

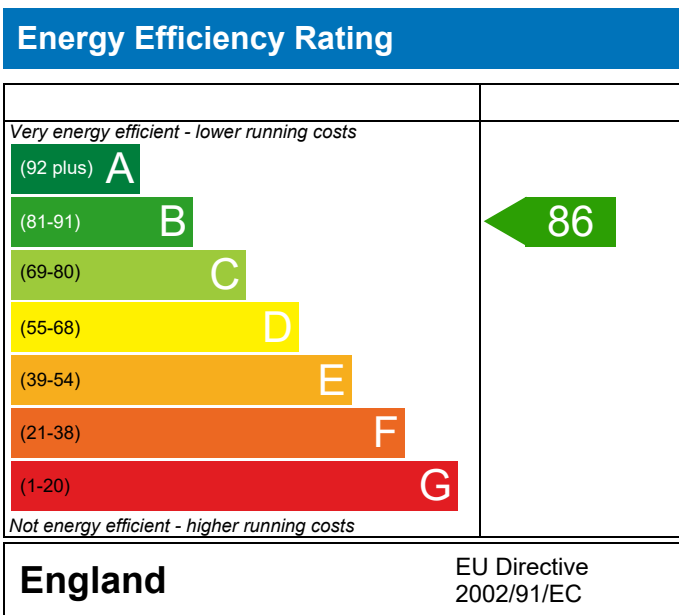
PREDICTED ENERGY ASSESSMENT

Blk B Plot 4, St Michael's Road,
Croydon,
CR0 1UA

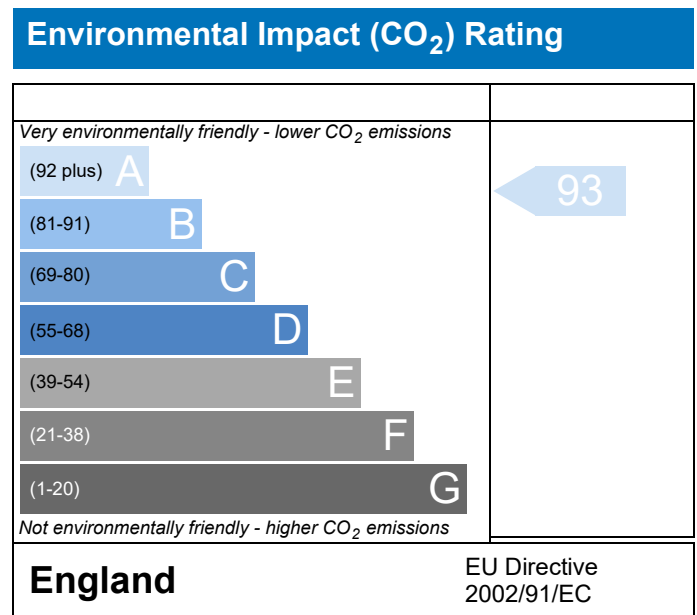
Dwelling type: Flat, Mid-Terrace
Date of assessment: 30/11/2020
Produced by: James Darby
Total floor area: 91.11 m²
DRRN: 2270-5896-0921

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.



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.

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	20LSSM0133		Issued on Date	30/11/2020	
Assessment Reference	PEA v2, Nov 2020	Prop Type Ref	Plot 133 (Formerly B-4)		
Property	Blk B Plot 4, St Michael's Road, Croydon, CR0 1UA				
SAP Rating	86 B	DER	8.49	TER	14.13
Environmental	93 A	% DER<TER	39.93		
CO ₂ Emissions (t/year)	0.66	DFEE	39.33	TFEE	38.66
General Requirements Compliance	Fail	% DFEE<TFEE	-1.74		
Assessor Details	Mr. James Darby, James Darby, Tel: 07546245946, jd@hilsdonholmes.co.uk		Assessor ID	W966-0001	
Client	London Square, LS				

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	Mains gas (c)			
Fuel factor	1.00 (mains gas)			
Target Carbon Dioxide Emission Rate (TER)	14.13	kgCO ₂ /m ²		
Dwelling Carbon Dioxide Emission Rate (DER)	8.49	kgCO ₂ /m ²		Pass
	-5.64 (-39.9%)	kgCO ₂ /m ²		

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	38.66	kWh/m ² /yr		
Dwelling Fabric Energy Efficiency (DFEE)	39.33	kWh/m ² /yr		
Excess energy	0.6 (1.6%)	kWh/m ² /yr		Fail

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.17 (max. 0.30)	0.17 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Openings	1.38 (max. 2.00)	1.40 (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	Community heating scheme	-
Secondary heating system	None	

5 Cylinder insulation

Hot water storage	Nominal cylinder loss: 0.12 kWh/day Permitted by DBSCG 0.32	Pass
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Primary pipework insulated

No primary pipework

6 Controls

Space heating controls

Charging system linked to use of community heating, programmer and TRVs

Pass

Hot water controls

No cylinderstat

7 Low energy lights

Percentage of fixed lights with low-energy fittings

100 %

Minimum

75 %

Pass

8 Mechanical ventilation

Continuous extract system

Specific fan power

0.17

Maximum

0.7

Pass

Criterion 3 – Limiting the effects of heat gains in summer

9 Summertime temperature

Overheating risk (Thames Valley)

Slight

Pass

Based on:

Overshading

Average

Windows facing South

17.01 m², No overhang

Windows facing West

14.76 m², No overhang

Air change rate

6.00 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) m³/(h.m²) @ 50 Pa

Maximum

10.0 m³/(h.m²) @ 50 Pa

Pass

10 Key features

Party wall U-value

0.00 W/m²K

Door U-value

1.00 W/m²K

Community CHP, Mains gas

N/A

Photovoltaic array

0.06 kW

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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			0	0	Not applicable
Photovoltaic			0	0	Not applicable
Wind turbine			0	0	Not applicable
Totals	£0	£0	B 86	A 93	

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