

PREDICTED ENERGY ASSESSMENT

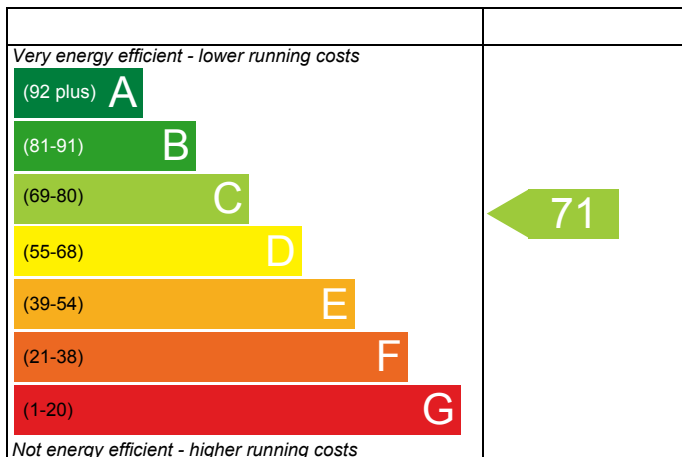
Mid Terraced House, 12, Main Street,
Lutterworth,
Leics,
LE17 4XX

Dwelling type: House, Mid-Terrace
Date of assessment: 21/07/2017
Produced by: Test Team Customer
Total floor area: 100 m²
RRN: 8908-8053-8011

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.

Energy Efficiency Rating

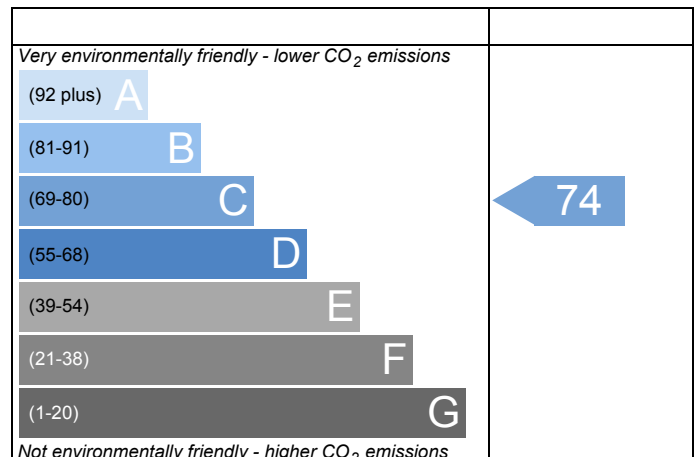


England

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 (CO₂) 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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

This report has been produced by an accredited Elmhurst member whose work is subject to quality assurance audits. The data used to produce the report has been verified by the Elmhurst members' portal.



BUILDING REGULATION COMPLIANCE

Calculation Type: New Build (As Designed)

Property Reference	Example 2		Issued on Date	21/07/2017	
Assessment Reference	test pea	Prop Type Ref	Mid Terraced House		
Property	Mid Terraced House, 12, Main Street, Lutterworth, Leics, LE17 4XX				
SAP Rating	71 C	DER	31.14	TER	22.12
Environmental	74 C	% DER<TER	-40.77		
CO ₂ Emissions (t/year)	2.88	DFEE	80.91	TFEE	42.32
General Requirements Compliance	Fail	% DFEE<TFEE	-91.16		
Assessor	David New-Build, Tel: 01111 111111, Fax: 03333 333333		Assessor ID	X999-0010	
Client					

SUMMARY FOR INPUT DATA FOR New Build (As Designed)

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)	22.12	kgCO ₂ /m ²	
Dwelling Carbon Dioxide Emission Rate (DER)	31.14	kgCO ₂ /m ²	
Excess emissions	9.02 (40.8%)	kgCO ₂ /m ²	Fail

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	42.32	kWh/m ² /yr	
Dwelling Fabric Energy Efficiency (DFEE)	80.91	kWh/m ² /yr	
Excess energy	38.6 (91.3%)	kWh/m ² /yr	Fail

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	2.09 (max. 0.30)	2.09 (max. 0.70)	Fail
Party wall	0.00 (max. 0.20)	-	Pass
Floor	0.14 (max. 0.25)	0.14 (max. 0.70)	Pass
Roof	0.16 (max. 0.20)	0.16 (max. 0.35)	Pass
Openings	1.50 (max. 2.00)	1.50 (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	5.00 (design value)	m ³ /(h.m ²) @ 50 Pa	
Maximum	10.0	m ³ /(h.m ²) @ 50 Pa	Pass

Limiting System Efficiencies

4 Heating efficiency

Main heating system	Heat pump with radiators or underfloor - Electric Air-to-water heat pump		
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BUILDING REGULATION COMPLIANCE

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Secondary heating system

None

5 Cylinder insulation

Hot water storage

Nominal cylinder loss: 1.31 kWh/day
Permitted by DBSCG 1.58

Pass

Primary pipework insulated

Yes

Pass

6 Controls

Space heating controls

Time and temperature zone control

Pass

Hot water controls

Cylinderstat

Pass

Independent timer for DHW

Pass

7 Low energy lights

Percentage of fixed lights with low-energy fittings

100

%

Minimum

75

%

Pass

8 Mechanical ventilation

Not applicable

Criterion 3 – Limiting the effects of heat gains in summer

9 Summertime temperature

Overheating risk (Midlands)

Not significant

Pass

Based on:

Overshading

Average

Windows facing East

4.80 m², No overhang

Windows facing West

5.79 m², No overhang

Air change rate

5.00 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/m²K

Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals

5.00 (design value)

Maximum

10.0

Pass

10 Key features

Party wall U-value

0.00

W/m²K

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RECOMMENDATIONS

	Typical cost	Typical savings per year	Energy efficiency	Environmental impact	Result
Low energy lights			0	0	Already installed
Solar water heating	£4,000 - £6,000	£80	C 73	C 76	Recommended
Photovoltaic	£5,000 - £8,000	£295	B 82	B 84	Recommended
Wind turbine			0	0	Not applicable
Totals	£9,000 - £14,000	£375	B 82	B 84	

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