

BASIC COMPLIANCE REPORT

Calculation Type: New Build (As Built)

Property Reference	74278-12				Issued on Date	30/03/2023
Assessment Reference	001			Prop Type Ref	HT 2B3P (Top)	
Property	Flat 12, 32 Brookstone Close, MANCHESTER, M21 7AE					
SAP Rating	86 B	DER	27.00	TER	26.32	
Environmental	82 B	% DER<TER	-2.60			
CO ₂ Emissions (t/year)	1.34	DFEE	36.54	TFEE	45.50	
General Requirements Compliance	Fail	% DFEE<TFEE	19.69			
Assessor Details	Mr. Paul Goddard, Anderson Goddard Limited, Tel: 01925 733 942, paul.goddard@andersongoddard.com				Assessor ID	B342-0001
Client						

SUMMARY FOR INPUT DATA FOR New Build (As Built)

Criterion 1 – Achieving the TER and TFEE rate

1a TER and DER

Fuel for main heating	Electricity		
Fuel factor	1.55 (electricity)		
Target Carbon Dioxide Emission Rate (TER)	26.32	kgCO ₂ /m ²	
Dwelling Carbon Dioxide Emission Rate (DER)	27.00	kgCO ₂ /m ²	
Excess emissions	0.68 (2.6%)	kgCO ₂ /m ²	Fail

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	45.50	kWh/m ² /yr	
Dwelling Fabric Energy Efficiency (DFEE)	36.54	kWh/m ² /yr	
	-9.0 (-19.8%)	kWh/m ² /yr	Pass

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.18 (max. 0.30)	0.18 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Roof	0.13 (max. 0.20)	0.13 (max. 0.35)	Pass
Openings	1.35 (max. 2.00)	1.35 (max. 3.30)	Pass

2a Thermal bridging

Thermal bridging calculated using user-specified γ-value of 0.039

3 Air permeability

Air permeability at 50 pascals	3.15 (measured in this dwelling)	
Maximum	10.0	Pass

Limiting System Efficiencies

4 Heating efficiency

Main heating system	Electric storage heaters with radiators or underfloor - Electric High heat retention storage heaters	
Secondary heating system	None	

5 Cylinder insulation

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Hot water storage	Measured store loss: 1.13 kWh/day Permitted by DBSCG 2.10	Pass
Primary pipework insulated	No primary pipework	

6 Controls

Space heating controls	Controls for high heat retention storage heaters	Pass
Hot water controls	Cylinderstat	Pass

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	0.32		
Maximum	0.7		Pass

Criterion 3 – Limiting the effects of heat gains in summer

9 Summertime temperature

Overheating risk (West Pennines (England))	Slight	Pass
Based on:		
Overshading	Average	
Windows facing North East	4.74 m ² , No overhang	
Windows facing South West	5.19 m ² , No overhang	
Windows facing North West	2.02 m ² , No overhang	
Air change rate	4.00 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/m ² K	Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals	3.15 (measured in this dwelling)	
Maximum	10.0	Pass

10 Key features

Party wall U-value	0.00	W/m ² K
Thermal bridging y-value	0.039	W/m ² K
Air permeability	3.2	m ³ /m ² h
Photovoltaic array	488.00	kWh/Year

This report has not been submitted through the Elmhurst Energy members' portal, therefore results are subject to change when the dwelling is completed.