

Building Regulations England Part L (BREL) Compliance Report

Approved Document L1 2021 Edition, England assessed by Array SAP 10 program, Array

Date: Tue 18 Jun 2024 14:07:14

Project Information			
Assessed By	Sean Hunter	Building Type	House, Semi-detached
OCDEA Registration	EES/026592	Assessment Date	2024-06-18

Dwelling Details			
Assessment Type	As designed	Total Floor Area	66 m ²
Site Reference	4907-YO71-6328-1098	Plot Reference	1098
Address			

Client Details	
Name	Vistry Southern
Company	Vistry
Address	Central 40, Chineham Park, Basingstoke, RG24 8GU

This report covers items included within the SAP calculations. It is not a complete report of regulations compliance.

1a Target emission rate and dwelling emission rate			
Fuel for main heating system	Mains gas		
Target carbon dioxide emission rate	12.67 kgCO ₂ /m ²		
Dwelling carbon dioxide emission rate	11.03 kgCO ₂ /m ²		OK
1b Target primary energy rate and dwelling primary energy			
Target primary energy	66.42 kWh _{PE} /m ²		
Dwelling primary energy	59.09 kWh _{PE} /m ²		OK
1c Target fabric energy efficiency and dwelling fabric energy efficiency			
Target fabric energy efficiency	36.2 kWh/m ²		
Dwelling fabric energy efficiency	33.3 kWh/m ²		OK

2a Fabric U-values				
Element	Maximum permitted average U-Value [W/m ² K]	Dwelling average U-Value [W/m ² K]	Element with highest individual U-Value	
External walls	0.26	0.22	Walls (1) (0.22)	OK
Party walls	0.2	0	Party Wall (1) (0)	N/A
Curtain walls	1.6	0	N/A	N/A
Floors	0.18	0.12	FP McCann System (0.12)	OK
Roofs	0.16	0.09	Roof (1) (0.09)	OK
Windows, doors, and roof windows	1.6	1.29	Rear (1.4)	OK
Rooflights	2.2	N/A	N/A	N/A

2b Envelope elements (better than typically expected values are flagged with a subsequent (!))		
Name	Net area [m ²]	U-Value [W/m ² K]
Exposed wall: Walls (1)	67.93865	0.22
Party wall: Party Wall (1)	39.7	0 (!)
Ground floor: FP McCann System, FP McCann System	32.93	0.12
Exposed roof: Roof (1)	32.93000030517578	0.09 (!)

2c Openings (better than typically expected values are flagged with a subsequent (!))				
Name	Area [m ²]	Orientation	Frame factor	U-Value [W/m ² K]
Front, Solid Door	1.9782	South West	N/A	1.1 (!)
Front, Window	1.4976	South West	1.0	1.3
Front, Window	2.172	South West	1.0	1.3
Rear, Window	0.9555	North East	1.0	1.3
Rear, Window	1.4976	North East	1.0	1.3
Rear, French Door	3.0912	North East	1.0	1.4
Left, Window	0.71925	North West	1.0	1.3

2d Thermal bridging (better than typically expected values are flagged with a subsequent (!))
Building part 1 - Main Dwelling: Thermal bridging calculated from linear thermal transmittances for each junction

Main element	Junction detail	Source	Psi value [W/mK]	Drawing / reference
External wall	E2: Other lintels (including other steel lintels)	Calculated by person with suitable expertise	0.025 (!)	E2-12826
External wall	E3: Sill	Calculated by person with suitable expertise	0.01 (!)	E3-12827
External wall	E4: Jamb	Calculated by person with suitable expertise	-0.05	E4-12843
External wall	E5: Ground floor (normal)	Calculated by person with suitable expertise	0.046	E5-12830 (Para)
External wall	E5: Ground floor (normal)	Calculated by person with suitable expertise	0.046	E5-12830 (Para)
External wall	E6: Intermediate floor within a dwelling	Calculated by person with suitable expertise	0.001 (!)	E6-12833
External wall	E10: Eaves (insulation at ceiling level)	SAP table default	0.12	E10 - Default
External wall	E12: Gable (insulation at ceiling level)	Calculated by person with suitable expertise	0.027 (!)	E12-12897 - FF
External wall	E16: Corner (normal)	Calculated by person with suitable expertise	-0.034 (!)	E16-12838
External wall	E18: Party wall between dwellings	Calculated by person with suitable expertise	-0.008 (!)	E18-12841
Party wall	P1: Ground floor	Calculated by person with suitable expertise	0.086	P1 - Briary Calc
Party wall	P2: Intermediate floor within a dwelling	SAP table default	0 (!)	P2-Default
Party wall	P4: Roof (insulation at ceiling level)	Calculated by person with suitable expertise	0.021 (!)	P4-12842

3 Air permeability (better than typically expected values are flagged with a subsequent (!))

Maximum permitted air permeability at 50Pa	8 m ³ /hm ²	
Dwelling air permeability at 50Pa	5.01 m ³ /hm ² , Design value	OK
Air permeability test certificate reference		

4 Space heating

Main heating system 1: Boiler with radiators or underfloor heating - Mains gas

Efficiency	92.5%
Emitter type	Radiators
Flow temperature	55°C
System type	Combi boiler
Manufacturer	Ideal Boilers
Model	LOGIC COMBI
Commissioning	

Secondary heating system: N/A

Fuel	N/A
Efficiency	N/A
Commissioning	

5 Hot water

Cylinder/store - type: N/A

Capacity	N/A
Declared heat loss	N/A
Primary pipework insulated	N/A
Manufacturer	
Model	
Commissioning	

Waste water heat recovery system 1 - type: Instantaneous

Efficiency	69.8%
Manufacturer	Q-Blue B.V.
Model	QB1-21

6 Controls		
Main heating 1 - type: Programmer, room thermostat, and TRVs		
Function		
Ecodesign class		
Manufacturer		
Model		
Water heating - type: N/A		
Manufacturer		
Model		
7 Lighting		
Minimum permitted light source efficacy	75 lm/W	
Lowest light source efficacy	90 lm/W	OK
External lights control	N/A	
8 Mechanical ventilation		
System type: Decentralised mechanical extract		
Maximum permitted specific fan power	0.7 W/(l/s)	
Specific fan power	0.15 W/(l/s)	OK
Minimum permitted heat recovery efficiency	N/A	
Heat recovery efficiency	N/A	N/A
Manufacturer/Model	Lo-Carbon NBR dMEV C 100, 498095	
Commissioning		
9 Local generation		
Technology type: Photovoltaic system (1)		
Peak power	0.8 kWp	
Orientation	South West	
Pitch	45°	
Overshading	None or very little	
Manufacturer		
MCS certificate		
10 Heat networks		
N/A		
11 Supporting documentary evidence		
N/A		
12 Declarations		
a. Assessor Declaration		
This declaration by the assessor is confirmation that the contents of this BREL Compliance Report are a true and accurate reflection based upon the design information submitted for this dwelling for the purpose of carrying out the "As designed" assessment, and that the supporting documentary evidence (SAP Conventions, Appendix 1 (documentary evidence) schedules the minimum documentary evidence required) has been reviewed in the course of preparing this BREL Compliance Report.		
Signed:	Assessor ID:	
Name:	Date:	
b. Client Declaration		
N/A		

Summary for Input Data



Property Reference	4907-YO71-6328-1098	Issued on Date	18/06/2024
Assessment Reference	1098	Prop Type Ref	Hardwick TF
Property			

SAP Rating	90 B	DER	11.03	TER	12.67
Environmental	91 B	% DER < TER			12.94
CO ₂ Emissions (t/year)	0.63	DFEE	33.31	TFEE	36.17
Compliance Check	See BREL	% DFEE < TFEE			7.92
% DPER < TPER	11.04	DPER	59.09	TPER	66.42

Assessor Details	Mr. Sean Hunter	Assessor ID	Y071-0001
Client			

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

Orientation	Southwest
Property Tenure	ND
Transaction Type	6
Terrain Type	Suburban
1.0 Property Type	House, Semi-Detached
Which Floor	0
2.0 Number of Storeys	2
3.0 Date Built	2023
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	N/A kJ/m ² K
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
Basement:	0.00 m	0.00 m ²	0.00 m
Ground floor:	16.23 m	32.93 m ²	2.31 m
1st Storey:	16.23 m	32.93 m ²	2.61 m
2nd Storey:	0.00 m	0.00 m ²	0.00 m
3rd Storey:	0.00 m	0.00 m ²	0.00 m
4th Storey:	0.00 m	0.00 m ²	0.00 m
5th Storey:	0.00 m	0.00 m ²	0.00 m
6th Storey:	0.00 m	0.00 m ²	0.00 m
7th Storey:	0.00 m	0.00 m ²	0.00 m

8.0 Living Area	14.40 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
	140mm TF	Timber Frame	Timber framed wall (one layer of plasterboard)	0.22	9.00	79.85	67.94	0.00	None	11.91	Calculate Wall 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
	E-WT-2 Fully Filled	Filled Cavity with Edge Sealing	Double plasterboard on both sides, twin timber f rame with/without sheathing board	0.00	20.00	39.70	0.00	None

9.2 Internal Walls	Description	Construction	Kappa (kJ/m ² K)	Area (m ²)
	Timber GF	Plasterboard on timber frame	9.00	50.77
	Timber 1F	Plasterboard on timber frame	9.00	67.77

10.0 External Roofs	Description	Type	Construction	U-Value (W/m ² K)	Kappa (kJ/m ² K)	Gross Area(m ²)	Nett Area	Shelter Code	Shelter Factor	Calculation Openings Type
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Summary for Input Data



Plane Ceiling-500mm Loft External Plane Roll	Plasterboard, insulated at ceiling level	0.09	9.00	32.93	(m ²) 32.93	None	0.00	Calculate Wall Area	0.00
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10.2 Internal Ceilings

Description	Storey	Construction	Area (m ²)
Internal Ceiling	+1	Other	32.93

11.0 Heat Loss Floors

Description	Type	Storey Index	Construction	U-Value (W/m ² K)	Shelter Code	Shelter Factor	Kappa (kJ/m ² K)	Area (m ²)
FP McCann System	Ground Floor - Solid	Lowest occupied	Suspended concrete floor, carpeted	0.12	None	0.00	75.00	32.93

11.2 Internal Floors

Description	Storey Index	Construction	Kappa (kJ/m ² K)	Area (m ²)
Internal Floor		Other	12.60	32.93

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m ² K)
Solid Door	Manufacturer	Solid Door			None	0.00	Wood	0.70	1.10
Half Glaze Window	Manufacturer	Half Glazed Window	Double Low-E Soft 0.05		None	0.71	Wood	0.70	1.10
Window	BFRC, BSI or CERTASS data	Window	Double Low-E Soft 0.05		None	0.47	Wood	1.00	1.30
Window Type 2	Manufacturer	Window	Double Low-E Soft 0.05		None	0.63	Wood	0.70	0.90
Window Type 3	Manufacturer	Window	Double Low-E Soft 0.05		None	0.71	Wood	0.70	1.30
French Door	BFRC, BSI or CERTASS data	Window	Double Low-E Hard 0.2		None	0.40	Wood	1.00	1.40
French Door Type 2	Manufacturer	Window	Double Low-E Soft 0.05		None	0.63	Wood	0.70	1.50
Roof Window	Manufacturer	Roof Window	Double Low-E Soft 0.05		None	0.71	Wood	0.70	1.80
Roof Window Type 2	Manufacturer	Roof Window	Double Low-E Soft 0.05		None	0.63	Wood	0.70	1.50

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m ²)	Pitch
Front	Solid Door	140mm TF	South West	1.98	0
Front	Window	140mm TF	South West	3.67	0
Rear	Window	140mm TF	North East	2.45	0
Rear	French Door	140mm TF	North East	3.09	0
Left	Window	140mm TF	North West	0.72	0

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
E2 Other lintels (including other steel lintels)	Independently assessed	8.32	0.03	0.03 E2-12826	No
E3 Sill	Independently assessed	5.90	0.01	0.01 E3-12827	No
E4 Jamb	Independently assessed	19.80	-0.05	-0.05 E4-12843	No
E5 Ground floor (normal)	Independently assessed	8.07	0.05	0.05 E5-12830 (Para)	No
E5 Ground floor (normal)	Independently assessed	8.17	0.05	0.05 E5-12830 (Para)	No
E6 Intermediate floor within a dwelling	Independently assessed	16.23	0.00	0.00 E6-12833	No
E10 Eaves (insulation at ceiling level)	Table K1 - Default	8.17	0.12	0.12 E10 - Default	No
E12 Gable (insulation at ceiling level)	Independently assessed	8.07	0.03	0.03 E12-12897 - FF	No
E16 Corner (normal)	Independently assessed	9.84	-0.03	-0.03 E16-12838	No
E18 Party wall between dwellings	Independently assessed	9.84	-0.01	-0.01 E18-12841	No
P1 Party wall - Ground floor	Independently assessed	8.07	0.09	0.09 P1 - Briary Calc	No
P2 Party wall - Intermediate floor within a dwelling	Table K1 - Default	8.07	0.00	0.00 P2-Default	No
P4 Party wall - Roof (insulation at ceiling level)	Independently assessed	8.07	0.02	0.02 P4-12842	No

Y-value	<input type="text" value="0.00"/>	W/m ² K
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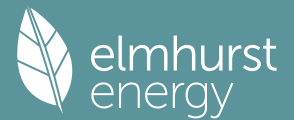
18.0 Pressure Testing

Designed AP ₅₀	<input type="text" value="5.01"/>	m ³ /(h.m ²) @ 50 Pa
Property Tested?	<input type="text" value="Yes"/>	
Test Method	<input type="text" value="Blower Door"/>	
As Built AP ₅₀	<input type="text" value="15.00"/>	m ³ /(h.m ²) @ 50 Pa

19.0 Mechanical Ventilation

Mechanical Ventilation	
Mechanical Ventilation System Present	<input type="text" value="Yes"/>
Approved Installation	<input type="text" value="Yes"/>
Mechanical Ventilation data Type	<input type="text" value="Database"/>
Type	<input type="text" value="Mechanical extract ventilation - decentralised"/>

Summary for Input Data



MV Reference Number	500776
Configuration	0
MVHR Duct Insulated	Uninsulated Ducts
Manufacturer SFP	0.00
Duct Type	Rigid
MVHR Efficiency	0.00
Wet Rooms	4
SFP from Installer Commissioning Certificate	No

19.1 Mechanical extract ventilation - Decentralised

SFP	Fan/Room Type	Count
0.14	In Room Fan Kitchen	1
0.11	In Room Fan Other Wet Room	2
0.00	In Duct Fan Kitchen	0
0.00	In Duct Fan Other Wet Room	0
0.08	Through Wall Fan Kitchen	0
0.08	Through Wall Fan Other Wet Room	1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No
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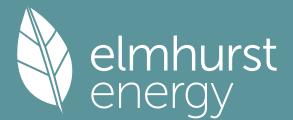
22.0 Lighting

No Fixed Lighting	No				
Name	Efficacy	Power	Capacity	Count	
PL1 8.5 watt bayonet cap lamp	90.00	9	810	8	
PL1LED3K-BC GL-HEXHAM	99.00	5	495	4	

24.0 Main Heating 1

Database		
Percentage of Heat	100.00	%
Database Ref. No.	17956	
Fuel Type	Mains gas	
SAP Code	104	
In Winter	89.00	
In Summer	87.30	
Model Name	LOGIC COMBI	
Manufacturer	Ideal Boilers	
System Type	Combi boiler	
Controls SAP Code	2106	
PCDF Controls	0	
Delayed Start Stat	No	
Burner Control	Modulating	
Boiler Compensator	200005	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
FI Water	0.00	
Flue Type	Balanced	
Smoke Control Area	Unknown	
Fan Assisted Flue	Yes	
Is MHS Pumped	Pump in heated space	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	

Summary for Input Data



Flow Temperature	Enter value
Flow Temperature Value	55.00
Boiler Interlock	Yes
Electric CPSU Temperature	0.00
Combi boiler type	Standard Combi
Combi keep hot type	None

25.0 Main Heating 2

26.0 Heat Networks

Heat Source	Fuel Type	Heating Use	Efficiency	Percentage Of Heat	Heat	Heat Power Ratio	Electrical	Fuel Factor	Efficiency type
Heat source 1	None		0.00	0.00	0.00	0.00	0.00		
Heat source 2	None		0.00	0.00	0.00	0.00	0.00		
Heat source 3	None		0.00	0.00	0.00	0.00	0.00		
Heat source 4	None		0.00	0.00	0.00	0.00	0.00		
Heat source 5	None		0.00	0.00	0.00	0.00	0.00		

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	Yes
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	1
Baths connected to WWHRS	0
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
Shower 1	Combi boiler or unvented hot water system	8.00	0.00	Yes	Instantaneous System 1

28.3 Waste Water Heat Recovery System Instantaneous System 1

Database ID	80116
Brand Model	Showersave, QB1-21
Details	Year: 2017 + current Efficiency: 0 Utilisation factor: 0.973
Dedicated Storage Volume	0

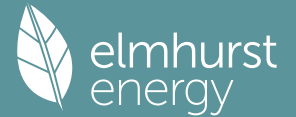
29.0 Hot Water Cylinder

Cylinder Stat	No
Cylinder In Heated Space	No
Independent Time Control	No
Insulation Type	None
Insulation Thickness	0
Cylinder Volume	0.00
Loss	0.00
In Airing Cupboard	No

L
kWh/day

31.0 Thermal Store

Summary for Input Data



Thermal Store Pipework

32.0 Photovoltaic Unit

One Dwelling

Export Capable Meter?

Connected To Dwelling

Diverter

Battery Capacity [kWh]

PV Cells kWp	Orientation	Elevation	Overshading	FGHRS	MCS Certificate	Overshading Factor	MCS Certificate Reference	Panel Manufacturer
0.80	South West	45°	None Or Little	No	No	1.00		

34.0 Small-scale Hydro

None

Electricity Generated

Apportioned kWh/Year

Connected to dwelling's electricity meter

Electricity Generation

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
None

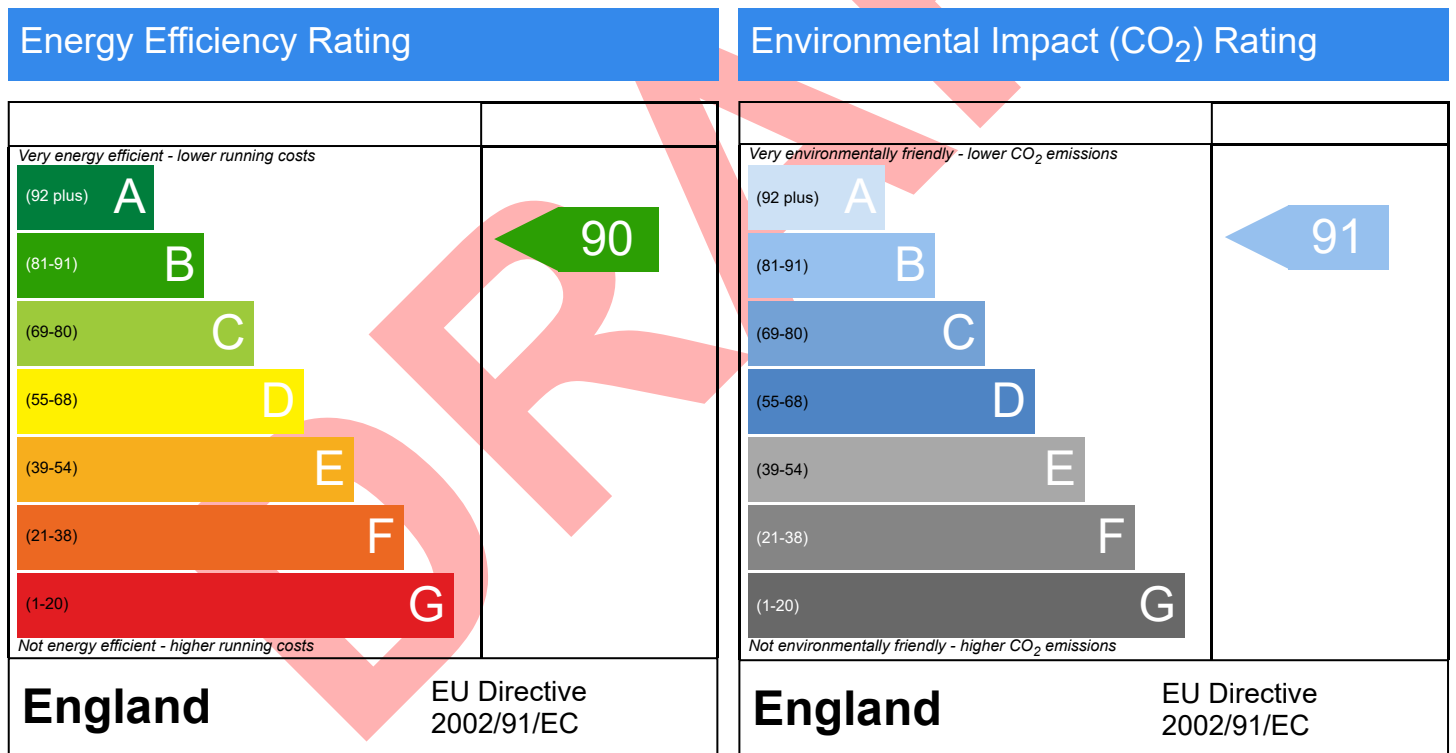
Predicted Energy Assessment



Dwelling type: House, Semi-Detached
 Date of assessment: 18/06/2024
 Produced by: Sean Hunter
 Total floor area: 65.86 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.



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.

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.

Thermal Bridging



Property Reference	4907-YO71-6328-1098		Issued on Date	18/06/2024
Assessment Reference	1098	Prop Type Ref	Semi-Detached House	
Property				

SAP Rating	90 B	DER	11.03	TER	12.67
Environmental	91 B	% DER < TER			12.94
CO ₂ Emissions (t/year)	0.63	DFEE	33.31	TFEE	36.17
Compliance Check	See BREL	% DFEE < TFEE			7.92
% DPER < TPER	11.04	DPER	59.09	TPER	66.42

Assessor Details	Mr. Sean Hunter	Assessor ID	Y071-0001
Client			

	Junction details	Source Type	Psi (W/mK)	Length (m)	Result	Reference
External wall	E2 Other lintels (including other steel lintels)	Independently assessed	0.025	8.32	0.21	E2-12826
External wall	E3 Sill	Independently assessed	0.010	5.90	0.06	E3-12827
External wall	E4 Jamb	Independently assessed	-0.050	19.80	-0.99	E4-12843
External wall	E5 Ground floor (normal)	Independently assessed	0.046	8.07	0.37	E5-12830 (Para)
External wall	E5 Ground floor (normal)	Independently assessed	0.046	8.17	0.38	E5-12830 (Para)
External wall	E6 Intermediate floor within a dwelling	Independently assessed	0.001	16.23	0.02	E6-12833
External wall	E10 Eaves (insulation at ceiling level)	Table K1 - Default	0.120	8.17	0.98	E10 - Default
External wall	E12 Gable (insulation at ceiling level)	Independently assessed	0.027	8.07	0.22	E12-12897 - FF
External wall	E16 Corner (normal)	Independently assessed	-0.034	9.84	-0.33	E16-12838
External wall	E18 Party wall between dwellings	Independently assessed	-0.008	9.84	-0.08	E18-12841
Party wall	P1 Party wall - Ground floor	Independently assessed	0.086	8.07	0.69	P1 - Briary Calc
Party wall	P2 Party wall - Intermediate floor within a dwelling	Table K1 - Default	0.000	8.07	0.00	P2-Default
Party wall	P4 Party wall - Roof (insulation at ceiling level)	Independently assessed	0.021	8.07	0.17	P4-12842

Total: 126.62 W/mK:
 Y-Value: 0.00 W/m²K: