

BASIC COMPLIANCE REPORT

Calculation Type: New Build (As Built)

Property Reference	Unit 10	Issued on Date	17/02/2026
Assessment Reference	Unit 10	Prop Type Ref	TF Flat
Property	Flat 10, 36 Southampton Street, READING, RG1 2QL		
SAP Rating	80 C	DER	20.48
Environmental	82 B	TER	30.42
CO ₂ Emissions (t/year)	1.16	% DER<TER	32.67
General Requirements Compliance	Fail	DFEE	54.64
		TFEE	53.36
		% DFEE<TFEE	-2.39
Assessor Details	Ms. Ceris Fussell, Ceris Fussell, Tel: 03300553405, ceris@buildenergy.co.uk		Assessor ID
Client			AU31-0001

SUMMARY FOR INPUT DATA FOR New Build (As Built)

Criterion 1 – Achieving the TER and TFEE rate

1a TER and DER

Fuel for main heating	Electricity		
Fuel factor	1.55 (electricity)		
Target Carbon Dioxide Emission Rate (TER)	30.42	kgCO ₂ /m ²	
Dwelling Carbon Dioxide Emission Rate (DER)	20.48	kgCO ₂ /m ²	Pass
	-9.94 (-32.7%)	kgCO ₂ /m ²	

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	53.36	kWh/m ² /yr	
Dwelling Fabric Energy Efficiency (DFEE)	54.64	kWh/m ² /yr	
Excess energy	1.2 (2.2%)	kWh/m ² /yr	Fail

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.19 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Roof	0.15 (max. 0.20)	0.15 (max. 0.35)	Pass
Openings	1.47 (max. 2.00)	1.47 (max. 3.30)	Pass

2a Thermal bridging

Thermal bridging calculated from linear thermal transmittances for each junction

3 Air permeability

Air permeability at 50 pascals	5.73 (measured in this dwelling)	
Maximum	10.0	Pass

Limiting System Efficiencies

4 Heating efficiency

Main heating system	Heat pump with radiators or underfloor - Electric NIBE Fighter 470	
Secondary heating system	None	

5 Cylinder insulation

Hot water storage	No cylinder	
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6 Controls

Space heating controls	Programmer and at least two room thermostats	Pass
Hot water controls	No cylinder	

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100	%	
Minimum	75	%	Pass

8 Mechanical ventilation

Continuous extract system			
Specific fan power	0.65		
Maximum	0.7		Pass

Criterion 3 – Limiting the effects of heat gains in summer

9 Summertime temperature

Overheating risk (Thames Valley)	Medium	Pass
Based on:		
Overshading	Average	
Windows facing North East	8.71 m ² , No overhang	
Windows facing South East	5.59 m ² , No overhang	
Windows facing West	4.40 m ² , No overhang	
Air change rate	6.00 ach	
Blinds/curtains	None	

Criterion 4 – Building performance consistent with DER and DFEE rate

Party Walls

Type	U-value		
Filled Cavity with Edge Sealing	0.00	W/m ² K	Pass
Filled Cavity with Edge Sealing	0.00	W/m ² K	Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals	5.73 (measured in this dwelling)	
Maximum	10.0	Pass

10 Key features

Party wall U-value	0.00	W/m ² K
Party wall U-value	0.00	W/m ² K

This report has not been submitted through the Elmhurst Energy members' portal, therefore results are subject to change when the dwelling is completed.