

Summary for Input Data



Property Reference	Plot 1	Issued on Date	25/06/2024
Assessment Reference	v1	Prop Type Ref	
Property	Plot 1, Fair Oak Road, Winchester, Hampshire, SO50 7HB		

SAP Rating	83 B	DER	3.36	TER	11.79
Environmental	97 A	% DER < TER			71.50
CO ₂ Emissions (t/year)	0.46	DFEE	41.21	TFEE	44.04
Compliance Check	See BREL	% DFEE < TFEE			6.41
% DPER < TPER	42.81	DPER	35.52	TPER	62.11

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:	24.17 m	36.49 m ²	2.40 m
1st Storey:	30.69 m	56.62 m ²	2.67 m
2nd Storey:	30.69 m	56.62 m ²	2.53 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	39.38	m ²
-----------------	-------	----------------

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	197.33	166.75	0.00	None	30.58	Enter Gross Area
	Garage Wall	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.16	110.00	14.81	14.81	0.00	None	0.00	Enter Gross Area
	Dormer Cheeks	Timber Frame	Timber framed wall (one layer of plasterboard)	0.18	9.00	1.55	1.55	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	240.34

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
---------------------	-------------	------	--------------	------------------------------	-----------------------------	------------------------------	-----------------------------	--------------	----------------	------------------	----------

Summary for Input Data



External Roof 1	External Slope	Plasterboard, insulated slope	0.14	9.00	25.33	23.77	None	0.00	Enter Gross Area	1.56
Ashlar Ceiling	External Plane Roof	Plasterboard, insulated at ceiling level	0.10	9.00	38.45	38.45	None	0.00	Enter Gross Area	0.00

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling 1	Timber I-joists, carpeted	20.00	36.49
Party Ceiling 2	Timber I-joists, carpeted	20.00	56.62

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	36.49
Over Garage	Exposed Floor - Timber	+1	Timber exposed floor, insulation between joists	0.20	None	0.00	20.00	20.13

11.1 Party Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	+1	Timber I-joists, carpeted	20.00	56.62
Party Floor 2	+2	Timber I-joists, carpeted	20.00	56.62

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
Roof light	Manufacturer	Roof 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	8.35	0
LSW	Window	External Wall	South	0.73	0
RW	Window	External Wall	West	6.23	0
FDW	Window	External Wall	East	2.88	0
FR	Roof light	External Roof 1	East	1.56	0
RGD	Glazed Door	External Wall	West	10.53	0
FSD	Solid Door	External Wall	East	1.86	0

14.0 Conservatory

None

15.0 Draught Proofing

100

 %

16.0 Draught Lobby

No

17.0 Thermal Bridging

Calculate Bridges

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E2 Other lintels (including other steel lintels)	Independently assessed	19.74	0.03	0.03	No
E3 Sill	Independently assessed	13.65	0.02	0.02	No
E4 Jamb	Independently assessed	37.78	0.02	0.02	No
E5 Ground floor (normal)	Independently assessed	24.17	0.06	0.06	No
E20 Exposed floor (normal)	Independently assessed	12.70	0.05	0.05	No
E21 Exposed floor (inverted)	Table K1 - Default	6.17	0.32	0.32	No
E6 Intermediate floor within a dwelling	Independently assessed	48.69	0.00	0.00	No
E11 Eaves (insulation at rafter level)	Independently assessed	18.35	0.02	0.02	No
E13 Gable (insulation at rafter level)	Independently assessed	5.60	0.04	0.04	No
E12 Gable (insulation at ceiling level)	Independently assessed	8.38	0.04	0.04	No
E16 Corner (normal)	Independently assessed	29.70	0.04	0.04	No
R1 Head of roof window	Table K1 - Default	1.89	0.24	0.24	No
R2 Sill of roof window	Table K1 - Default	1.89	0.24	0.24	No
R3 Jamb of roof window	Table K1 - Default	4.98	0.24	0.24	No
R6 Flat ceiling	Table K1 - Default	18.35	0.12	0.12	No
R8 Roof to wall (rafter)	Table K1 - Default	5.60	0.12	0.12	No

Y-value

0.04

W/m²K

18.0 Pressure Testing

Yes

Designed AP₅₀

3.00

m³/(h.m²) @ 50 Pa

Property Tested?

Yes

Test Method

Blower Door

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present

Yes

Approved Installation

Yes

Mechanical Ventilation data Type

Database

Summary for Input Data

Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500298
Configuration	6
Manufacturer SFP	0.93
Duct Type	Rigid
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
---------------------------	----

22.0 Lighting

No Fixed Lighting	No				
	Name Lighting 1	Efficacy 80.00	Power 5	Capacity 400	Count 15

24.0 Main Heating 1

Database		
Percentage of Heat	100.00	%
Database Ref. No.	104642	
Fuel Type	Electricity	
SAP Code	0	
In Winter	382.27	
In Summer	177.36	
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
---------------------	------

26.0 Heat Networks	None
--------------------	------

	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

Summary for Input Data

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
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	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

0.0 Small-scale Hydro	None	
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

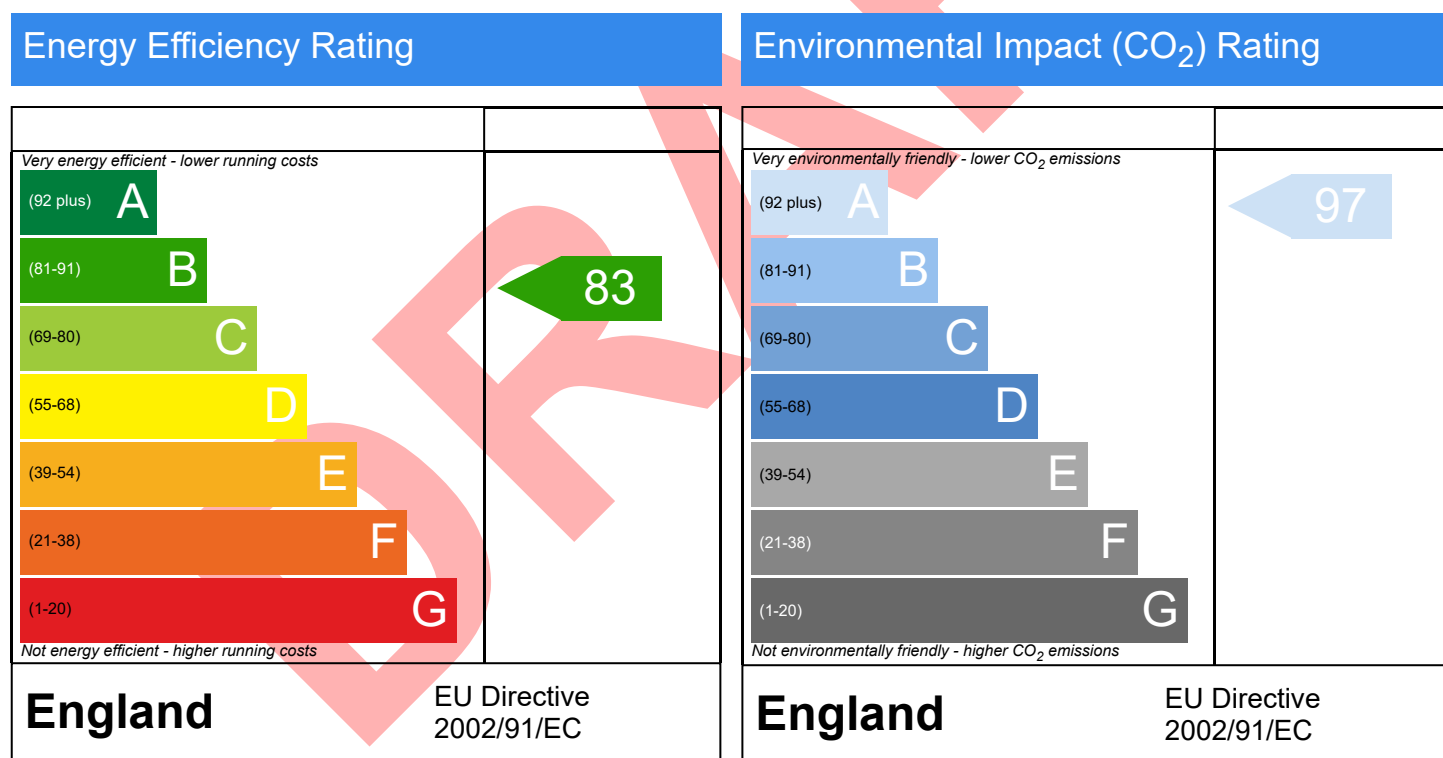
Predicted Energy Assessment



Plot 1, 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: 149.73 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.