



Belle Vue

Final Construction Energy Statement

April 2025



Introduction:

This statement has been prepared by L&F Solutions Ltd for Vistry North West in relation to the completion of the apartments, part of the development of Belle Vue.

This report provides confirmation of the measures incorporated into the construction completion of the development houses to reduce the carbon emissions of the site in line with Manchester City Council's Core Strategy Policies EN4, EN5 & EN6.

Belle Vue consists of a total of 247 dwellings which contain 2, 3 & 4 bedroom properties containing all tenures of Private Sale, Rental and Affordable Housing. This statement pertains to the 80 apartments constructed within 2 blocks; a separate statement was produced for the houses.



Policy Context:

Core Strategy Policies EN4, EN5 and EN6 set out measures and targets established by Manchester City Council to achieve the highest possible energy standards for development and the maximum attainable carbon reductions.

Policy EN6 sets the target framework for CO2 reductions, subject to scheme viability.

The supporting justification text to Policy EN6 sets out:

“Using the evidence from the AGMA Study and based on the carbon reductions achievable from the least cost on site technology, the minimum CO2 emissions reduction target has been set at between 10-15% over and above Part L Building Regulations 2010, which is between Levels 3 & 4 of the Code for Sustainable Homes. The range reflects the varying potential that different uses and areas have for carbon reductions. An increase from the minimum target will only be required if solutions are identified at no greater cost than the minimum target.”

1.0 Report Aim:

1.1 This purpose of this report is to demonstrate that the above has been achieved and satisfied in the construction of all houses on the Belle Vue site. In doing so, it will consider the following:

- Fabric efficiencies of all elements.
- Thermal Bridging details.
- Heating and hot water efficiencies.
- Ventilation design.
- Lighting and appliances.
- Air leakage.
- SAP results.

2.0 Confirmed Construction Specification:

2.1 Fabric Efficiency: Heat loss elements of the construction details have been improved beyond regulation requirements and U-Values for external walls, floors and roof have been surpassed throughout the construction of all dwellings on site.

	Part L1A Limiting Fabric Parameters	Actual Fabric Specification
External Wall U-Value	0.30 W/m ² K	0.24 W/m ² K
Party Wall U-Value	0.20 W/m ² K	0.00 W/m ² K
Flat Roof U-Value	0.20 W/m ² K	0.12 W/m ² K
Ground Floor U-Value	0.25 W/m ² K	0.15 W/m ² K
Window U-Value	2.0 W/m ² K	1.3 W/m ² K
Door U-Value	2.0 W/m ² K	1.2 W/m ² K
Air Permeability	10 m ³ /h.m ² at 50pa	5 m ³ /h.m ² at 50pa

2.2 Thermal Bridging: Accredited Junction Details have been used in the construction of all apartments.

2.3 Heating and Hot Water: All apartments have been fitted with efficient hot water cylinders.

Apartments have been fitted with efficient electric panel heaters.

Heating controls fitted allow for zoned heating to maximise efficiencies.

All apartments have water saving sanitary ware including aerating taps, aerating showers and low flush toilets. This will allow all dwellings to easily exceed the Building Regulation usage standard of 125 litres of water per person per day.

2.4 Ventilation Design: Natural ventilation is the most energy efficient form of ventilating a space. All dwellings can be naturally ventilated via openable windows.

Centralised Mechanical Ventilation has been used in all apartments which helps to maintain a healthy environment for the occupier.

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3.0 Conclusion:

The energy strategy places a great importance on the efficiency of a property's thermal envelope and internal building services. Therefore, sustainable construction was at the core of the design and construction of both apartment blocks. This has been demonstrated in the fabric improvements exceeding those required by the minimum standards of 2010 Building Regulations.

The Mechanical & Electrical elements of the apartments fitted optimise energy efficiency and reduce energy demand.

Reduction of energy and water usage has been ensured through the appropriate design and construction of the dwellings with each apartment being subject to an individual air tightness test.