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 14:07:04

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

Dwelling Details			
Assessment Type	As designed	Total Floor Area	80 m ²
Site Reference	4907-YO71-6328-1079	Plot Reference	1079
Address	Plot 3 Bed	•	•

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 ra	ate			
Fuel for main heating system	Mains gas			
Target carbon dioxide emission rate	11.57 kgCO ₂ /m ²			
Dwelling carbon dioxide emission rate	10.76 kgCO ₂ /m ²	OK		
1b Target primary energy rate and dwelling primary	ary energy			
Target primary energy	60.43 kWh _{PE} /m ²			
Dwelling primary energy	58.58 kWh _{PE} /m ²	OK		
1c Target fabric energy efficiency and dwelling fabric energy efficiency				
Target fabric energy efficiency	36.3 kWh/m²			
Dwelling fabric energy efficiency	33.1 kWh/m ²	OK		

2a Fabric U-values				
Element	Maximum permitted average U-Value [W/m²K]	Dwelling average U-Value [W/m²K]	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	0.11	FP McCann System (0.11)	OK
Roofs	0.16	0.09	Roof (1) (0.09)	OK
Windows, doors,	1.6	1.29	Rear French (1.4)	OK
and roof windows				
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)	73.1775	0.22	
Party wall: Party Wall (1)	39.7	0 (!)	
Ground floor: FP McCann System, FP McCann System	40.18	0.11	
Exposed roof: Roof (1)	40.180000305175	0.09 (!)	
	78		

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	North West	N/A	1.1 (!)
Front, Window	0.414	North West	1.0	1.3
Front, Window	1.3104	North West	1.0	1.3
Front, Window	1.3104	North West	1.0	1.3
Front, Window	1.4976	North West	1.0	1.3
Rear, Window	1.3104	South East	1.0	1.3
Rear, Window	1.092	South East	1.0	1.3
Rear, Window	1.4976	South East	1.0	1.3
Rear French, French Door	3.0933	South East	1.0	1.4
Left, Window	0.71925	North East	1.0	1.3
Left, Window	1.30935	North East	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	Drawing /	
			[W/mK]	reference	
External wall	E2: Other lintels (including other	Calculated by person with suitable	0.025 (!)	E2-12826	
	steel lintels)	expertise			
External wall	E3: Sill	Calculated by person with suitable	0.01 (!)	E3-12827	
		expertise			
External wall	E4: Jamb	Calculated by person with suitable	-0.05	E4-12843	
		expertise			
External wall	E5: Ground floor (normal)	Calculated by person with suitable	0.046	E5-12830	
		expertise		(Para)	
External wall	E5: Ground floor (normal)	Calculated by person with suitable	0.02 (!)	E5-12831	
		expertise		(Perp)	
External wall	E6: Intermediate floor within a	Calculated by person with suitable	0.001 (!)	E6-12833	
	dwelling	expertise			
External wall	E10: Eaves (insulation at ceiling	SAP table default	0.12	E10 - Default -	
	level)			FF	
External wall	E12: Gable (insulation at ceiling	Calculated by person with suitable	0.027 (!)	E12-12897 - FF	
	level)	expertise			
External wall	E16: Corner (normal)	Calculated by person with suitable	-0.034 (!)	E16-12838	
		expertise			
External wall	E18: Party wall between dwellings	Calculated by person with suitable	-0.008 (!)	E18-12841	
		expertise			
Party wall	P1: Ground floor	Calculated by person with suitable	0.086	P1 - Briary Calc	
		expertise			
Party wall	P2: Intermediate floor within a	SAP table default	0 (!)	P2-Default	
	dwelling				
Party wall	P4: Roof (insulation at ceiling	Calculated by person with suitable	0.021 (!)	P4-12842	
	level)	expertise			

3 Air permeability (better than typically expected values are flagged with a subsequent (!))			
Maximum permitted air permeability at 50Pa 8 m³/hm²			
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 radia	ators 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	m thermostat, and TR	RVs	
Function			
Ecodesign class			
Manufacturer			
Model			
Water heating - type: N/A	1		
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/(I/s)		
Specific fan power	0.16 W/(I/s)		ОК
Minimum permitted heat recovery	N/A		OIL
efficiency	7471		
Heat recovery efficiency	N/A		N/A
Manufacturer/Model	Lo-Carbon NBR dM	EV C 100, 498095	1
Commissioning		•	
O Local generation			
9 Local generation Technology type: Photovoltaic system	/ 1 \		
Peak power	0.8 kWp		
Orientation	North East		
Pitch	45°		
Overshading	None or very little		
Manufacturer	Trono or vory little		
MCS certificate			
	'		
10 Heat networks N/A			
IN/A			
11 Supporting documentary evidence			
N/A			
12 Declarations			
a. Assessor Declaration			
	onfirmation that the co	ontents of this BREL Compliance Report	
		nformation submitted for this dwelling for	
		and that the supporting documentary	
evidence (SAP Conventions, Append			
documentary evidence required) has	been reviewed in the	course of preparing this BREL	
Compliance Report.			
Signed:		Assessor ID:	
Name:		Date:	
b. Client Declaration			
D. CHEIL DECIGNATION			

N/A



Property Reference	4907-YO71-6	6328-1079					Issued	Issued on Date			18/06/2024		
Assessment Reference	1079				Prop Typ	e Ref	Eveleigh	- Semi T	F				
Property	Plot, 3 Bed												
SAP Rating			89 B	DER	1	0.76		ER	11	.57			
Environmental			91 B	% DER		0.76		LK	7.				
CO ₂ Emissions (t/year)			0.75	DFEE		3.06		FEE					
Compliance Check			See BREL		्र E < TFEE	3.06		FEE		3.31			
% DPER < TPER				DPER		8.58		PER	8.9				
% DFER > IFER			3.07	DPER	٥	8.58		PER	60	.43			
Assessor Details M	r. Sean Hunter						A	Ssessor	ID Y	71-00	01		
Client													
SUMMARY FOR INPUT DA	TA FOR: Ne	w Build (A	s Designed)										
Drientation			Northwest										
Property Tenture			ND										
Transaction Type			6										
Terrain Type			Suburban										
1.0 Property Type	••												
Which Floor			House, End-Terrace										
2.0 Number of Storeys			2										
3.0 Date Built			2019										
3.0 Property Age Band			L										
1.0 Sheltered Sides			1										
5.0 Sunlight/Shade			Average or unknowr	1									
6.0 Thermal Mass Parameter			Precise calculation										
Thermal Mass			N/A				kJ	l/m²K					
7.0 Electricity Tariff			Standard										
Smart electricity meter fitted			No										
Smart gas meter fitted			No										
7.0 Measurements				Heat	Loss Perime	eter In	ternal Floo	or Area	Average	Store	v Heigh		
			Basemer Ground floo	nt:	0.00 m 18.03 m		0.00 m 40.18 n	l ²		0.00 n 2.31 n	n		
			1st Store	y:	18.03 m		40.18 n	n²		2.61 n	n		
			2nd Store 3rd Store	y:	0.00 m 0.00 m		0.00 m 0.00 m	l ²		0.00 n 0.00 n	n		
			4th Store 5th Store		0.00 m 0.00 m		0.00 m 0.00 m			0.00 n 0.00 n			
			6th Store 7th Store	y:	0.00 m 0.00 m		0.00 m 0.00 m	l ²		0.00 n 0.00 n	n		
				.y.	0.00 111					0.0011			
B.0 Living Area			17.84				m						
9.0 External Walls Description Type	Const	truction		U-Value	Kanna Gro	ss Nett Area	Shelter	Shelter	Onenina	s Aros	Calculatio		
			ne layer of plasterboard)		(kJ/m ² K) Area(9.00 88.7	m²) (m²)	Res 0.00	None			Type ate Wall Ar		
9.1 Party Walls	50	(01	,										
-	уре	Construct	ion				Kappa	Area	Shelter	Sh	elter		
	illed Cavity with		sterboard on both si ut sheathing board	des, twin tii	mber f rame	(W/m²K) 0.00	(kJ/m²K) 20.00	(m²) 39.70	Res 0.00	N	lone		
3.2 Internal Walls Description		Construction	on						Kaş (kJ/r		Area (m		
Timber GF Timber FF			d on timber frame d on timber frame						9.0 9.0	00	47.43 69.92		
10.0 External Roofs Description Typ	e Co	onstruction			Value Kapp	a Gross K)Area(m²)		helter SI	nelter Calcı	ulatior	ıOpenin [,]		

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Plane Ceiling-500mm L Roll 10.2 Internal Ceilings	Roof			at ceiling level	0.09	9.00 40	0.18 40).18 None	0.00	Calculate Wall Area	
Description Internal Ceiling	Storey +1	,	Const Other	ruction							e a (m²) 0.18
11.0 Heat Loss Floors Description	Type Store	y Index	Construc	ction		U-Val		Shelter Code			pa Area (m²
FP McCann System	Ground Floor - Solid Lower	st occupied	Suspende	ed concrete floor, ca	arpeted	(W/m² 0.11		None		actor (kJ/m 0.00 75.0	
11.2 Internal Floors Description	Sto		nstructio	n						Kappa (kJ/m²K)	Area (m²
Internal Floor	mue	Oth	ner							12.60	40.18
12.0 Opening Types Description	Data Source Typ	e	GI	azing		Glazing	Filling	G-value	Frame	Frame	U Value
Solid Door Half Glaze Window		d Door Glazed D dow		ouble Low-E Sof ouble Low-E Sof		Gap	Type None None None	0.00 0.71 0.47	Type Wood Wood Wood	9.70 0.70 0.70 1.00	(W/m²K) 1.10 1.10 1.30
Window Type 2 Window Type 3 French Door	Manufacturer Win Manufacturer Win BFRC, BSI or Win CERTASS data	dow	Do	ouble Low-E Sof ouble Low-E Sof ouble Low-E Hai	ft 0.05		None None None	0.63 0.71 0.40	Wood Wood Wood	0.70 0.70 1.00	0.90 1.30 1.40
French Door Type 2 Roof Window Roof Window Type 2		dow f Window f Window	Do	ouble Low-E Sof ouble Low-E Sof ouble Low-E Sof	ft 0.05		None None None	0.63 0.71 0.63	Wood Wood Wood	0.70 0.70 0.70	1.50 1.80 1.50
13.0 Openings											
Name Front Front Rear Rear French Left	Opening Type Solid Door Window Window French Door Window		Locatio 140mm 140mm 140mm 140mm 140mm	TF TF TF		Orienta North \ North \ South South North	West West East East	Area 1.9 4.5 3.9 3.0 2.0	98 53 90 99		tch 0 0 0 0 0
14.0 Conservatory			None								
15.0 Draught Proofing			100					<u> </u>			
16.0 Draught Lobby			No								
17.0 Thermal Bridging 17.1 List of Bridges Bridge Type E2 Other lintels (includi E3 Sill E4 Jamb E5 Ground floor (norma E5 Ground floor (norma E6 Intermediate floor w E10 Eaves (insulation a E12 Gable (insulation a	al) al) ithin a dwelling at ceiling level)	Ind Ind Ind Ind Ind Tab	urce Type lependentl lependentl lependentl lependentl lependentl lependentl	y assessed	Length 11.96 9.54 27.90 8.06 9.97 18.03 8.06 9.97	Psi 0.03 0.01 -0.05 0.05 0.02 0.00 0.12 0.03	Adjuste 0.03 0.01 -0.05 0.05 0.02 0.00 0.12 0.03	d Reference E2-12826 E3-12827 E4-12843 E5-12830 E5-12831 E6-12833 E10 - Defa E12-12897	(Para) (Perp) ult - FF		Imported No No No No No No No
E16 Corner (normal) E18 Party wall betweer P1 Party wall - Ground P2 Party wall - Intermed	n dwellings	Ind Ind Ind ng Tab	lependentl lependentl lependentl ble K1 - De	y assessed y assessed y assessed	9.84 9.84 8.06 8.06 8.06	-0.03 -0.01 0.09 0.00 0.02	-0.03 -0.01 0.09 0.00 0.02	E12-12097 E16-12838 E18-12841 P1 - Briary P2-Default P4-12842	Calc		No No No No No
Y-value			0.00					W/m²K			
18.0 Pressure Testing			Yes								
Designed AP50			5.01					m³/(h.n	n²) @ 50 F	Pa	
Property Tested?			Yes								
Test Method			Blower [Door							
As Built AP ₅₀			15.00					m³/(h.n	n²) @ 50 F	⊃a	
19.0 Mechanical Ventilatio	n		Vac								
	ation System Present		Yes					\dashv			
Approved Installa			Yes	•				\dashv			
Mechanical Ventil	апоп чата туре		Database					_			
Туре			Mechani	ical extract venti	iation - dece	ntralised					

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MV Reference Number 500776 Configuration MVHR Duct Insulated Uninsulated Ducts Manufacturer SFP 0.00 Rigid **Duct Type** 0.00 MVHR Efficiency Wet Rooms 4 SFP from Installer Commissioning Certificate No 19.1 Mechanical extract ventilation - Decentralised SFP Fan/Room Type 0.14 In Room Fan Kitchen 0.11 In Room Fan Other 3 Wet Room In Duct Fan Kitchen 0 0.00 In Duct Fan Other 0.00 Wet Room 0.08 Through Wall Fan Kitchen Through Wall Fan Other Wet Room 0.08 20.0 Fans, Open Fireplaces, Flues 21.0 Fixed Cooling System No 22.0 Lighting No No Fixed Lighting Efficacy Power 9 Capacity Name Count PL1 8.5 watt bayonet 90.00 cap lamp PL1LED3K-BC **GL-HEXHAM** 99.00 5 495 4 24.0 Main Heating 1 Database 100.00 Percentage of Heat % 17929 Database Ref. No. Fuel Type Mains gas SAP Code 104 In Winter 89.00 In Summer 87.30 Model Name LOGIC COMBI Manufacturer Ideal Boilers Combi boiler System Type 2106 Controls SAP Code 0 **PCDF Controls Delayed Start Stat** No **Burner Control** Modulating 200005 **Boiler Compensator 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 Is MHS Pumped Pump in heated space 2013 or later Heating Pump Age Heat Emitter Radiators

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Flow Temperature	Ent	er value				\neg		
Flow Temperature Value	55.0							
Boiler Interlock	Yes			_				
	0.00					=		
Electric CPSU Temperature						_		
Combi boiler type		ndard Combi				_		
Combi keep hot type	Nor	ne						
25.0 Main Heating 2	Nor	ne						
26.0 Heat Networks	Nor	ne						
Heat Source Fuel Type Heating I	Use	Efficiency	Percentage O Heat	f Heat	Heat I Power Ratio	Electrical	Fuel Factor	Efficiency type
Heat source 1 None Heat source 2 None Heat source 3 None Heat source 4 None Heat source 5 None		0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00		
28.0 Water Heating		0.00	0.00	0.00	0.00	0.00		
Water Heating Water Heating	Mai	n Heating 1						
SAP Code	901					=		
Flue Gas Heat Recovery System	No					一		
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		m mains				_		
Bath Count	1	III IIIaiiis				=		
Baths connected to WWHRS						=		
	0							
Supplementary Immersion	No							
Immersion Only Heating Hot Water 28.1 Showers	No							
Description Shower Tyl	pe		I			Connect	ted Connecte	d To
Shower 1 Combi boile	er or un	vented hot w	ater system	[I/min] 8.00	[kW] 0.00	Yes	Instantane	ous System 1
28.3 Waste Water Heat Recovery System Instantaneous System 1								
Database ID	801	16						
Brand Model	Sho	wersave, QE	31-21			=		
Details	Yea	r: 2017 + cur	rent Efficiency:	0 Utilisation	factor: 0.973	=		
Dedicated Storage Volume	0							
29.0 Hot Water Cylinder	Nor	ne						
Cylinder Stat	No							
Cylinder In Heated Space	No							
Independent Time Control	No					_		
Insulation Type	Nor	ne				_		
Insulation Thickness	0					=		
Cylinder Volume	0.00)				= [
Loss	0.00					kWh/d	day	
In Airing Cupboard	No						,	
31.0 Thermal Store	Nor	ne						

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Jan Feb	Mar	Apr	May Jun	Jul	Aug	Sep	Oct	. Nov	Dec
Electricity Generation			Annual						
Connected to dwelling's elect	ricity meter		Yes						
Apportioned			0.00				kWh/Ye	ar	
Electricity Generated			0.00						
34.0 Small-scale Hydro			None						
0.80	North East	45°	None Or Little	No	No	1.00		Reference	
PV Cells kWp	Orientation	Elevation	Overshading	FGHRS	MCS Certificate	Overs Facto	shading r	MCS Certificate Reference	Panel Manufacturer
Battery Capacity [kWh]			0.00						
Diverter			No						
Connected To Dwelling			Yes						
Export Capable Meter?			Yes						
32.0 Photovoltaic Unit			One Dwelling						
Thermal Store Pipework			within a single casi	ng					

Recommendations

Lower cost measures
None
Further measures to achieve even higher standards
None

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Predicted Energy Assessment



Plot, 3 Bed

Dwelling type:
Date of assessment:
Produced by:
Total floor area:
DRRN:

House, End-Terrace 18/06/2024 Sean Hunter 80.36 m²

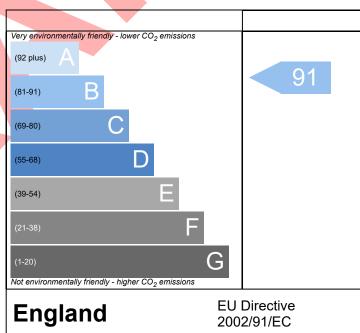
This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance 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.

Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) (1-20) F 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



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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Thermal Bridging



Property Reference	4907-YO71-6328-1079		Issued on Date	18/06/2024		
Assessment Reference	1079		End-Terrace House			
Property	Plot, 3 Bed					
SAP Rating		89 B	DER	10.76	TER	11.57
Environmental		91 B	% DER < T	ER		7.00
CO ₂ Emissions (t/year)		0.75	DFEE	33.06	TFEE	36.31
Compliance Check		See BREL	% DFEE <	TFEE		8.93
% DPER < TPER		3.07	DPER	58.58	TPER	60.43
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	11.96	0.30	E2-12826
External wall	E3 Sill	Independently assessed	0.010	9.54	0.10	E3-12827
External wall	E4 Jamb	Independently assessed	-0.050	27.90	-1.40	E4-12843
External wall	E5 Ground floor (normal)	Independently assessed	0.046	8.06	0.37	E5-12830 (Para)
External wall	E5 Ground floor (normal)	Independently assessed	0.020	9.97	0.20	E5-12831 (Perp)
External wall	E6 Intermediate floor within a dwelling	Independently assessed	0.001	18.03	0.02	E6-12833
External wall	E10 Eaves (insulation at ceiling level)	Table K1 - Default	0.120	8.06	0.97	E10 - Default - FF
External wall	E12 Gable (insulation at ceiling level)	Independently assessed	0.027	9.97	0.27	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	8.06	0.69	P1 - Briary Calc
Party wall	P2 Party wall - Intermediate floor within a dwelling	Table K1 - Default	0.000	8.06	0.00	P2-Default
Party wall	P4 Party wall - Roof (insulation at ceiling level)	Independently assessed	0.021	8.06	0.17	P4-12842

Total: 147.35 W/mK: Y-Value: 0.00 W/m²K:

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