PREDICTED ENERGY ASSESSMENT



Type A Handed, Plot 7, Ashlawn Road, Dwel Rugby.

Warwickshire

Dwelling type: House, Detached

Date of assessment: 26/02/2020

Produced by: Energy Surveys (PL) Ltd

Total floor area: 238.72 m²

DRRN: 1729-6287-2002

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 SAP2012 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.

Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs 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 (CO₂) Rating Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) Not environmentally friendly - higher CO₂ emissions 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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

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BUILDING REGULATION COMPLIANCE Calculation Type: New Build (As Designed)



· ·	CUR-09-19-07				Issued on Date	26/02/2020
L.	CUR-09-19-07		Pro	p Type Ref		
Reference _						
Property	Type A Handed, Plot 7, As	nlawn Road,	Rugby, Warwickshii	re		
SAP Rating		84 B	DER	15.29	TER	15.48
Environmental		84 B	% DER <ter< td=""><td></td><td>1.20</td><td></td></ter<>		1.20	
CO₂ Emissions (t/year)		3.37	DFEE	55.59	TFEE	62.80
General Requirements Compliance		Pass	% DFEE <tfee< td=""><td></td><td>11.47</td><td></td></tfee<>		11.47	
Assessor Details Mr.	Peter Loveday, Energy Sur	veys (PL) Ltd	, Tel: 01885 488418	3,	Assessor ID	L623-0001
sale	s@energysurveysgb.co.uk					
Client						
UMARY FOR INPUT DAT	TA FOR New Build (As Des	igned)				
Criterion 1 – Achieving th						
la TER and DER						
Fuel for main heating		Mains g	Mains gas			
Fuel factor			1.00 (mains gas)			
Target Carbon Dioxide Emission Rate (TER)		15.48				
Dwelling Carbon Dioxide Emission Rate (DER)		15.29				Pass
_		-0.19 (-1	2%)		kgCO ₂ /m ²	<u></u>
Lb TFEE and DFEE		1				
Target Fabric Energy Efficiency (TFEE)		62.80		kWh/m²/yr		
Dwelling Fabric Energy Efficiency (DFEE)		55.59	55.59			
		-7.2 (-11	5%)		kWh/m²/yr	Pass
Criterion 2 – Limits on de	esign flexibility					
Limiting Fabric Stand	ards					
2 Fabric U-values						
Element	Avera	ge	Hig	ghest		
External wall	0.16 (max. 0.30)	0.1	.6 (max. 0.70	0)	Pass
Floor	0.16 (max. 0.25)	0.2	.1 (max. 0.70	0)	Pass
Roof	0.16 (max. 0.20)	0.1	.6 (max. 0.3	5)	Pass
Openings 1.31 (ma		max. 2.00)	1.6	1.60 (max. 3.30)		Pass
2a Thermal bridging						

Limiting System Efficiencies

Air permeability at 50 pascals

4 Heating efficiency

3 Air permeability

Maximum

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6.00 (design value)

10.0





Thermal bridging calculated from linear thermal transmittances for each junction

m³/(h.m²) @ 50 Pa

m³/(h.m²) @ 50 Pa

Pass

BUILDING REGULATION COMPLIANCE Calculation Type: New Build (As Designed)



Efficiency: 89.2% SEDBUK2009 Minimum: 88.0% Secondary heating system Room heaters - Wood Logs Closed room heater Efficiency: 65% Minimum: 65% Mini	Main heating system	Boiler system with radiators or underfloor - Mains gas Data from database Worcester Greenstar 35 CDi Classic System	Pass
Closed room heater Efficiency: 65% Minimum: 65% 5 Cylinder insulation Hot water storage Nominal cylinder loss: 2.55 kWh/day Pass Permitted by DBSCG 2.86 Primary pipework insulated Yes Permitted by DBSCG 2.86 Primary pipework insulated Yes Pass 5 Controls Space heating controls Time and temperature zone control Pass Hot water controls Cylinderstat Pass Independent timer for DHW Pass Boiler interlock Yes Pass Boiler interlock Yes Pass 7 Low energy lights Percentage of fixed lights with low-energy fittings Minimum 75 % Pass 8 Mechanical ventilation Not applicable Criterion 3 - Limiting the effects of heat gains in summer 9 Summertime temperature Overheating risk (Midlands) Medium Pass Based on: Overshading Average Windows facing North 4.24 m², No overhang Windows facing Sast 15.29 m², No overhang Windows facing West 38.83 m², No overhang Mindows facing West 38.83 m², No overhang Air change rate A.00 ach Blinds/curtains None Criterion 4 - Building performance consistent with DER and DFEE rate Air permeability and pressure testing 3 Air permeability and pressure testing 10.00 m³/(h.m²) @ 50 Pa Pass 10 Key features Secondary heating (wood logs) N/A			
Efficiency: 65% Minimum: 65% S Cylinder insulation Hot water storage Nominal cylinder loss: 2.55 kWh/day Pass Permitted by DBSCG 2.86 Primary pipework insulated Yes Pass 6 Controls Space heating controls Time and temperature zone control Pass Boiler interlock Pass Independent timer for DHW Pass Boiler interlock Percentage of fixed lights with low-energy fittings Minimum 75 % Pass 8 Mechanical ventilation Not applicable Criterion 3 – Limiting the effects of heat gains in summer 9 Summertime temperature Overheating risk (Miclands) Medium Pass Based on: Overshading Average Windows facing Bast 15.29 m², No overhang Windows facing South 12.20 m², No overhang Windows facing South 12.20 m², No overhang Air change rate Blinds/curtains Criterion 4 – Building performance consistent with DER and DFEE rate Air permeability and pressure testing 3 Air permeability at 50 pascals Air permeability Air permeability at 50 pascals Air permeability Air	Secondary heating system		Pass
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Hot water controls Cylinderstat	<u>6 Controls</u>		
Boiler interlock Yes Pass Poss 7 Low energy lights Percentage of fixed lights with low-energy fittings Minimum 75 8 Mechanical ventilation Not applicable Criterion 3 – Limiting the effects of heat gains in summer 9 Summertime temperature Overheating risk (Midlands) Based on: Overshading Windows facing North 4.24 m², No overhang Windows facing East 15.29 m², No overhang Windows facing South 4.20 m², No overhang Windows facing West 38.83 m², No overhang Windows facing West Air change rate Blinds/curtains Criterion 4 – Building performance consistent with DER and DFEE rate Air permeability Air permeability Air permeability and pressure testing 3 Air permeability Air permeability and pressure testing 3 Air permeability Air permeability and pressure testing 3 Air permeability Air permeability Air permeability and pressure testing 3 Air permeability	Space heating controls	Time and temperature zone control	Pass
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Air permeability and pressure testing 3 Air permeability Air permeability at 50 pascals Maximum 10.0 10	Blinds/curtains	None	
Air permeability Air permeability at 50 pascals Maximum 10.0 1	Criterion 4 – Building performance consistent with	DER and DFEE rate	
Air permeability at 50 pascals Maximum 10.0 M³/(h.m²) @ 50 Pa Pass 10 Key features Secondary heating (wood logs) N/A	Air permeability and pressure testing		
Maximum 10.0 m³/(h.m²) @ 50 Pa Pass 10 Key features Secondary heating (wood logs) N/A	3 Air permeability		
10 Key features Secondary heating (wood logs) N/A	Air permeability at 50 pascals	6.00 (design value) m ³ /(h.m ²) @ 50 Pa	
Secondary heating (wood logs) N/A	Maximum	10.0 m ³ /(h.m ²) @ 50 Pa	Pass
	10 Key features		
Secondary heating fuel: wood logs	Secondary heating (wood logs)	N/A	
	Secondary heating fuel:	wood logs	

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