

Summary for Input Data

Property Reference	Plot 2	Issued on Date	25/06/2024
Assessment Reference	v1	Prop Type Ref	
Property	Plot 2, Fair Oak Road, Winchester, Hampshire, SO50 7HB		

SAP Rating	83 B	DER	3.33	TER	10.68
Environmental	97 A	% DER < TER			68.82
CO ₂ Emissions (t/year)	0.46	DFEE	41.86	TFEE	42.93
Compliance Check	See BREL	% DFEE < TFEE			2.49
% DPER < TPER	36.93	DPER	35.26	TPER	55.91

Assessor Details	Mr. Joe Cantwell Dillon	Assessor ID	BL89-0001
Client			

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

Orientation	East	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	House, Detached	
Which Floor	0	
2.0 Number of Storeys	3	
3.0 Date Built	2024	
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/m²K
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:	30.00 m	53.29 m ²	2.33 m
1st Storey:	30.00 m	53.29 m ²	2.59 m
2nd Storey:	31.88 m	46.32 m ²	2.44 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	41.26	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
	External Wall	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.18	110.00	186.06	150.00	0.00	None	36.06	Enter Gross Area
	Dormer Cheeks	Timber Frame	Timber framed wall (one layer of plasterboard)	0.18	9.00	31.50	21.76	0.00	None	9.74	Enter Gross Area
	Ashlar Wall	Timber Frame	Timber framed wall (one layer of plasterboard)	0.10	9.00	19.44	19.44	0.00	None	0.00	Enter Gross Area

9.2 Internal Walls	Description	Construction	Kappa (kJ/m ² K)	Area (m ²)
	Internal Wall 1	Plasterboard on timber frame	9.00	180.62

10.0 External Roofs	Description	Type	Construction	U-Value (W/m ² K)	Kappa (kJ/m ² K)	Gross Area (m ²)	Nett Area (m ²)	Shelter Code	Shelter Factor	Calculation Type	Openings
	External Roof 1	External Slope Roof	Plasterboard, insulated slope	0.14	9.00	36.07	36.07	None	0.00	Enter Gross Area	0.00

Summary for Input Data

Ashlar Ceiling	External Plane Roof	Plasterboard, insulated at ceiling level	0.10	9.00	24.31	24.31	None	0.00	Enter Gross Area	0.00
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10.2 Internal Ceilings

Description	Storey	Construction	Area (m²)
Internal Ceiling 1	Lowest occupied	Plasterboard ceiling, carpeted chipboard floor	53.29
Internal Ceiling 2	+1	Plasterboard ceiling, carpeted chipboard floor	53.29

11.0 Heat Loss Floors

Description	Type	Storey Index	Construction	U-Value (W/m²K)	Shelter Code	Shelter Factor	Kappa (kJ/m²K)	Area (m²)
Ground Floor	Ground Floor - Solid	Lowest occupied	Suspended concrete floor, carpeted	0.12	None	0.00	75.00	53.29

11.2 Internal Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Floor 1		Plasterboard ceiling, carpeted chipboard floor	9.00	53.29
Internal Floor 2		Plasterboard ceiling, carpeted chipboard floor	9.00	53.29

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Window	Manufacturer	Window	Double Low-E Soft 0.1		Air Filled	0.63	Wood	0.70	1.20
Solid Door	Manufacturer	Solid Door			Air Filled	0.00	Wood	0.70	1.40
Glazed Door	Manufacturer	Window	Double Low-E Soft 0.1		Air Filled	0.63	Wood	0.70	1.40

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
FW	Window	External Wall	East	13.68	0
LSW	Window	External Wall	South	1.44	0
RW	Window	External Wall	West	4.14	0
FDW	Window	Dormer Cheeks	East	4.10	0
RGD	Glazed Door	External Wall	West	10.53	0
RSGD	Glazed Door	External Wall	North	5.61	0
RSW	Window	External Wall	North	0.66	0
RDW	Window	Dormer Cheeks	West	5.64	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	24.40	0.03	0.03	No
E3 Sill	Independently assessed	20.34	0.02	0.02	No
E4 Jamb	Independently assessed	49.44	0.02	0.02	No
E5 Ground floor (normal)	Independently assessed	30.00	0.06	0.06	No
E6 Intermediate floor within a dwelling	Independently assessed	61.88	0.00	0.00	No
E11 Eaves (insulation at rafter level)	Independently assessed	2.45	0.02	0.02	No
E13 Gable (insulation at rafter level)	Independently assessed	5.68	0.04	0.04	No
E12 Gable (insulation at ceiling level)	Independently assessed	14.94	0.04	0.04	No
E16 Corner (normal)	Independently assessed	19.68	0.04	0.04	No
R6 Flat ceiling	Table K1 - Default	10.03	0.12	0.12	No
R8 Roof to wall (rafter)	Table K1 - Default	38.68	0.12	0.12	No

Y-value W/m²K

18.0 Pressure Testing

Designed AP₅₀ m³/(h.m²) @ 50 Pa

Property Tested?

Test Method

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present

Approved Installation

Mechanical Ventilation data Type

Type

MV Reference Number

Configuration

Manufacturer SFP

Duct Type

Summary for Input Data

MVHR Efficiency	92.00
Wet Rooms	6
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 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
	Lighting 1	80.00	5	400	15

24.0 Main Heating 1

	Database	
Percentage of Heat	100.00	%
Database Ref. No.	104642	
Fuel Type	Electricity	
SAP Code	0	
In Winter	389.40	
In Summer	177.63	
Model Name	Ecodan 8.5 kW	
Manufacturer	Mitsubishi Electric Europe B.V.	
System Type	Heat Pump	
Controls SAP Code	2207	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Is MHS Pumped	Pump in heated space	
Heating Pump Age	2013 or later	
Heat Emitter	Underfloor	
Underfloor Heating	Yes - Pipes in thin screed	
Flow Temperature	Enter value	
Flow Temperature Value	35.00	
Boiler Interlock	No	

25.0 Main Heating 2	None
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26.0 Heat Networks	None
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	Heat Source	Fuel Type	Heating Use	Efficiency	Percentage Of Heat	Heat	Heat 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									

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	No
Waste Water Heat Recovery Instantaneous System 2	No

Summary for Input Data

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
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
s1	Vented hot water system	7.00		No	
s2	Vented hot water system	7.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	210.00	L
Loss	1.86	kWh/day
Pipes insulation	Fully insulated primary pipework	
In Airing Cupboard	No	

31.0 Thermal Store

None

34.0 Small-scale Hydro

Electricity Generated	0.00	
Apportioned	0.00	kWh/Year
Connected to dwelling's electricity meter	Yes	
Electricity Generation	Annual	

Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

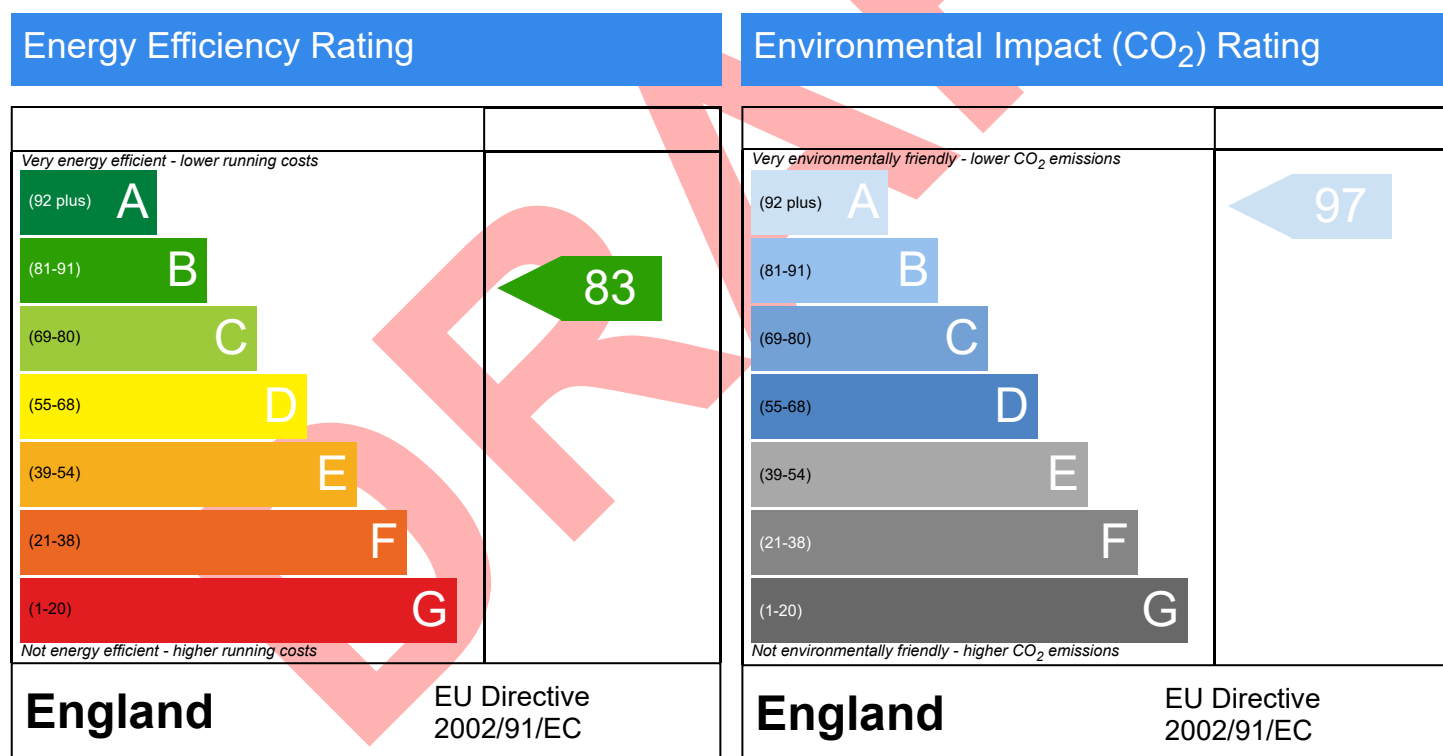
Predicted Energy Assessment



Plot 2, Fair Oak Road, Winchester, Hampshire, SO50 7HB Dwelling type: House, Detached
Date of assessment: 25/06/2024
Produced by: Joe Cantwell Dillon
Total floor area: 152.9 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.