

PREDICTED ENERGY ASSESSMENT

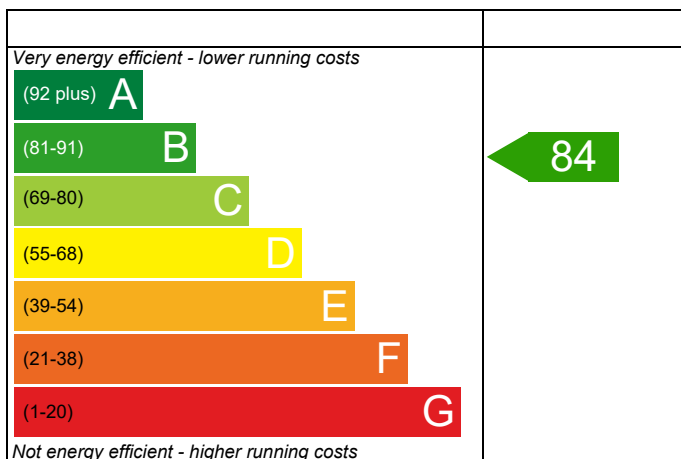
Plot 43 (Affordable - S/O), Pluckley Road,
Smarden,
Ashford,
Kent,
TN27 8

Dwelling type: House, Semi-Detached
Date of assessment: 13/03/2019
Produced by: Hilsdon Holmes Limited
Total floor area: 94.8 m²
RRN: 4991-5375-7001

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.

Energy Efficiency Rating

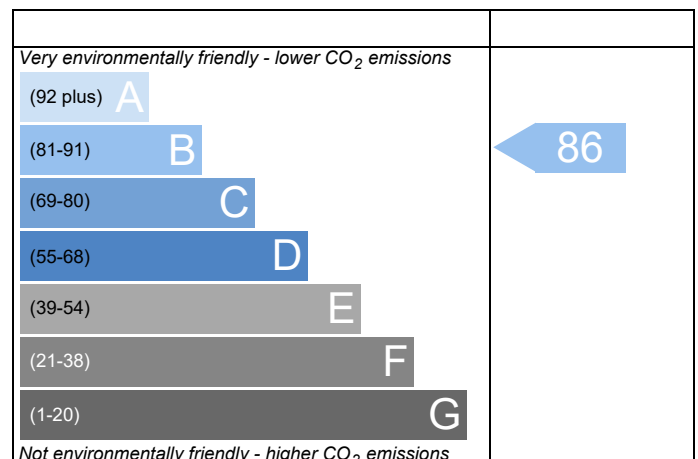


England

EU Directive
2002/91/EC

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.

Environmental Impact (CO₂) Rating



England

EU Directive
2002/91/EC

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	19CSPR0043	Issued on Date	13/03/2019		
Assessment Reference	001	Prop Type Ref	HT 3BH AFF		
Property	Plot 43 (Affordable - S/O), Pluckley Road, Smarden, Ashford, Kent, TN27 8				
SAP Rating	84 B	DER	16.92	TER	17.71
Environmental	86 B	% DER<TER	4.47		
CO ₂ Emissions (t/year)	1.32	DFEE	45.79	TFEE	51.99
General Requirements Compliance	Pass	% DFEE<TFEE	11.94		
Assessor Details	Mr. Daniel Hilsdon, Hilsdon Holmes Limited, Tel: 01579 382202, danhilsdon@btinternet.com			Assessor ID	L030-0001
Client	Countryside, CS				

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		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	17.71	kgCO ₂ /m ²	
Dwelling Carbon Dioxide Emission Rate (DER)	16.92	kgCO ₂ /m ²	Pass
	-0.79 (-4.5%)	kgCO ₂ /m ²	

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	51.99	kWh/m ² /yr	
Dwelling Fabric Energy Efficiency (DFEE)	45.79	kWh/m ² /yr	
	-6.2 (-11.9%)	kWh/m ² /yr	Pass

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.22 (max. 0.30)	0.22 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Floor	0.15 (max. 0.25)	0.15 (max. 0.70)	Pass
Roof	0.11 (max. 0.20)	0.11 (max. 0.35)	Pass
Openings	1.17 (max. 2.00)	1.20 (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

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Main heating system

Boiler system with radiators or underfloor - Mains gas
Data from database
Potterton Assure 25 Combi
Combi boiler
Efficiency: 89.0% SEDBUK2009
Minimum: 88.0%

Pass

Secondary heating system

None

5 Cylinder insulation

Hot water storage

No cylinder

6 Controls

Space heating controls

Time and temperature zone control

Pass

Hot water controls

No cylinder

Boiler interlock

Yes

Pass

7 Low energy lights

Percentage of fixed lights with low-energy fittings

100 %

Minimum

75 %

Pass

8 Mechanical ventilation

Continuous supply and extract system

Specific fan power

0.76

Maximum

1.5

Pass

MVHR efficiency

91 %

Minimum

70 %

Pass

Criterion 3 – Limiting the effects of heat gains in summer

9 Summertime temperature

Overheating risk (South East England)

Slight

Pass

Based on:

Overshading

Average

Windows facing South East

3.44 m², No overhang

Windows facing South West

0.61 m², No overhang

Windows facing North West

9.45 m², 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/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

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BUILDING REGULATION COMPLIANCE

Calculation Type: New Build (As Designed)

10 Key features

Party wall U-value	0.00	W/m ² K
Roof U-value	0.11	W/m ² K
Door U-value	1.00	W/m ² K

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