gross Area

9.1 Party Walls	Description	Type	Construction	U-Value (W/m ² K)	Kappa (kJ/m ² K)	Area (m ²)	Shelter Res	Shelter
	Wall 2 - Heated Corridor	Filled Cavity with Edge Sealing	Dense plaster both sides, dense blocks, cavity or cavity fill	0.00	180.00	6.21	0.00	None
	Party Wall	Filled Cavity with Edge Sealing	Plasterboard on dabs mounted on cement render on both sides, AAC blocks, cavity	0.00	45.00	34.01	0.00	None

9.2 Internal Walls	Description	Construction	Kappa (kJ/m ² K)	Area (m ²)
	Timber	Plasterboard on timber frame	9.00	103.64

10.0 External Roofs	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
	Roof 2 - Plane Roof	External Plane Roof	Plasterboard, insulated at ceiling level	0.11	9.00	59.77	59.77	None	0.00	Enter Gross Area	0.00

Summary for Input Data

11.1 Party Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete planks floor, screed, carpeted	40.00	59.77

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Doors	Manufacturer	Solid Door				0.00			1.00
Windows	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.70	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
Windows S	Windows	Wall 1 - External Wall	South	5.03	0
Windows E	Windows	Wall 1 - External Wall	East	10.48	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	9.03	0.03	0.03	No
E3 Sill	Independently assessed	3.87	0.02	0.02	No
E4 Jamb	Independently assessed	24.04	0.01	0.01	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	11.71	0.14	0.14	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	2.44	0.14	0.14	No
E24 Eaves (insulation at ceiling level - inverted)	Table K1 - Default	5.88	0.15	0.15	No
E16 Corner (normal)	Independently assessed	4.78	0.04	0.04	No
E18 Party wall between dwellings	Independently assessed	4.78	0.12	0.12	No
E25 Staggered party wall between dwellings	Independently assessed	2.39	0.12	0.12	No
P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	16.83	0.00	0.00	No
E10 Eaves (insulation at ceiling level)	Independently assessed	14.23	0.10	0.10	No
E12 Gable (insulation at ceiling level)	Independently assessed	5.80	0.06	0.06	No
P4 Party wall - Roof (insulation at ceiling level)	Independently assessed	16.83	0.24	0.24	No

Y-value W/m²K

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	No
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500321
Configuration	1
Manufacturer SFP	0.73
Duct Type	Rigid
MVHR Efficiency	85.00
Wet Rooms	1
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

Number of open chimneys	0
Number of open flues	0
Number of chimneys/flues attached to closed fire	0
Number of flues attached to solid fuel boiler	0
Number of flues attached to other heater	0
Number of blocked chimneys	0
Number of intermittent extract fans	0
Number of passive vents	0

Summary for Input Data

Number of flueless gas fires	0				
21.0 Fixed Cooling System	No				
22.0 Pressure Testing	Yes				
Designed AP ₅₀	3.00	m ³ /(h.m ²) @ 50 Pa			
Property Tested?	Yes				
Test Method	Blower Door				
22.0 Lighting	No				
No Fixed Lighting	No				
	Name	Efficacy	Power	Capacity	Count
	Low energy Lighting	80.00	5.00	400.00	5
24.0 Main Heating 1	Database				
Percentage of Heat	100.00 %				
Database Ref. No.	100834				
Fuel Type	Electricity				
SAP Code	0				
In Winter	305.94				
In Summer	194.18				
Model Name	Compact P				
Manufacturer	Nilan AS				
System Type	Heat Pump				
Controls SAP Code	2506				
Delayed Start Stat	No				
HETAS approved System	No				
Is MHS Pumped	Pump in unheated space				
Heating Pump Age	2013 or later				
Heat Emitter	Radiators				
Flow Temperature	Enter value				
25.0 Main Heating 2	None				
26.0 Heat Networks	None				
27.0 Secondary Heating	None				
28.0 Water Heating	Main Heating 1				
Water Heating	Main Heating 1				
SAP Code	901				
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	1				
Baths connected to WWHRS	0				
Supplementary Immersion	No				
Immersion Only Heating Hot Water	No				

28.1 Showers

Summary for Input Data

Description	Shower Type	Flow Rate [l/min]	Rated Power [kW]	Connected	Connected To
Shower	Combi boiler or unvented hot water system	11.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder

Internal Store	
Cylinder Stat	Yes
Cylinder In Heated Space	Yes
Independent Time Control	Yes
Insulation Type	Measured Loss
Insulation Thickness	0
Cylinder Volume	180.00
Loss	0.84
Pipes insulation	Fully insulated primary pipework
In Airing Cupboard	No

31.0 Thermal Store

Thermal Store Pipework	within a single casing
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34.0 Small-scale Hydro

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

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

Lower cost measures

None

Further measures to achieve even higher standards

None