

Predicted Energy Assessment



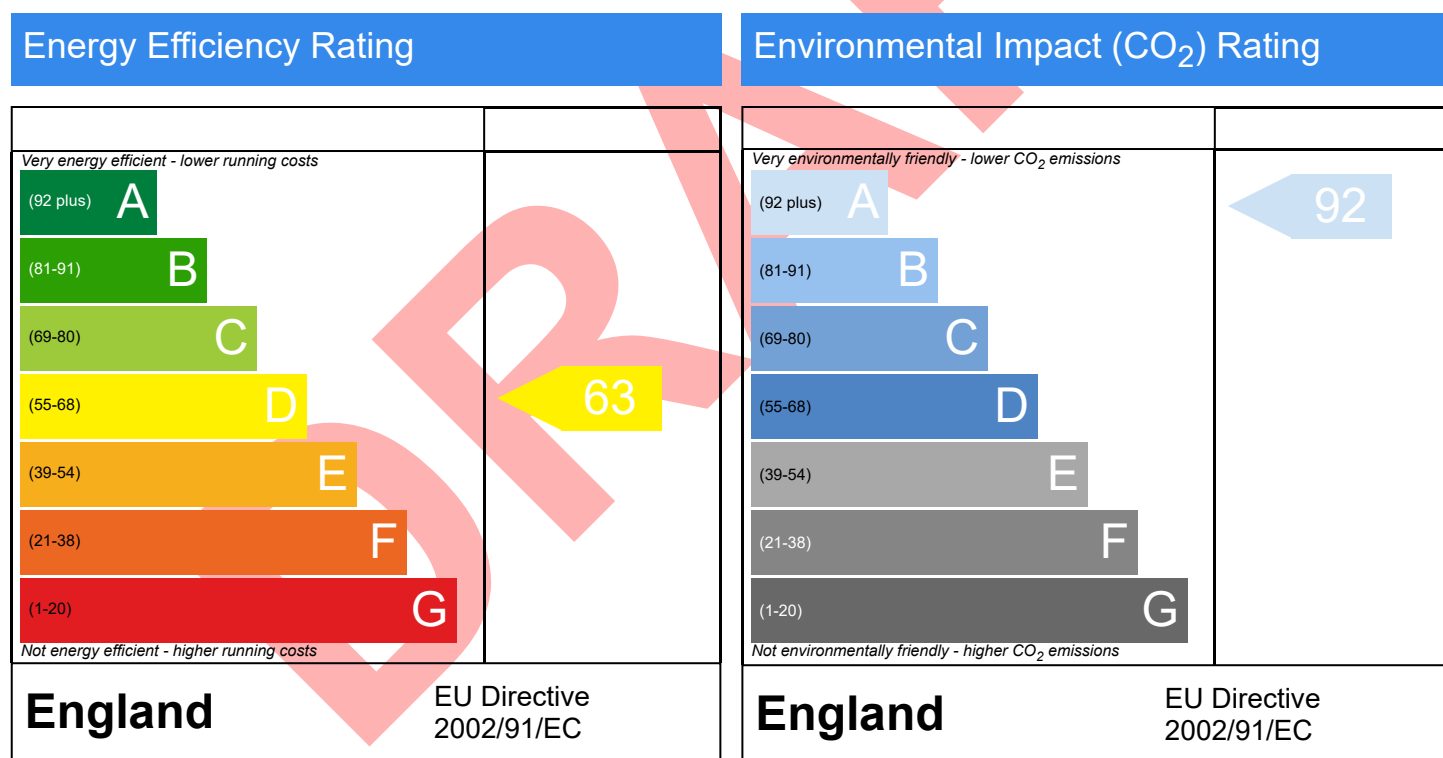
Apartment 11, Victoria Buildings, 9-13 Silver Street, Bury,
Greater Manchester, BL9 0EU

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

Flat, End-Terrace
31/05/2024
Samuel Carr
43.97 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 11	Issued on Date	31/05/2024
Assessment Reference	Apt 11 (As Designed)	Prop Type Ref	
Property	Apartment 11, Victoria Buildings, 9-13 Silver Street, Bury, Greater Manchester, BL9 0EU		

SAP Rating	63 D	DER		TER	
Environmental	92 A	% DER < TER			N/A
CO ₂ Emissions (t/year)	0.52	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	Top-floor flat
Which Floor	2
2.0 Number of Storeys	1
3.0 Date Built	2024
4.0 Sheltered Sides	3
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	Ground floor:	Heat Loss Perimeter 7.17 m	Internal Floor Area 43.97 m ²	Average Storey Height 2.50 m
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8.0 Living Area	26.02	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	17.92	11.19	0.00	None	6.73	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
	Block	Solid Wall	Single plasterboard on dabs both sides, lightweight aggregate blocks, cavity or cavity fill	0.00	110.00	18.32		None
	Timber Party (Double)	Solid Wall	Double plasterboard on both sides, twin timber frame with/without sheathing board	0.00	20.00	33.72		None

9.2 Internal Walls	Description	Construction	Kappa (kJ/m ² K)	Area (m ²)
	Timber Partitions	Plasterboard on timber frame	9.00	82.50

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 Flat Roof	Plasterboard, insulated flat roof	0.16	9.00	43.97	43.97	None	0.00	Enter Gross Area	0.00

10.1 Party Ceilings	Description	Construction	Kappa (kJ/m ² K)	Area (m ²)
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Summary for Input Data

Party Ceiling		Concrete floor slab, carpeted		100.00	11.54
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11.1 Party Floors					
Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)	
Party Floor	Lowest occupied	Concrete floor slab, carpeted	100.00	43.97	

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	South	6.73	

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	1	
Manufacturer SFP	0.75	
Duct Type	Rigid	
MVHR Efficiency	90.00	
Wet Rooms	1	
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					
21.0 Fixed Cooling System No					
22.0 Lighting					
No Fixed Lighting		No			
Name	Efficacy	Power	Capacity	Count	
Example Lighting	85.00	5	425	30	
24.0 Main Heating 1					
Percentage of Heat		100.00 %			

Summary for Input Data

Fuel Type	Electricity
SAP Code	192
In Winter	100.00
In Summer	100.00
Controls SAP Code	2106
Delayed Start Stat	Yes
Is MHS Pumped	Pump in heated space
Heating Pump Age	2013 or later
Heat Emitter	Radiators
Boiler Interlock	Yes

25.0 Main Heating 2	None
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26.0 Heat Networks	None
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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	Internal Store	
Insulation Type	Measured Loss	
Cylinder Volume	125.00	L
Loss	1.64	kWh/day
In Airing Cupboard	No	

34.0 Small-scale Hydro					None						
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec

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
			0 0
			0 0
			0 0