

Summary for Input Data

Property Reference	P22691(6) Mount P	Issued on Date	13/06/2025
Assessment Reference	As Built	Prop Type Ref	
Property	48, Pleasant Place, Reading, RG1 2TD		

SAP Rating	91 B	DER	12.10	TER	12.27
Environmental	89 B	% DER < TER			1.39
CO ₂ Emissions (t/year)	1.13	DFEE	39.66	TFEE	42.89
Compliance Check	See BREL	% DFEE < TFEE			7.53
% DPER < TPER	0.89	DPER	63.75	TPER	64.33

Assessor Details	Mr. Malcolm Lisle	Assessor ID	P736-0001
Client	JZ, Jay Zaman		

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

Orientation	Southeast	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	House, End-Terrace	
2.0 Number of Storeys	3	
3.0 Date Built	2023	
4.0 Sheltered Sides	1	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	112.17	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	No	
Smart gas meter fitted	No	

7.0 Measurements	Ground floor:	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
	1st Storey:	19.80 m	38.07 m ²	2.50 m
	2nd Storey:	19.90 m	39.89 m ²	2.80 m
		16.50 m	29.64 m ²	2.90 m

8.0 Living Area	34.71	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
	External Wall	Timber Frame	Timber framed wall (one layer of plasterboard)	0.13	9.00	145.60	121.57	0.00	None	24.03	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
	Party Wall 1	Filled Cavity with Edge Sealing	Single plasterboard on both sides, dense cellular blocks, cavity	0.00	70.00	54.12		None

9.2 Internal Walls	Description	Construction	Kappa (kJ/m ² K)	Area (m ²)
	Internal Walls - Timber	Plasterboard on timber frame	9.00	111.26

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
	External Roof - Sloping	External Slope Roof	Plasterboard, insulated slope	0.18	9.00	33.47	29.41	None	0.00	Enter Gross Area	4.06
	External Roof - Flat Roof	External Flat Roof	Plasterboard, insulated flat roof	0.12	9.00	14.25	14.25	None	0.00	Enter Gross Area	0.00

10.2 Internal Ceilings	Description	Storey	Construction	Area (m ²)
	Internal Ceiling - G Floor	Lowest occupied	Plasterboard ceiling, carpeted chipboard floor	29.56
	Internal Ceiling - 1st Floor	+1	Plasterboard ceiling, carpeted chipboard floor	17.76

Summary for Input Data



11.0 Heat Loss Floors

Description	Type	Storey Index	Construction	U-Value (W/m²K)	Shelter Code	Shelter Factor	Kappa (kJ/m²K)	Area (m²)
Ground Floor	Ground Floor - Solid	Lowest occupied	Slab on ground, screed over insulation	0.13	None	0.00	110.00	38.07

11.2 Internal Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Floor - 1st Floor		Plasterboard ceiling, carpeted chipboard floor	9.00	39.89
Internal Floor - 2nd Floor		Plasterboard ceiling, carpeted chipboard floor	9.00	25.64

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Windows/Doors	BFRC, BSI or CERTASS data	Window	Double Low-E Soft 0.05			0.63			1.50
Rooflights	Manufacturer	Roof Window	Double Low-E Soft 0.05			0.63		0.70	1.70

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
Windows	Windows/Doors	External Wall	North	3.16	
Windows	Windows/Doors	External Wall	South	1.35	
Windows	Windows/Doors	External Wall	South East	6.65	
Glazed Doors	Windows/Doors	External Wall	North	6.48	
Front Door	Windows/Doors	External Wall	South East	1.89	
Rooflights	Rooflights	External Roof - Sloping	East	4.06	40
Glazed Doors	Windows/Doors	External Wall	South	4.50	

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
E1 Steel lintel with perforated steel base plate	Independently assessed	17.00	0.04	0.04 ROI Details	No
E3 Sill	Independently assessed	11.60	0.06	0.06	No
E4 Jamb	Independently assessed	46.60	0.05	0.05	No
E5 Ground floor (normal)	Independently assessed	19.80	0.05	0.05	No
E6 Intermediate floor within a dwelling	Independently assessed	36.40	0.01	0.01	No
E11 Eaves (insulation at rafter level)	Independently assessed	4.80	0.05	0.05	No
E13 Gable (insulation at rafter level)	Independently assessed	9.60	0.06	0.06	No
E15 Flat roof with parapet	Independently assessed	7.00	0.03	0.03	No
E16 Corner (normal)	Independently assessed	12.10	0.03	0.03	No
E18 Party wall between dwellings	Independently assessed	2.50	0.09	0.09	No
E25 Staggered party wall between dwellings	Table K1 - Default	14.60	0.24	0.24	No
P1 Party wall - Ground floor	Independently assessed	7.60	0.03	0.03	No
P2 Party wall - Intermediate floor within a dwelling	Table K1 - Default	13.20	0.00	0.00	No
P4 Party wall - Roof (insulation at ceiling level)	Table K1 - Default	3.30	0.48	0.48	No
P5 Party wall - Roof (insulation at rafter level)	Table K1 - Default	4.80	0.48	0.48	No
R1 Head of roof window	Independently assessed	3.10	0.02	0.02	No
R2 Sill of roof window	Independently assessed	3.10	0.02	0.02	No
R3 Jamb of roof window	Independently assessed	4.80	0.02	0.02	No
R4 Ridge (vaulted ceiling)	Independently assessed	4.80	0.01	0.01	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	2.50	-0.00	-0.00	No

Y-value W/m²K

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present

20.0 Fans, Open Fireplaces, Flues

Number of open chimneys

Number of open flues

Number of chimneys/flues attached to closed fire

Number of flues attached to solid fuel boiler

Number of flues attached to other heater

Number of blocked chimneys

Number of intermittent extract fans

Number of passive vents

Number of flueless gas fires

21.0 Fixed Cooling System

Summary for Input Data

22.0 Pressure Testing

	Yes	
Designed AP ₅₀	5.50	m ³ /(h.m ²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	
As Built AP ₅₀	3.29	m ³ /(h.m ²) @ 50 Pa

22.0 Lighting

No Fixed Lighting	No				
	Name Lighting 1	Efficacy 91.67	Power 12.00	Capacity 1100.00	Count 16

24.0 Main Heating 1

	Database	
Description	Heat Pump	
Percentage of Heat	100.00	%
Database Ref. No.	18763	
Fuel Type	Mains gas	
In Winter	89.00	
In Summer	87.30	
Model Name	ATLANTIC COMBI	
Manufacturer	Ideal Boilers	
System Type	Combi boiler	
Controls SAP Code	2110	
Delayed Start Stat	No	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	Pump in heated space	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Flow Temperature	Unknown	
Boiler Interlock	Yes	
Combi boiler type	Standard Combi	
Combi keep hot type	None	

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
Cold Water Source	From mains
Bath Count	1

28.1 Showers

Description	Shower Type	Flow Rate [l/min]	Rated Power [kW]	Connected	Connected To
Shower Above Bath	Combi boiler or unvented hot water system	8.00		Yes	Instantaneous System 1

Summary for Input Data



28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder

	None
In Airing Cupboard	No

32.0 Photovoltaic Unit

	One Dwelling
Export Capable Meter?	Yes
Connected To Dwelling	Yes
Diverter	No
Battery Capacity [kWh]	0.00

PV Cells kWp	Orientation	Elevation	Overshading	FGHRS	MCS Certificate	Overshading Factor	MCS Certificate Reference	Panel Manufacturer
2.00	West	30°	None Or Little		No	1.00		

34.0 Small-scale Hydro

	None
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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

Typical Cost	Typical savings per year	Ratings after improvement	
		SAP rating	Environmental Impact
		A 92	B 90
		0	0
		0	0