

Predicted Energy Assessment



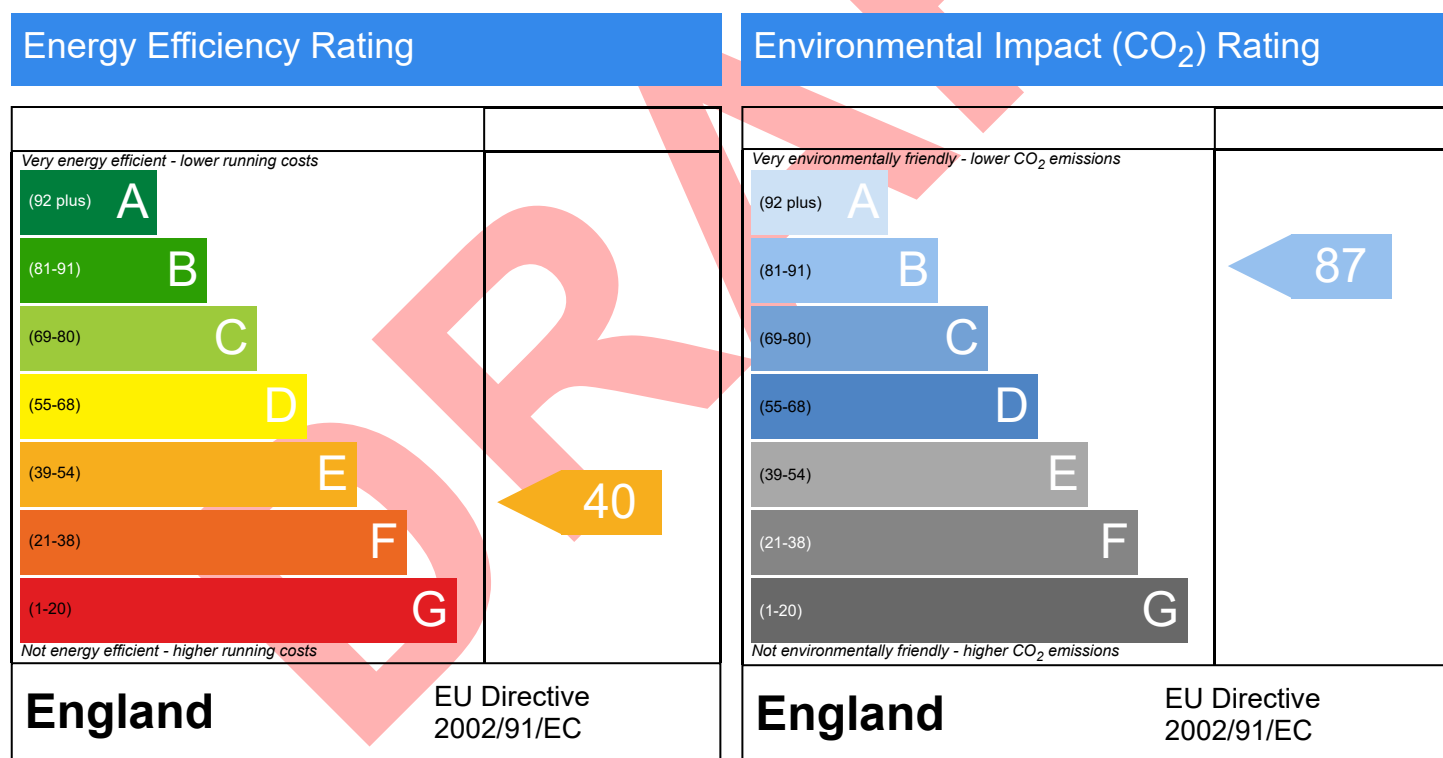
Apartment 10, Victoria Buildings, 9-13 Silver Street, Bury,
Greater Manchester, BL9 0EU

Dwelling type:
Date of assessment:
Produced by:
Total floor area:
DRRN:

Flat, End-Terrace
31/05/2024
Samuel Carr
95.13 m²

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.

Summary for Input Data

Property Reference	Apartment 10	Issued on Date	31/05/2024
Assessment Reference	Apt 10 (As Designed)	Prop Type Ref	
Property	Apartment 10, Victoria Buildings, 9-13 Silver Street, Bury, Greater Manchester, BL9 0EU		

SAP Rating	40 E	DER		TER	
Environmental	87 B	% DER < TER			N/A
CO ₂ Emissions (t/year)	1.35	DFEE		TFEE	
Compliance Check	See BREL	% DFEE < TFEE			
% DPER < TPER		DPER		TPER	

Assessor Details	Mr. Samuel Carr	Assessor ID	DC16-0001
Client	Mullins Associates, Colin Mullins		

SUMMARY FOR INPUT DATA FOR: Conversion (As Designed)

Orientation	East
Property Tenure	ND
Transaction Type	6
Terrain Type	Suburban
1.0 Property Type	Flat, End-Terrace
Position of Flat	Mid-floor flat
Which Floor	2
2.0 Number of Storeys	2
3.0 Date Built	2024
4.0 Sheltered Sides	2
5.0 Sunlight/Shade	Average or unknown
6.0 Thermal Mass Parameter	Precise calculation
7.0 Electricity Tariff	Standard
Smart electricity meter fitted	Yes
Smart gas meter fitted	Yes

7.0 Measurements	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	13.24 m	41.44 m ²	2.50 m
1st Storey:	35.04 m	53.69 m ²	2.50 m

8.0 Living Area	41.44	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
	External Wall 1	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.30	110.00	120.70	111.87	0.00	None	8.83	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	Single plasterboard on dabs both sides, lightweight aggregate blocks, cavity or cavity fill	0.00	110.00	27.92		None
	Timber Party (Double)	Solid Wall	Double plasterboard on both sides, twin timber frame with/without sheathing board	0.00	20.00	4.00		None

9.2 Internal Walls	Description	Construction	Kappa (kJ/m ² K)	Area (m ²)
	Timber Partitions	Plasterboard on timber frame	9.00	55.39
	Block Partitions	Dense block, plasterboard on dabs	75.00	68.30

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
	External Flat Roof	External Plane Roof	Plasterboard, insulated at ceiling level	0.16	9.00	53.69	53.69	None	0.00	Enter Gross Area	0.00

10.1 Party Ceilings

Summary for Input Data

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling	Concrete floor slab, carpeted	100.00	11.54

10.2 Internal Ceilings

Description	Storey	Construction	Area (m²)
Internal Ceiling 1	Lowest occupied	Plasterboard ceiling, carpeted chipboard floor	41.44

11.1 Party Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor	Lowest occupied	Concrete floor slab, carpeted	100.00	12.25

11.2 Internal Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Floor 1		Plasterboard ceiling, carpeted chipboard floor	9.00	41.44

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 glazed			0.76		0.70	1.40

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
Windows Bottom	Windows	External Wall 1	West	8.83	

14.0 Conservatory

None

15.0 Draught Proofing

100 %

16.0 Draught Lobby

No

17.0 Thermal Bridging

Default

Y-value

0.20 W/m²K

18.0 Pressure Testing

No

Test Method

Blower Door

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present

Yes

Approved Installation

Yes

Mechanical Ventilation data Type

Database

Type

Balanced mechanical ventilation with heat recovery

MV Reference Number

500196

Configuration

2

Manufacturer SFP

0.87

Duct Type

Rigid

MVHR Efficiency

90.00

Wet Rooms

2

SFP from Installer Commissioning Certificate

No

MVHR System Location

Inside heated envelope (installed exclusively)

Duct Installation Specification

Level 1

19.1 Mechanical extract ventilation - Decentralised

SFP	Fan/Room Type	Count
0.14	In Room Fan Kitchen	1
0.11	In Room Fan Other Wet Room	1
0.00	In Duct Fan Kitchen	0
0.00	In Duct Fan Other Wet Room	0
0.08	Through Wall Fan Kitchen	0
0.08	Through Wall Fan Other Wet Room	0

20.0 Fans, Open Fireplaces, Flues

Summary for Input Data

21.0 Fixed Cooling System

No

22.0 Lighting

No Fixed Lighting

No

Name	Efficacy	Power	Capacity	Count
Example Lighting	85.00	5	425	40

24.0 Main Heating 1

Percentage of Heat

SAP table

%

Fuel Type

100.00

SAP Code

Electricity

In Winter

192

In Summer

100.00

Controls SAP Code

100.00

Delayed Start Stat

2106

Is MHS Pumped

Yes

Heating Pump Age

Pump in heated space

Heat Emitter

2013 or later

Boiler Interlock

Radiators

Yes

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									
Heat source 2									
Heat source 3									
Heat source 4									
Heat source 5									

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

Yes

Cold Water Source

From header tank

Bath Count

0

28.1 Showers

Description

Shower Type

Flow Rate
[l/min]

Rated Power
[kW]

Connected

Connected To

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder

Insulation Type

Internal Store

Cylinder Volume

Measured Loss

Loss

125.00

L

In Airing Cupboard

1.64

kWh/day

No

34.0 Small-scale Hydro

None

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
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Recommendations

Lower cost measures

None

Summary for Input Data



Further measures to achieve even higher standards

Typical Cost	Typical savings per year	Ratings after improvement	
		SAP rating	Environmental Impact
		0	0
		0	0
		0	0