



ASSESSMENT HIVE

Part L Compliance Pack

9 Water Street Radcliffe M26 3DE

Project Type: Conversion

Result: COMPLIANCE MET

Calculation Method SAP10 Software

Date: 31 March 2025

Assessment Hive Limited

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The Report

Introduction

We have been asked to produce SAP Calculations and Predicted EPCs to demonstrate Part L Compliance for the property currently known as 9 Water Street Radcliffe M26 3DE. The property is being converted into one residential unit.

The conversion is being built under the 2021 Building Control Regulations and therefore the software used is SAP10 with Elmhurst.

To demonstrate compliance, we will either confirm that paragraph 11.7 of the Approved Document L has been complied with or use the alternative approach detailed in paragraph 11.8 of the Approved Document L. See next page for results.

U Values for New Fabric Elements

New Fabric Elements will meet or exceed the limits shown in the table below, more information can be found in Approved Document L.

Limiting U-values for new fabric elements in existing dwellings	
<u>Element Type</u>	<u>U Value</u>
Roofs	0.15
Walls	0.18
Floors	0.18
Windows	1.4
Rooflights	2.2
Doors	1.4

U Values for Unknown Existing Fabric Elements

We have used Appendix S (Reduced Data SAP for existing dwellings) for any fabric elements of the existing property that are unknown. These elements include the walls, floors, roofs, windows, rooflights, roof windows and doors.



U Values for Upgraded Existing Fabric Elements

Upgraded Existing Fabric Elements will meet or exceed the limits shown in the table below, more information can be found in Approved Document L.

Limiting U-values for existing fabric elements in existing dwellings		
<u>Element Type</u>	<u>U Value Threshold</u>	<u>U Value Improved</u>
Roofs	0.35	0.16
Walls – Cavity Insulation	0.70	0.55
Walls – Internal or External	0.70	0.30
Floor	0.70	0.25

The Result

We are pleased to confirm that paragraph 11.7 of the Approved Document L has been met and therefore compliance has been met.

Attachments

SAP Calculations for the dwelling

Predicted Energy Performance Certificate (all showing C or above) for each dwelling.

On Completion

The “As-built” SAP Calculations and Final Energy Performance Certificates will be sent to the Building Control body.



Appendix 1

Property Specification

Property Specification

9 Water Street Radcliffe M26 3DE

Section 1 – Existing Fabrication Upgrade

Walls

All Walls – to be upgraded to achieve a U Value of 0.3,

Roofs

All Roofs – to be upgraded to achieve a U value of 0.15,

Floor

All Floors – will not be upgraded,

Section 2 – Windows and Doors

Existing Windows and Doors – will not be upgraded if double glazed,

All Windows and Doors – if upgraded to achieve a U Value of 1.4 or better,

Section 3 – Ventilation

Natural Ventilation

Design air permeability rate – not applicable for conversions,

Section 4 – Main Heating

Gas Boiler to be upgraded to a new combi gas condensing boiler,

Time and Temperature Zone Control Heating

Section 5 – Hot Water

From main heating system,

Section 6 – Renewables

None

Section 7 – Miscellaneous

LED lights to be installed with 120 Efficacy (lm/W) or better,

Declaration of Developer/Builder

I confirm that I will build the property to the above specification, however, should any changes occur during the build these will be reported to building control and the instructing SAP Assessor.

Signed:

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Reddish Kozak Ltd

Date:

27 March 2025

Appendix 2

SAP Calculations

Summary for Input Data

Property Reference	9 Water Street	Issued on Date	31/03/2025
Assessment Reference	00001	Prop Type Ref	9 Water Street
Property	9 Water Street, RADCLIFFE, M26 3DE		

SAP Rating	71 C	DER	36.04	TER	
Environmental	69 C	% DER < TER			N/A
CO ₂ Emissions (t/year)	2.87	DFEE	116.41	TFEE	
Compliance Check	N/A	% DFEE < TFEE			
% DPER < TPER		DPER	196.41	TPER	

Assessor Details	Mr. Andreas Andreou	Assessor ID	AC35-0001
Client	Gold Sketch Studios, Tom Pendlebury		

SUMMARY FOR INPUT DATA FOR: Conversion (As Built)

Orientation	Northeast	
Property Tenture	3	
Transaction Type	5	
Terrain Type	Suburban	
1.0 Property Type	House, Mid-Terrace	
2.0 Number of Storeys	2	
3.0 Date Built	2025	
4.0 Sheltered Sides	2	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	370.38	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	No	
Smart gas meter fitted	No	

7.0 Measurements	Ground floor: 1st Storey:	Heat Loss Perimeter 14.70 m 8.40 m	Internal Floor Area 48.90 m ² 33.60 m ²	Average Storey Height 2.50 m 2.50 m
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8.0 Living Area	48.20	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
	Solid Brick	Solid Wall	Solid wall : dense plaster, 200 mm dense block, insulated externally	0.30	190.00	57.75	44.65	0.00	None	13.10	Enter Gross Area

9.1 Party Walls	Description	Type	Construction	U-Value (W/m ² K)	Kappa (kJ/m ² K)	Area (m ²)	Shelter Res	Shelter
	Party Wall 1	Solid Wall	Dense plaster both sides, dense blocks, cavity or cavity fill	0.00	180.00	86.00		None

9.2 Internal Walls	Description	Construction	Kappa (kJ/m ² K)	Area (m ²)
	Internal Wall 1	Plasterboard on timber frame	9.00	86.00

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
	Flat Roof	External Flat Roof	Plasterboard, insulated flat roof	0.15	9.00	15.30	15.30	None	0.00	Enter Gross Area	0.00
	Pitched Roof	External Plane Roof	Plasterboard, insulated at ceiling level	0.15	9.00	33.60	33.60	None	0.00	Enter Gross Area	0.00

11.0 Heat Loss Floors	Description	Type	Storey Index	Construction	U-Value (W/m ² K)	Shelter Code	Shelter Factor	Kappa (kJ/m ² K)	Area (m ²)
	Heatloss Floor 1	Ground Floor - Solid	Lowest occupied	Slab on ground, screed over insulation	1.20	None	0.00	110.00	48.90

Summary for Input Data

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Windows	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.70	2.00
Door	SAP table	Solid Door				0.00			3.00

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
W1	Windows	Solid Brick	North East	1.92	
W2	Windows	Solid Brick	North East	1.76	
D1	Door	Solid Brick	North East	1.89	
W3	Windows	Solid Brick	South West	0.48	
W4	Windows	Solid Brick	South West	1.44	
W5	Windows	Solid Brick	South West	2.52	
W6	Windows	Solid Brick	North West	1.20	
W7	Windows	Solid Brick	North West	1.89	

14.0 Conservatory

15.0 Draught Proofing

 %

16.0 Draught Lobby

17.0 Thermal Bridging

Y-value

 W/m²K

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present

20.0 Fans, Open Fireplaces, Flues

Number of open chimneys

Number of open flues

Number of chimneys/flues attached to closed fire

Number of flues attached to solid fuel boiler

Number of flues attached to other heater

Number of blocked chimneys

Number of intermittent extract fans

Number of passive vents

Number of flueless gas fires

21.0 Fixed Cooling System

22.0 Pressure Testing

Test Method

22.0 Lighting

No Fixed Lighting

Name	Efficacy	Power	Capacity	Count
Lighting 1	120.00	5.00	600.00	20

24.0 Main Heating 1

Description

Percentage of Heat %

Fuel Type

SAP Code

In Winter

In Summer

Controls SAP Code

Delayed Start Stat

Flue Type

Fan Assisted Flue

Is MHS Pumped

Heating Pump Age

Summary for Input Data

Heat Emitter	Radiators
Flow Temperature	Unknown
Boiler Interlock	Yes
Combi boiler type	Standard Combi
Combi keep hot type	None

25.0 Main Heating 2	None
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26.0 Heat Networks	None
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27.0 Secondary Heating	None
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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
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	No
Cold Water Source	From mains
Bath Count	0

28.3 Waste Water Heat Recovery System	
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29.0 Hot Water Cylinder	None
In Airing Cupboard	No

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

Typical Cost	Typical savings per year	Ratings after improvement	
		SAP rating	Environmental Impact
£3,500 - £5,500	£183	C 72 C 76 0	C 71 C 70 0

Appendix 3

Predicted Energy Performance Certificates

Energy Report

Dwelling Address	9 Water Street, RADCLIFFE, M26 3DE
Reference	9 Water Street-00001
Assessment Date	28/03/2025
Submission Date	
Property Type	House, Mid-Terrace
Total Floor Area	82

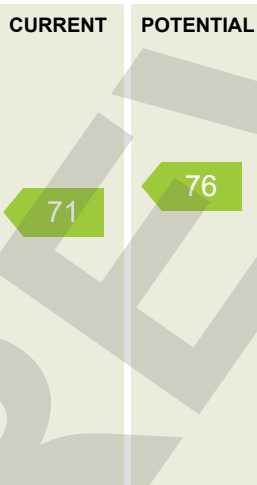
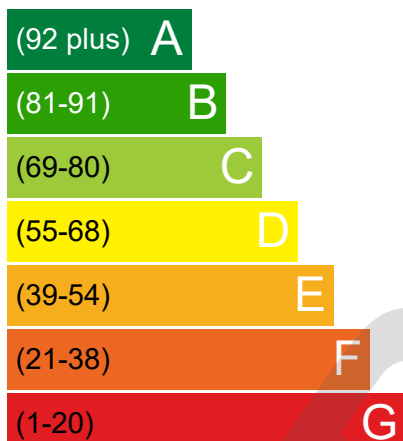
This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

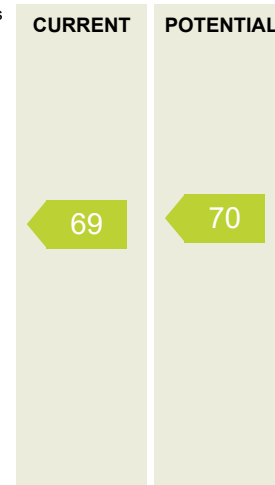
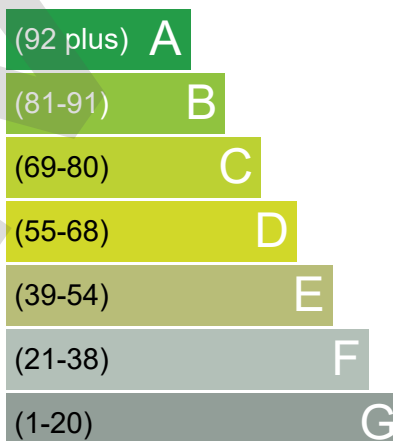
Energy Efficiency Rating

Carbon Dioxide (CO2) Emissions Rating

Most energy efficient - lower running costs



Very environmentally friendly - lower CO2 emissions



Additional ratings for your home

	Primary Energy	Energy	Carbon	Cost	HTC
CURRENT	189.45 kWh	13737 kWh	2867 kg	923.00 £	197 W/K
POTENTIAL	176.73 kWh	13035 kWh	2773 kg	740.06 £	197 W/K

Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor	Poor	Average	Good	Very Good
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Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.3 W/m ² K	Good
Roof	Average thermal transmittance 0.15 W/m ² K	Very Good
Floor	Average thermal transmittance 1.2 W/m ² K	Very Poor
Windows	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating controls	Time and temperature zone control	Very Good
Secondary heating	None	
Hot water	From main system	Good
Lighting	Excellent lighting efficiency	Very Good
Air tightness	(not tested)	

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling. To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed. Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating
Solar water heating	£19	C 72			C 71
Photovoltaic	£202	C 76	£3,500 - £5,500	£183	C 70

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

The table below shows the estimated running costs of the space and water heating and lighting within the dwelling. It does not include the energy used from household appliances. The estimated annual costs after potential improvements indicates the total energy cost if all recommended measures named above were installed.

	Estimated annual costs	Estimated annual costs after potential improvements	Potential future savings
Lighting 	£47	£47	
Heating 	£702	£702	
Hot Water 	£174	£174	
New Technologies e.g. Impact of PV	£0	-(£183)	
TOTAL	£923	£740	

Estimated energy use and potential savings



Space Heating
10371
kWh per year



Water Heating
3099
kWh per year

About this document

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Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g. heating system) is working correctly.

This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.

This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.

The calculation used to generate this report reflects the SAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO ₂)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.