Summary for Input Data

Property Reference	Plot 2	Issued on Date	06/11/2025
Assessment Reference	v1	Prop Type Ref	
Property	Plot 1, Dee Road/Water Road, Reading		

SAP Rating	88 B	DER	2.64	TER	9.27
Environmental	98 A	% DER < TER			71.52
CO_2 Emissions (t/year)	0.26	DFEE	27.31	TFEE	29.09
Compliance Check	See BREL	% DFEE < TFEE			6.12
% DPER < TPER	42.98	DPER	27.56	TPER	48.33

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

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

Orientation	Northeast	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	House, Mid-Terrace	
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:	8.56 m	37.08 m²	2.37 m
1st Storey:	8.56 m	37.08 m²	2.60 m
2nd Storey:	8.56 m	37.08 m²	2.47 m

8.0 Living Area	26.42	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	74.17	56.34	0.00	None	17.83	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	130.75	0.00	None

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Wall 1	Plasterboard on timber frame	9.00	162.94

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	10.05	10.05	None	0.00	Enter Gross Area	0.00
Ashlar Roof	External Plane Roof	Plasterboard, insulated at ceiling level	0.08	9.00	29.94	29.94	None	0.00	Enter Gross Area	0.00

Summary for Input Data

elmhurst energy

10.2 Internal Ceilings

Description	Storey	Construction	Area (m²)
Internal Ceiling 1	Lowest occupied	Plasterboard ceiling, carpeted chipboard floor	37.08
Internal Ceiling 2	+1	Plasterboard ceiling, carpeted chipboard floor	37.08

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	37.08

11.2 Internal Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Floor 1		Plasterboard ceiling, carpeted chipboard floor	18.00	37.08
Internal Floor 2		Plasterboard ceiling, carpeted chipboard floor	18.00	37.08

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 East	5.18	0
RW	Window	External Wall 1	South West	7.44	0
RGD	Glazed Door	External Wall 1	South West	3.47	0
FSD	Solid Door	External Wall 1	North East	1.74	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	12.02	0.02	0.02	No
E3 Sill	Gov Approved Scheme	9.49	0.02	0.02	No
E4 Jamb	Gov Approved Scheme	21.88	0.01	0.01	No
E5 Ground floor (normal)	Gov Approved Scheme	8.56	0.06	0.06	No
E6 Intermediate floor within a dwelling	Gov Approved Scheme	17.12	0.00	0.00	No
E12 Gable (insulation at ceiling level)	Gov Approved Scheme	8.46	0.04	0.04	No
E13 Gable (insulation at rafter level)	Gov Approved Scheme	10.36	0.04	0.04	No
E16 Corner (normal)	Gov Approved Scheme	13.00	0.04	0.04	No
E18 Party wall between dwellings	Gov Approved Scheme	13.00	0.04	0.04	No
P1 Party wall - Ground floor	Gov Approved Scheme	18.78	0.04	0.04	No
P2 Party wall - Intermediate floor within a dwelling	Table K1 - Default	37.56	0.00	0.00	No
P4 Party wall - Roof (insulation at ceiling level)	Gov Approved Scheme	5.89	0.04	0.04	No
P5 Party wall - Roof (insulation at rafter level)	Gov Approved Scheme	5.47	0.03	0.03	No
R5 Ridge (inverted)	Table K1 - Default	11.30	0.12	0.12	No
R6 Flat ceiling	Table K1 - Default	12.99	0.12	0.12	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	5
Number of passive vents	0
Number of flueless gas fires	0

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

Summary for Input Data

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	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
s1	Vented hot water system	7.00		No	
s2	Vented hot water system	7.00		No	
s3	Vented hot water system	7.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Internal Store
Cylinder Stat	No
Cylinder In Heated Space	No
Independent Time Control	No

Summary for Input Data

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

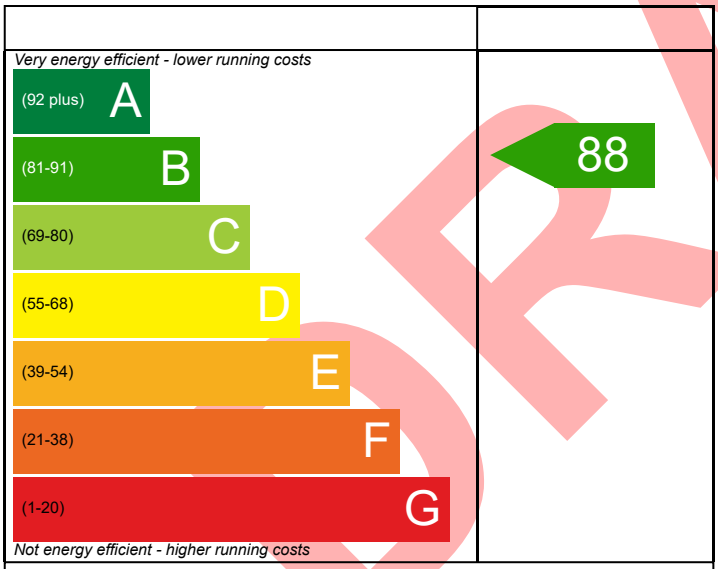
Plot 1, Dee Road/Water Road, Reading

Dwelling type:	House, Mid-Terrace
Date of assessment:	06/11/2025
Produced by:	Joe Cantwell Dillon
Total floor area:	111.24 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.

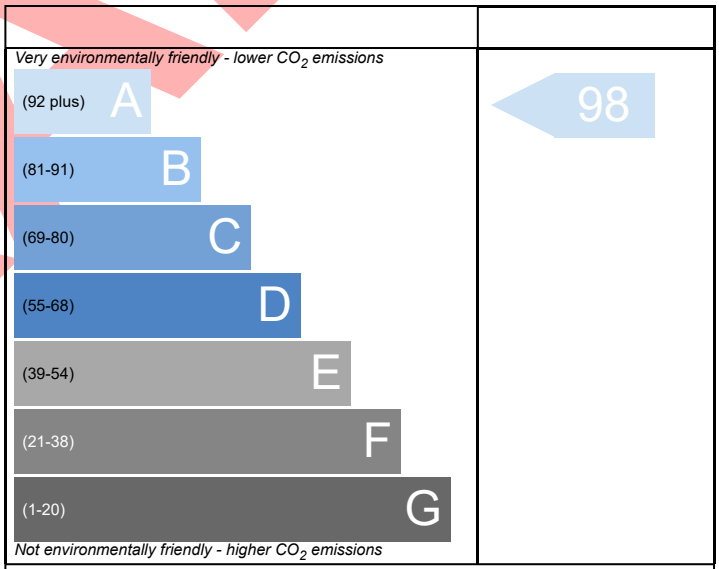
Energy Efficiency Rating



England EU Directive 2002/91/EC

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



England EU Directive 2002/91/EC

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