Summary for Input Data

Property Reference	Plot 11	Issued on Date	06/11/2025
Assessment Reference	v1	Prop Type Ref	
Property	Plot 1, Dee Road/Water Road, Reading		

SAP Rating	87 B	DER	2.97	TER	10.68
Environmental	97 A	% DER < TER			72.19
CO_2 Emissions (t/year)	0.25	DFEE	31.24	TFEE	33.68
Compliance Check	See BREL	% DFEE < TFEE			7.25
% DPER < TPER	44.32	DPER	31.04	TPER	55.75

Assessor Details	Mr. Joe Cantwell Dillon	Assessor ID	BL89-0001
Client			

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

Orientation	Northwest	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	House, Semi-Detached	
Which Floor	0	
2.0 Number of Storeys	3	
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	0.00	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
Ground floor:	16.83 m	36.16 m²	2.37 m
1st Storey:	16.83 m	36.16 m²	2.60 m
2nd Storey:	15.98 m	22.67 m²	2.06 m

8.0 Living Area 30.13 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	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.18	110.00	96.53	82.01	0.00	None	14.52	Enter Gross Area
Dormer Wall	Timber Frame	Timber framed wall (one layer of plasterboard)	0.15	9.00	6.71	5.56	0.00	None	1.15	Enter Gross Area
Ashlar Wall	Timber Frame	Timber framed wall (one layer of plasterboard)	0.08	9.00	11.17	11.17	0.00	None	0.00	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	57.17	0.00	None

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Wall 1	Plasterboard on timber frame	9.00	104.56

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
Sloped Roof	External Slope Roof	Plasterboard, insulated slope	0.11	9.00	23.64	23.64	None	0.00	Enter Gross Area	0.00

Summary for Input Data

Ashlar Roof	External Plane Roof	Plasterboard, insulated at ceiling level	0.08	9.00	13.48	13.48	None	0.00	Enter Gross Area	0.00
Dormer Roof	External Flat Roof	Plasterboard, insulated flat roof	0.11	9.00	2.85	2.85	None	0.00	Enter Gross Area	0.00

10.2 Internal Ceilings

Description	Storey	Construction	Area (m²)
Internal Ceiling 1	Lowest occupied	Plasterboard ceiling, carpeted chipboard floor	36.16
Internal Ceiling 2	+1	Plasterboard ceiling, carpeted chipboard floor	22.67

11.0 Heat Loss Floors

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	Slab on ground, screed over insulation	0.10	None	0.00	110.00	36.16

11.2 Internal Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Floor 1		Plasterboard ceiling, carpeted chipboard floor	18.00	36.16
Internal Floor 2		Plasterboard ceiling, carpeted chipboard floor	18.00	22.67

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Window	Manufacturer	Window	Double Low-E Soft 0.1			0.63		0.70	1.30
Glazed Door	Manufacturer	Window	Double Low-E Soft 0.1			0.63		0.70	1.40
Solid Door	Manufacturer	Solid Door				0.00			1.10

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
FW	Window	External Wall 1	North West	4.00	0
RW	Window	External Wall 1	South East	5.19	0
RGD	Glazed Door	External Wall 1	South East	3.47	0
FGD	Glazed Door	External Wall 1	North West	1.86	0
FDW	Window	Dormer Wall	North West	1.15	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
E2 Other lintels (including other steel lintels)	Gov Approved Scheme	10.19	0.02	0.02	No
E3 Sill	Gov Approved Scheme	7.62	0.02	0.02	No
E4 Jamb	Gov Approved Scheme	19.46	0.01	0.01	No
E5 Ground floor (normal)	Gov Approved Scheme	16.83	0.06	0.06	No
E6 Intermediate floor within a dwelling	Gov Approved Scheme	32.81	0.00	0.00	No
E10 Eaves (insulation at ceiling level)	Gov Approved Scheme	8.18	0.06	0.06	No
E18 Party wall between dwellings	Gov Approved Scheme	19.88	0.04	0.04	No
P1 Party wall - Ground floor	Gov Approved Scheme	8.91	0.04	0.04	No
P2 Party wall - Intermediate floor within a dwelling	Table K1 - Default	13.89	0.00	0.00	No
P4 Party wall - Roof (insulation at ceiling level)	Gov Approved Scheme	3.93	0.04	0.04	No
P5 Party wall - Roof (insulation at rafter level)	Gov Approved Scheme	5.94	0.03	0.03	No
R4 Ridge (vaulted ceiling)	Table K1 - Default	4.09	0.12	0.12	No
R8 Roof to wall (rafter)	Table K1 - Default	8.06	0.12	0.12	No
E14 Flat roof	Table K1 - Default	6.51	0.16	0.16	No
E12 Gable (insulation at ceiling level)	Gov Approved Scheme	3.51	0.04	0.04	No
E13 Gable (insulation at rafter level)	Gov Approved Scheme	6.44	0.04	0.04	No

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present: No

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	4
Number of passive vents	0
Number of flueless gas fires	0

Summary for Input Data

21.0 Fixed Cooling System	No	
22.0 Pressure Testing	Yes	
Designed AP_{50}	5.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

22.0 Lighting

No Fixed Lighting: No

Name	Efficacy	Power	Capacity	Count
Lighting 1	80.00	5.00	400.00	25

24.0 Main Heating 1	Database	
Percentage of Heat	100.00	%
Database Ref. No.	108382	
Fuel Type	Electricity	
SAP Code	0	
Model Name	PUZ-WZ80VAA and EHPT20X-MEHEW	
Manufacturer	Mitsubishi Electric Europe B.V.	
Controls SAP Code	2207	
Delayed Start Stat	No	
HETAS approved System	No	
Is MHS Pumped	Pump in heated space	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators and Underfloor	
Underfloor Heating	Yes - Pipes in thin screed	
Flow Temperature	Enter value	
Flow Temperature Value	35.00	
25.0 Main Heating 2	None	
26.0 Heat Networks	None	
27.0 Secondary Heating	None	

28.0 Water Heating

Water Heating	Main Heating 1
SAP Code	901
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	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
Summer Immersion	No
Cold Water Source	From mains
Bath Count	1
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
s1	Vented hot water system	7.00		No	
s2	Vented hot water system	7.00		No	

28.3 Waste Water Heat Recovery System

Summary for Input Data

29.0 Hot Water Cylinder	Internal Store	
Cylinder Stat	No	
Cylinder In Heated Space	No	
Independent Time Control	No	
Insulation Type	Measured Loss	
Cylinder Volume	200.00	L
Loss	1.59	kWh/day
In Airing Cupboard	No	
31.0 Thermal Store	None	
34.0 Small-scale Hydro	None	
Electricity Generated	0.00	
Apportioned	0.00	kWh/Year
Connected to dwelling's electricity meter	Yes	
Electricity Generation	Annual	

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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

Predicted Energy Assessment

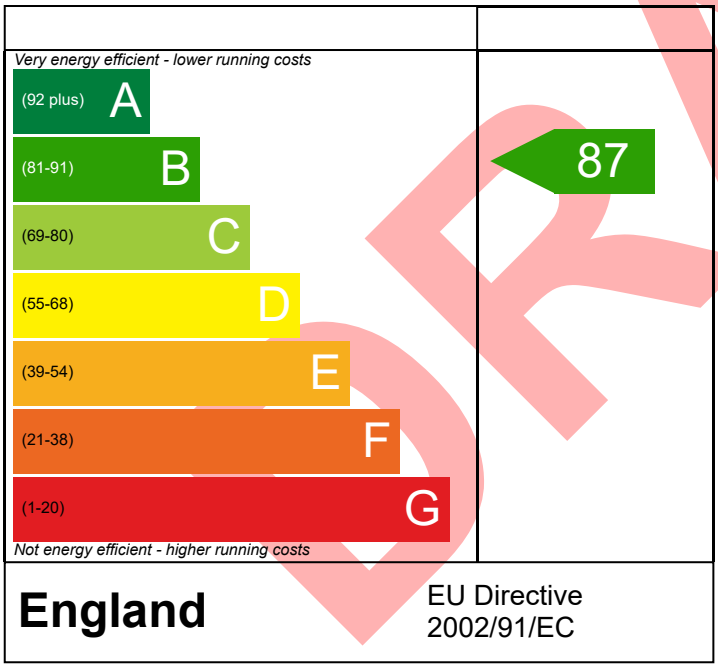
Plot 1, Dee Road/Water Road, Reading

Dwelling type:	House, Semi-Detached
Date of assessment:	06/11/2025
Produced by:	Joe Cantwell Dillon
Total floor area:	94.99 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.

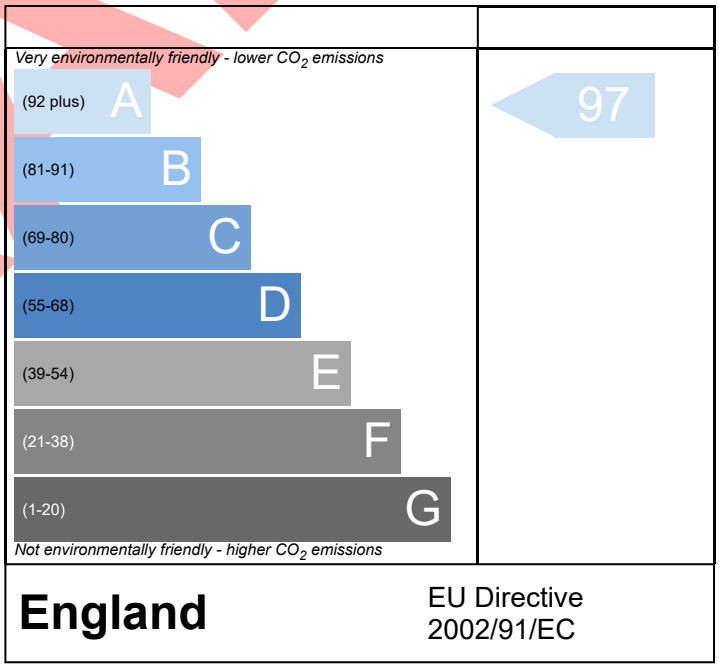
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

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