

Predicted Energy Assessment



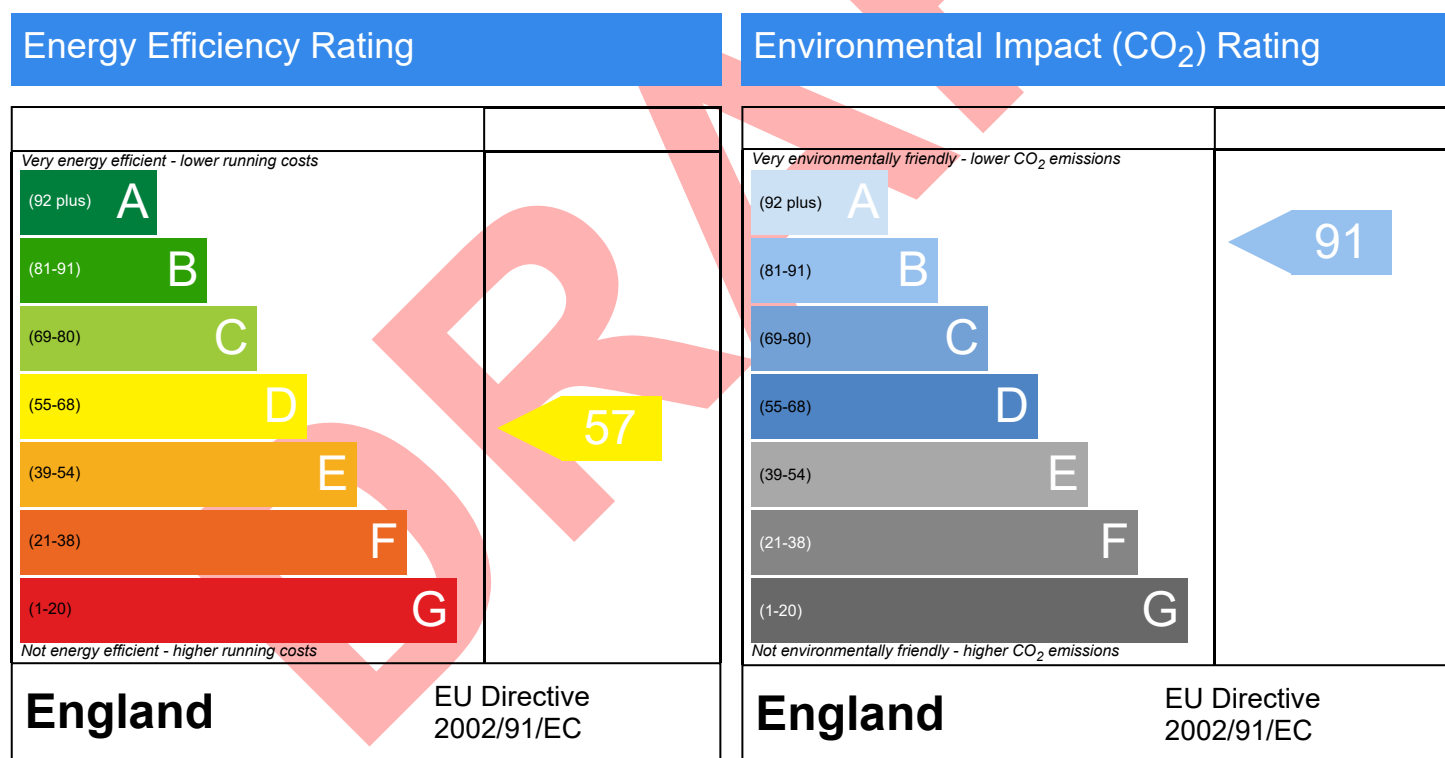
Apartment 12, Victoria Buildings, 9-13 Silver Street, Bury,
Greater Manchester, BL9 0EU

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

Flat, End-Terrace
31/05/2024
Samuel Carr
43.95 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 12	Issued on Date	31/05/2024
Assessment Reference	Apt 12 (As Designed)	Prop Type Ref	
Property	Apartment 12, Victoria Buildings, 9-13 Silver Street, Bury, Greater Manchester, BL9 0EU		

SAP Rating	57 D	DER		TER	
Environmental	91 B	% DER < TER			N/A
CO ₂ Emissions (t/year)	0.6	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	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:	12.48 m	43.95 m ²	2.50 m

8.0 Living Area	25.20	m ²
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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	31.20	24.96	0.00	None	6.24	Enter Gross Area

Description	Type	Construction	U-Value (W/m ² K)	Kappa (kJ/m ² K)	Area	Shelter Res	Shelter
Timber Party (Double)	Solid Wall	Double plasterboard on both sides, twin timber f rame with/without sheathing board	0.00	20.00	41.92		None

Description	Construction	Kappa (kJ/m ² K)	Area (m ²)
Timber Partitions	Plasterboard on timber frame	9.00	75.92

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	43.95	43.95	None	0.00	Enter Gross Area	0.00

Description	Construction	Kappa (kJ/m ² K)	Area (m ²)
Party Ceiling	Concrete floor slab, carpeted	100.00	11.54

Summary for Input Data

11.1 Party Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor	Lowest occupied	Concrete floor slab, carpeted	100.00	43.95

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	4.93	
Windows Right	Windows	External Wall 1	East	1.32	

14.0 Conservatory

15.0 Draught Proofing

 %

16.0 Draught Lobby

17.0 Thermal Bridging

Y-value

 W/m²K

18.0 Pressure Testing

Test Method

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present

Approved Installation

Mechanical Ventilation data Type

Type

MV Reference Number

Configuration

Manufacturer SFP

Duct Type

MVHR Efficiency

Wet Rooms

SFP from Installer Commissioning Certificate

MVHR System Location

Duct Installation Specification

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

22.0 Lighting

No Fixed Lighting

Name	Efficacy	Power	Capacity	Count
Example Lighting	85.00	5	425	30

24.0 Main Heating 1

Percentage of Heat

 %

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