

Energy Statement for planning

2 London Road, Twickenham, TW1 3RY

J02838

17th May 2024

Issue:3



Registry of Amendments

Revision	Date	Amendment Details	Prepared by
1	11/01/24	Issue 1	Т Роре
3	17/05/24	Changes to bedroom no. of bedrooms – inclusion of all SAPs	T Pope

About Energy Report Limited

A specialist building energy and sustainability consultancy offering expertise and experience to our clients within the construction and building sectors. Offering a full inclusive service from design to completion for any energy efficiency or sustainability issue.

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1.0 EXECUTIVE SUMMARY

This Energy Statement has been prepared by Energy Report Ltd on behalf of Skylofts Ltd in support of a full planning application for the proposed conversion of 2 London Road Twickenham in the London Borough of Richmond ('LBR')

The report has been developed to address the energy performance policy requirements of the London Plan (2021) and LBR Local Plan. The report will highlight the proposed strategy to meet the planning requirements of 35% reduction in CO2 through the application of the energy hierarchy over and above Part L 2021.

The scheme is a commercial conversion development consisting of 6 residential units and therefore is not considered a major development. All residential parts of development will be assessed in accordance with Part L1 of the Building Regulations using approved SAP software.

The proposed strategy has been developed in line with the energy hierarchy methodology used to demonstrate the effects of the proposed energy efficiency measures is the 4 stage Energy hierarchy detailed in the London Plan 2021:

1. Be Lean: Use Less Energy

In the first instance an optimised building fabric is proposed to reduce the energy demand of the scheme via a 'fabric first' approach. The remaining energy demands are to be met by energy efficient building services systems.

2. Be Clean: Supply Energy Efficiently

Not required under this application

3. Be Green: Use Renewable Energy

Use of highly efficient heat pumps to provide space and water heating.

4. Be Seen: Energy Monitoring Post Construction

Extensive metering of all energy uses will be in place.

Extensive SAP energy performance calculations undertaken for the Proposed Development demonstrate that implementing these measures will reduce the CO_2 emissions associated with the scheme

In accordance with the GLA's guidance on energy assessments, all CO_2 calculations have been carried out using SAP 10 carbon conversion factors:

$$\begin{split} & Electricity & -0.233 KgCO_2 kWh \\ & Gas & -0.210 KgCO_2 kWh \end{split}$$

Summary of CO₂ emission reduction for the Proposed Development using SAP 10 carbon factors

Scenario	Regulated CO2 Emissions (T/yr) Domestic	Saving achieved on CO2 Emissions (%)
Baseline Emissions	4.636	-
Be Lean Emissions	3.862	16.6
Be Clean Emissions	3.862	
Be Green Emissions	2.917	37.0

Table 1 - summary of emission reduction SAP 10

The Part L calculations demonstrating compliance with Part L 2021 carbon emission factors are included in Appendix 1.



2.0 DEVELOPMENT DESCRIPTION

Application for full planning permission for conversion of the site to provide 6 flats to the first, second & third floors.

3.0 PLANNING POLICES AND PROJECT REQUIREMENTS

The relevant planning policy energy related documents for the site are:

- The London Plan 2021 (adopted March 2021) which is the overarching Spatial Development Strategy for the entirety of Greater London.
- Richmond Local plan Policy LP22 details that the development must achieve a minimum on-site reduction in regulated carbon emissions of at least 35% beyond Building Regulations

London Plan Policy SI 2 ('Minimising Greenhouse Gas Emissions') Development proposals should make the fullest contribution minimising carbon dioxide emissions in accordance with the following energy hierarchy:

- BE LEAN: Use Less energy.
- BE CLEAN: supply energy efficiently.
- BE GREEN: use renewable energy.
- BE SEEN: Energy Monitoring Post Construction

This development is considered a minor development of between 1 and 9 units.

4.0 ENERGY STRATEGY AND APPROACH

The methodology used to determine the CO2 emissions is in accordance with the London Plan's 4 step Energy Hierarchy. The Energy hierarchy has four priorities, seeking to reduce energy use before meeting remaining demand by the leanest means possible.

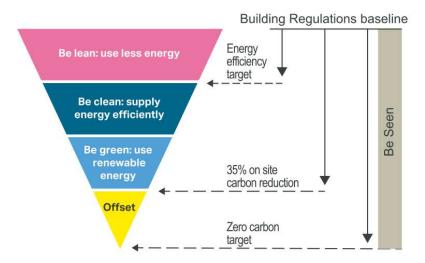


Figure 2 - Be Lean, Be Clean, Be Green

Be Lean – The first step is to reduce the requirement for energy by enhancing the thermal performance of the building envelope, utilising efficient and controllable equipment & lighting

Be Clean – to supply energy cleanly with less inherent wastage through generation & transmission; this involves investigating the feasibility of providing energy via heat networks, district heating and combined heat and power

Be Green - involves investigations into renewable and zero carbon technologies

Be Seen - Monitor and report energy savings

The GLA's current policy encourages applicants to use the proposed SAP 10 emission factors when estimating CO₂ emission performance against London Plan policies. These factors have been used throughout the report as follows:

Electricity − 0.233KgCO₂kWh Gas − 0.210KgCO₂kWh



5.0 CALCULATION METHOD - Baseline

The baseline energy and carbon dioxide emissions are calculated using the Standard assessment procedure (SAP).

SAP replicates a version of the building which is the same size, shape and fitted with the same services but has a standard set of performance criteria applied.

This is then used to generate the 'Building Emission Rate'. (BER) which is the baseline allowable standard to meet Building Regulations Part L1 compliance..

Each unit has been assessed using approved software (SAP 2021) and a summary of the baseline TER's are provided in the table below. Please refer to Appendix 1 for a full schedule of the calculation results.

Baseline CO₂ calculations

Sample flats	TER (kgCO2/m²/year)	Floor Area m²	Annual Emissions CO ₂ (Tonnes/year)
Flat 1	15.53	60.2	0.935
Flat 2	15.05	46.6	0.701
Flat 3	12.86	62.4	0.802
Flat 4	12.53	46.6	0.583
Flat 5	15.24	62.8	0.957
Flat 6	13.39	49.2	0.658
Total		327.8	4.636

Table 3 - baseline CO₂ emissions

6.0 CALCULATION METHOD - Be Lean

A fabric first approach has been taken, aiming to achieve very high efficiency standards thus reducing the requirement for energy.

The following efficiency improvements have been incorporated into the scheme:

- Thermal performance: improved U-values as detailed in table 4 below
- Low leakage/infiltration: design air permeability levels of 5 m³/h/m²@50pa

Be Lean Thermal properties.

Building Element	Proposed Development (W/m² K)	Part L limits (W/m² K)	Proposed Improvement
Walls	0.33	0.70	47%
Ground Floor	0.26	0.70	37%
Roof	0.16	0.35	45%
Window	1.3		
Door	2.0		

Table 4 – proposed thermal properties.



The Building Emission Rate (BER) has been calculated for sample flat of the development using the values above and returns the following results:

Be Lean CO₂ calculations.

Sample flats	TER	Floor Area m²	Annual Emissions CO ₂
	(kgCO2/m²/year)		(Tonnes/year)
Flat 1	14.22	60.2	0.856
Flat 2	10.13	46.6	0.461
Flat 3	11.69	62.4	0.544
Flat 4	7.58	46.6	0.353
Flat 5	14.32	62.8	0.899
Flat 6	15.24	49.2	0.749
Total	10.76	327.8	3.862

Table 5 Be Lean CO₂ emissions.

7.0 CALCULATION METHOD – Be Clean

The London Plan policy SI 2 requires developers to investigate the feasibility of connecting to a heat network/ district heating system or consider onsite combined heat and power (CHP).

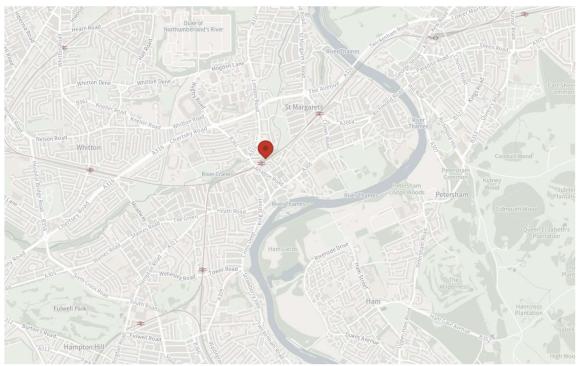


Figure 3 – Extract of the London Plan Heat Map

The above extract from the London Heat map identifies there are no proposed no existing heat networks that are within 1km of the site.

Be Clean CO₂ calculations.

Sample flats	TER (kgCO2/m²/year)	Floor Area m²	Annual Emissions CO ₂ (Tonnes/year)
Flat 1	14.22	60.2	0.856
Flat 2	10.13	46.6	0.461
Flat 3	11.69	62.4	0.544
Flat 4	7.58	46.6	0.353
Flat 5	14.32	62.8	0.899
Flat 6	15.24	49.2	0.749
Total	10.76	327.8	3.862



CALCULATION METHOD - Be Green

The LBR LP22 policy requires that all minor developments meet 35% reduction in CO2 beyond Part L Building Regulations. Any shortfall in achieving this target must be met by an offsetting payment.

The proposed solution is the use of High Heat retention storage heaters for space heating, Air source heat pumps to produce domestic hot water coupled with Solar PV panels – 0.5kWh solar PV per flat.

Air source heat pump (medium temperature)

 This option uses a packaged heat pump with multiple compressors and integrated hydraulic module located externally. Users connect to the system using heat interface units (as per the boilers) but incoming temperatures are lower.

Solar Photovoltaic

- PVs, collect the sun's energy into electricity This can be stored via a battery or directly transferred electricity system.
- Solar PV systems are good for individual dwellings or small developments.
- There is insufficient roof area to provide the CO2 reductions that Heat pumps are able to produce.

Other discounted renewable options

Wind power

- Wind turbines are suited for installation in exposed areas or possibly atop taller buildings.
- As a relatively low urban development, wind power is considered unsuitable for this project.

Solar Thermal (Hot Water)

- Like PVs, solar thermal systems collect the sun's energy but use it to heat water. This can be stored or transferred directly into the heating system.
- Solar thermal systems are good for individual dwellings or small developments, but the
 erratic operation and inconsistent temperatures achieved do not make them viable for
 larger schemes such as this.
- On this basis, solar thermal is discounted for this development.

On site Combined Heat and Power (CHP)

- Using SAP methodology, CHP provides significant carbon reductions due to the large difference between gas and electricity carbon factors (and gas is converted to electricity in this case)
- High temperature system which, provides good flexibility for tenant connections.
- Easy to integrate to the district heating network.
- Provides electricity as well as heat.

The following table sets CO2 calculation reduction under the Gbe Green requirements.

In accordance with the requirements of the GLA, these are reported as below using SAP 10 factors.

Be Green CO₂ calculations.

Block	BER (kgCO2/m²/year)	Floor Area (m²)	Annual Emissions CO ₂ (T/yr)				
Flat 1	9.71	60.2	0.585				
Flat 2	8.90	46.6	0.414				
Flat 3	7.52	62.4	0.469				
Flat 4	6.36	46.6	0.296				
Flat 5	10.86	62.8	0.682				
Flat 6	9.59	49.2	0.471				
Total		327.8	2.917				
Total developme	ent floor area	327.8					
Overall reduc	tion in CO2 for whole do	evelopment	37.0%				

Table 5 Be Green CO₂ emissions.



Be Seen- Energy Monitoring

London Plan Policy SI2 requests all developments to 'be seen', to monitor, verify and report on energy performance.

The GLA requires all major development proposals to report on their modelled and measured operational energy performance. This will improve transparency on energy usage on sites, reduce the performance gap between modelled and measured energy use, and provide the applicant, building managers and occupants clarity on the performance of the building, equipement and renewable energy technologies.

During the planning process, the responsibility for data submission via the planning stage webform and ensuring accurate estimates as the design develops lies with the Applicant. The Applicant will be expected to ensure that all affected parties (for example, developer, building owner, landlord or occupier) are aware of their responsibilities at subsequent reporting stages. This should be appropriately secured through a legal agreement (Section 106 Agreement) between the Local Planning Authority and the applicant specifically for the as-built and in-use reporting stages. The responsibilities for reporting should be clearly set out in this agreement.

8.0 CONCLUSION

The Energy Statement outlines how the Proposed Development at 2 London Road, Twickenham will meet the energy requirements as specified by the London Plan and LBR Local Plan policies.

This Energy Statement has been prepared following the principles of the London Plan Energy Hierarchy: Be Lean, Be Clean, Be Green and Be Seen. In addition to the Energy Hierarchy, the Energy Statement also takes into consideration adopted London Plan (2021). and the requirements of Richmond Council

Be Lean: The energy strategy for the development has at its core, a reduction in energy of 16.6% through adopting a high standard of building fabric performance, high levels of air tightness, which significantly exceeds the minimum requirements of Part L1 2021 for fabric efficiency standards.

Be Clean: not required.

Be Green: The Proposed Development achieves a reduction in CO₂ emissions by 37% as a result of the use of High heat retention storage heaters, heat pumps for water heating and solar PV. This meets the requirement outlined in Richmond Council local Plan policy LP22.

Disclaimer

Energy Report Ltd disclaims any responsibility to the Client and others in respect of any matters outside the scope of this report.

Energy Report Ltd accepts no responsibility whatsoever to other parties to whom this report, or any part thereof, is made known. Any such parties rely upon the report at their own risk.



Appendix 1- SAP Summaries

- Flats 1-6
 - o Base
 - o Lean
 - o Green



Property Reference	Plo	t 1_GF							Issued	d on Date	17/0	05/202	4
Assessment Reference	Ba	se				Prop	Type	Ref	Electric	Heater			
Property	Fla	t 1, 2, London Road	d, Twicker	nham, TW1 3RY									
SAP Rating			39 E		DER		15.5	3		TER		14.34	
Environmental			88 B		% DER	< TER	10.0					8.30	
CO ₂ Emissions (t/year)			0.69		DFEE		76.5	5	- 1 -	TFEE		33.63	
Compliance Check				BREL		E < TFEE						127.63	3
% DPER < TPER			-103.		DPER		156	.05		TPER		76.67	,
Assessor Details	Mr. Tho	mas Pope								Assessor	· ID	- 764-0	001
Client		<u>'</u>											
SUMMARY FOR INPL	UT DATA F	OR: New Build	(As De	signed)									
Orientation			East										
Property Tenture			1										
Transaction Type			6										
Terrain Type			Subu	rban									
1.0 Property Type				Mid-Terrace									
Position of Flat				oor flat									
Which Floor			1	oor nat									
2.0 Number of Storeys			1										
3.0 Date Built			2024										
3.0 Property Age Band			I										
4.0 Sheltered Sides			1										
5.0 Sunlight/Shade			Δvers	age or unknown									
6.0 Thermal Mass Parame	eter			TMP value									
Thermal Mass	etei		250.0						k	J/m²K			
7.0 Electricity Tariff			7 Hou	ır Off Peak									
Smart electricity meter	fitted		Yes	II OII F Eak									
Smart gas meter fitted	iittea		Yes										
7.0 Measurements			103										
7.0 Measurements				Basemen Ground floor 1st Storey 2nd Storey 3rd Storey 4th Storey 5th Storey 6th Storey 7th Storey		0.00 m 10.66 m 0.00 m 0.00 m 0.00 m 0.00 m 0.00 m 0.00 m 0.00 m	1	r In	ternal Flo 0.00 r 60.15 0.00 r 0.00 r 0.00 r 0.00 r 0.00 r 0.00 r	m² m² m² m² m² m² m²	Avera	ge Sto 0.00 3.99 0.00 0.00 0.00 0.00 0.00 0.00	m m m m m m m
8.0 Living Area			28.07	,					n	1²			
9.0 External Walls													
Description	Туре	Construction			(W/m ² K)	(kJ/m²K) A	rea(m²)		Res	Shelter		-	a Calculatio Type
External Wall 1	Cavity Wall	Other			0.55	0.00	42.53	32.91	0.00	None	9.62	. Calc	ulate Wall Ar
9.1 Party Walls Description	Туре	Constr	uction						Kappa	Area	Shelter	٤	Shelter
Party Wall 1	Solid V	/all Other						0.00	0.00 (kJ/m²K)	(m²) 104.02	Res 0.00	_	None
9.2 Internal Walls Description		Constru	ction								v	арра	Area (m²
Internal Wall 1		Other	CHOIL								(kJ	appa // m²K) 0.00	53.86
		Other										,.uu ———	33.00
10.1 Party Ceilings Description		Constru	ction									appa l/m²K)	Area (m²

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Party Ceiling 1		Other								0.00	60.15
11.1 Party Floors			_								
Description		Storey Index	Cons	truction						Kappa (kJ/m²K)	Area (m²)
Party Floor 1		Lowest occupied	Other							0.00	60.15
12.0 Opening Types											
Description	Data Source	Туре		Glazing		Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Opening Type 1	Manufacturer	Window		Double glazed		Cup	Air Filled	0.76	Wood	0.70	1.60
13.0 Openings											
Name Opening Opening	Opening Type Opening Type Opening Type	: 1	- 1	L ocation External Wall 1 External Wall 1		Orienta South \ Nort	Nest	Area (5.74 3.86	4		t ch))
14.0 Conservatory			1	None							
15.0 Draught Proofing			ŀ	100				%			
16.0 Draught Lobby			1	No							
17.0 Thermal Bridging			[Default				7			
17.1 List of Bridges								_			
Bridge Type E2 Other lintels (including	other steel lintels)		ce Type K1 - Default	Length 6.00	Psi 1.00	Adjusted 1.00	Reference			Imported Yes
E3 Sill E4 Jamb	,	,	Table	K1 - Default K1 - Default	6.00 18.20	0.10 0.10	0.10 0.10				Yes Yes
E7 Party floor between dw		of flats)	Table	K1 - Default	10.66	0.28	0.28				Yes
E18 Party wall between d	weilings			K1 - Default	15.96	0.24	0.24				Yes
Y-value			().20				W/m²K			
18.0 Pressure Testing			1	No							
Designed AP ₅₀			ţ	5.00				m³/(h.m	²) @ 50 Pa	ı	
Property Tested?			\	⁄es							
Test Method			E	Blower Door							
19.0 Mechanical Ventilation											
Mechanical Ventilation			_					_			
Mechanical Ventilati	on System Preser	nt	1	No							
20.0 Fans, Open Fireplaces,	, Flues										
21.0 Fixed Cooling System											
00.0.1.1			1	No							
22.0 Lighting			1	No							
No Fixed Lighting				No							
					Efficacy 100.00		wer 5	Capa 50			unt 4
			1	No Name							
No Fixed Lighting			[1	No Name Lighting 1							
No Fixed Lighting 24.0 Main Heating 1			[]	No Name Lighting 1 SAP table				50			
No Fixed Lighting 24.0 Main Heating 1 Percentage of Heat			[t]	No Name Lighting 1 SAP table				50			
No Fixed Lighting 24.0 Main Heating 1 Percentage of Heat Database Ref. No.			[1] [2]	No Name Lighting 1 SAP table 100.00				50			
24.0 Main Heating 1 Percentage of Heat Database Ref. No. Fuel Type			[] []	No Name Lighting 1 SAP table 100.00 Delectricity				50			
24.0 Main Heating 1 Percentage of Heat Database Ref. No. Fuel Type SAP Code			2 2 2 3 3 6	No Name Lighting 1 SAP table 100.00 Electricity				50			
No Fixed Lighting 24.0 Main Heating 1 Percentage of Heat Database Ref. No. Fuel Type SAP Code In Winter			[] []	No Name Lighting 1 SAP table 100.00 Delectricity 100.00				50			
24.0 Main Heating 1 Percentage of Heat Database Ref. No. Fuel Type SAP Code In Winter In Summer			[] [] []	No Name Lighting 1 SAP table 100.00 DElectricity 100.00 100.00				50			
No Fixed Lighting 24.0 Main Heating 1 Percentage of Heat Database Ref. No. Fuel Type SAP Code In Winter In Summer Controls SAP Code				No Name Lighting 1 SAP table 100.00 DElectricity 591 100.00 100.00				50			
24.0 Main Heating 1 Percentage of Heat Database Ref. No. Fuel Type SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat				No Name Lighting 1 SAP table 100.00 Electricity 100.00 100.00				50			
24.0 Main Heating 1 Percentage of Heat Database Ref. No. Fuel Type SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat Burner Control				No Name Lighting 1 SAP table 100.00 DElectricity 591 100.00 100.00 2603 No Modulating				50			
24.0 Main Heating 1 Percentage of Heat Database Ref. No. Fuel Type SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat Burner Control HETAS approved System				No Name Lighting 1 SAP table 100.00 Electricity 100.00 100.00 2603 No Modulating				50			
No Fixed Lighting 24.0 Main Heating 1 Percentage of Heat Database Ref. No. Fuel Type SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat Burner Control HETAS approved System Oil Pump Inside				No Name Lighting 1 SAP table 100.00 DElectricity 691 100.00 100.00 100.00 Wodulating No				50			

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Dailan Intanaale	IN I								
Boiler Interlock	N								
Combi boiler type		tandard Com	ומו				_		
Combi keep hot type	N	one							
25.0 Main Heating 2	N	one							
26.0 Heat Networks	N	one							
Heat Source Fuel Type He	eating Use	Efficienc	cy Percent He	age Of at	Heat	Heat Power	Electrical	Fuel Factor	Efficiency type
Heat source 1 None Heat source 2 None Heat source 3 None Heat source 4 None Heat source 5 None						Ratio			
28.0 Water Heating	_								
Water Heating	Ir	dependent							
SAP Code	9	09							
Fuel Type	E	lectricity							
Flue Gas Heat Recovery System	N	0							
Waste Water Heat Recovery Instantaneous System	em 1 N	0							
Waste Water Heat Recovery Instantaneous System	em 2 N	0							
Waste Water Heat Recovery Storage System	N	0							
Solar Panel	N	0							
Water use <= 125 litres/person/day	Y	es							
Summer Immersion	N	0							
Cold Water Source	F	rom mains							
Bath Count	1								
Supplementary Immersion	N	0							
Immersion Only Heating Hot Water	N	0							
28.3 Waste Water Heat Recovery System									
29.0 Hot Water Cylinder	Ir	ternal Store							
Cylinder Stat	N	0							
Cylinder In Heated Space	N	0							
Independent Time Control	N	0							
Insulation Type	N	leasured Los	ss						
Cylinder Volume	2	01.00					L		
Loss	1	.61					kWh	n/day	
In Airing Cupboard	N	0							
31.0 Thermal Store	N	one							
34.0 Small-scale Hydro	N	one							
Electricity Generated	0	.00							
Apportioned	0	.00					kWh	n/Year	
Connected to dwelling's electricity meter	Y	es							
Electricity Generation	Α	nnual							
Jan Feb Mar Ap	r M	ay .	Jun	Jul	Aug	Se	∍ р	Oct No	v Dec

Recommendations

Lower cost measures

None
Further measures to achieve even higher standards
None

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Property Reference	Pic	ot 1_GF							Issued	l on Date	17/0	5/202	1
Assessment Reference		een				Prop	Type	Ref	Electric				-
Property		at 1, 2, London Road,	Twicker	ham, TW1 3RY	,								
				11									
SAP Rating			78 C		DER		9.71			TER		4.17	
Environmental			93 A		% DER	< TER						1.47	
CO ₂ Emissions (t/year)			0.37		DFEE		68.1	14		TFEE		3.63	
Compliance Check			See E			E < TFEE	_					102.62	
% DPER < TPER			-43.4	1	DPER		108	./1		TPER	7	5.80	
Assessor Details	Mr. Tho	mas Pope								Assessor	· ID F	764-0	001
Client													
SUMMARY FOR INPL	UT DATA F	OR: New Build (As De	signed)									
Orientation			East										
Property Tenture			1										
Transaction Type			6										
Terrain Type			Subu	-ban									
1.0 Property Type			Flat, I	Mid-Terrace									
Position of Flat			Mid-fl	oor flat									
Which Floor			1										
2.0 Number of Storeys			1										
3.0 Date Built			2024										
3.0 Property Age Band			L										
4.0 Sheltered Sides			1										
5.0 Sunlight/Shade			Avera	ge or unknown									
6.0 Thermal Mass Parame	eter		Enter	TMP value									
Thermal Mass			250.0	0					k	J/m²K			
7.0 Electricity Tariff			7 Hou	ır Off Peak									
Smart electricity meter	fitted		Yes										
Smart gas meter fitted	muod		Yes										
7.0 Measurements													
7.0 Measurements				Basemen		Loss Per 0.00 m		r In	ternal Flo		Averag	e Sto 0.00	ey Height
				Ground floo	r:	10.66 m	1		60.15	m²		3.99	m
				1st Store	ý:	0.00 m 0.00 m			0.00 n 0.00 n	n²		0.00	m
				3rd Store		0.00 m 0.00 m			0.00 n 0.00 n			0.00	
				5th Store	y:	0.00 m 0.00 m			0.00 n 0.00 n	n²		0.00	m
				7th Store		0.00 m			0.00 n			0.00	
8.0 Living Area			28.07						m	l ²			
9.0 External Walls													
Description	Туре	Construction			U-Value (W/m²K)			Nett Area	Shelter Res	Shelter	Opening	gs Are	a Calculation
External Wall 1	Cavity Wall	Other			0.33	0.00	42.53	32.91	0.00	None	9.62	Calc	ulate Wall Are
9.1 Party Walls Description	Туре	Constru	ction						Kappa	Area	Shelter	s	helter
Party Wall 1	Solid V	Vall Other						(W/m ² K) 0.00	(kJ/m²K) 0.00	(m²) 104.02	Res 0.00		None
9.2 Internal Walls													
Description		Construct	ion									ppa m²K)	Area (m
Internal Wall 1		Other										.00	53.86
10.1 Party Ceilings						_			_		_		_
Description		Construct	ion								Ka	ppa	Area (m²

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11.1 Party Floors		Other								0.00	60.15
Description		Storey Index	Cons	truction						Kappa (kJ/m²K)	Area (m²)
Party Floor 1		Lowest occupied	Other							0.00	60.15
12.0 Opening Types											
Description	Data Source	Туре		Glazing		Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Opening Type 1	Manufacturer \	Window		Double glazed		Cup	Air Filled	0.76	Wood	0.70	1.30
13.0 Openings											
Name Opening Opening	Opening Type Opening Type Opening Type	1	E	Location External Wall 1 External Wall 1		Orienta South \ Nort	Vest	Area (5.74 3.86	4		tch 0 0
14.0 Conservatory			1	lone							
15.0 Draught Proofing			1	00				%			
16.0 Draught Lobby			١	No							
17.0 Thermal Bridging			Г	Default				7			
17.1 List of Bridges								_			
Bridge Type E2 Other lintels (including	a other steel lintels)		c e Type K1 - Default	Length 6.00	Psi 1.00	Adjusted 1.00	Reference			Imported Yes
E3 Sill E4 Jamb	g,	•	Table	K1 - Default K1 - Default	6.00 18.20	0.10 0.10	0.10 0.10				Yes Yes
E7 Party floor between d		of flats)	Table	K1 - Default	10.66	0.28	0.28				Yes
E18 Party wall between o	aweilings			K1 - Default	15.96	0.24	0.24				Yes
Y-value			C	0.20				W/m²K			
18.0 Pressure Testing			١	No							
Designed AP ₅₀			5	5.00				m³/(h.m	²) @ 50 Pa	ı	
Property Tested?			<u>\</u>	⁄es							
Test Method			E	Blower Door							
19.0 Mechanical Ventilation	 n										
Mechanical Ventilation								_			
Mechanical Ventila	tion System Presen	nt	١	No							
20.0 Fans, Open Fireplaces	e Fluce										
21.0 Fixed Cooling System	<u> </u>		1	No							
21.0 Fixed Cooling System 22.0 Lighting	<u> </u>		1	No							
	<u> </u>			No							
22.0 Lighting	<u> </u>				Efficacy 100.00		wer 5	Capa 50			ount 4
22.0 Lighting	<u> </u>		1	No Name							
22.0 Lighting No Fixed Lighting	<u> </u>			No Name Lighting 1							
22.0 Lighting No Fixed Lighting 24.0 Main Heating 1	<u> </u>			No Name Lighting 1 6AP table				50			
22.0 Lighting No Fixed Lighting 24.0 Main Heating 1 Percentage of Heat	<u> </u>		[S	No Name Lighting 1 6AP table				50			
22.0 Lighting No Fixed Lighting 24.0 Main Heating 1 Percentage of Heat Database Ref. No.	<u> </u>		[S	No Name Lighting 1 SAP table 00.00				50			
22.0 Lighting No Fixed Lighting 24.0 Main Heating 1 Percentage of Heat Database Ref. No. Fuel Type	<u> </u>		1 C E	No Name Lighting 1 SAP table 00.00 Electricity				50			
22.0 Lighting No Fixed Lighting 24.0 Main Heating 1 Percentage of Heat Database Ref. No. Fuel Type SAP Code	<u> </u>		5 1 C E 4	No Name Lighting 1 SAP table 00.00 Electricity				50			
22.0 Lighting No Fixed Lighting 24.0 Main Heating 1 Percentage of Heat Database Ref. No. Fuel Type SAP Code In Winter	<u> </u>		1 C E 4	No Name Lighting 1 SAP table 00.00 Delectricity 109				50			
22.0 Lighting No Fixed Lighting 24.0 Main Heating 1 Percentage of Heat Database Ref. No. Fuel Type SAP Code In Winter In Summer	<u> </u>		1 C E 4 1 3	No Name Lighting 1 SAP table 00.00 DElectricity 00.00 049.41				50			
22.0 Lighting No Fixed Lighting 24.0 Main Heating 1 Percentage of Heat Database Ref. No. Fuel Type SAP Code In Winter In Summer Controls SAP Code	<u> </u>		1 C E 4 1 2	No Name Lighting 1 SAP table 00.00 DElectricity 00.00 849.41				50			
22.0 Lighting No Fixed Lighting 24.0 Main Heating 1 Percentage of Heat Database Ref. No. Fuel Type SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat			1 1 2 2	No Name Lighting 1 SAP table 00.00 Electricity 109 100.00 349.41				50			
22.0 Lighting No Fixed Lighting 24.0 Main Heating 1 Percentage of Heat Database Ref. No. Fuel Type SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat Burner Control			1 C 2 1 N	No Name Lighting 1 SAP table 00.00 Delectricity 009 00.00 349.41 2404 No Modulating				50			
22.0 Lighting No Fixed Lighting 24.0 Main Heating 1 Percentage of Heat Database Ref. No. Fuel Type SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat Burner Control HETAS approved System			1 0 4 1 3 2 1	No Name Lighting 1 SAP table 00.00 Electricity 00.00 349.41 2404 No Modulating				50			
22.0 Lighting No Fixed Lighting 24.0 Main Heating 1 Percentage of Heat Database Ref. No. Fuel Type SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat Burner Control HETAS approved System Oil Pump Inside			1 1 2 2 1 1	No Name Lighting 1 SAP table 00.00 DElectricity 109 00.00 349.41 2404 No Modulating No				50			

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Boiler Interlock Combi boiler type Standard Combi Combi keep hot type **Number Of Heaters PCDF Index** 230002 m 25.0 Main Heating 2 Database 0.00 Percentage of Heat 190006 Database Ref. No. Fuel Type Electricity SAP Code 0.00 In Winter 349.41 In Summer EDL200UK-630 Model Name Manufacturer GDC Group Ltd Controls 2100 Delayed Start Stat No No **HETAS** approved System No Oil Pump Inside FI Case Flue Type None or Unknown Fan Assisted Flue No Flow Temperature Enter value 26.0 Heat Networks None **Heat Source Fuel Type Heating Use Efficiency Percentage Of** Electrical Heat Heat **Fuel Factor** Efficiency type Power Ratio Heat source 1 None Heat source 2 None Heat source 3 Heat source 4 Heat source 5 28.0 Water Heating Water Heating Main Heating 2 SAP Code 914 No Flue Gas Heat Recovery System Waste Water Heat Recovery Instantaneous System 1 No Waste Water Heat Recovery Instantaneous System 2 Waste Water Heat Recovery Storage System No Solar Panel No Yes Water use <= 125 litres/person/day Summer Immersion No Cold Water Source From mains **Bath Count** 1 No Supplementary Immersion Immersion Only Heating Hot Water No 28.3 Waste Water Heat Recovery System Internal Store 29.0 Hot Water Cylinder No Cylinder Stat Cylinder In Heated Space No Independent Time Control Insulation Type Measured Loss

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Cylinder Volume			201.00				L		
Loss			1.61				kWh/da	ny	
In Airing Cupboard			No						
31.0 Thermal Store			None						
32.0 Photovoltaic Unit			One Dwelling						
Export Capable Meter?			Yes						
Connected To Dwelling			Yes						
Diverter			No						
Battery Capacity [kWh]			0.00						
PV Cells kWp	Orientation	Elevation	Overshading	FGHRS	MCS Certificate	Overs Facto	shading or	MCS Certificate Reference	Panel Manufacturer
0.50	South	Horizontal	None Or Little	No	No	1.00		Reference	
34.0 Small-scale Hydro			None						
Electricity Generated			0.00						
Apportioned			0.00				kWh/Ye	ear	
Connected to dwelling's electricity	y meter		Yes						
Electricity Generation			Annual						
Jan Feb M	Mar	Apr	May Jun	Jul	Aug	Sep	Oct	t Nov	Dec

Recommendations

Lower cost measures
None
Further measures to achieve even higher standards
None

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Property Reference	PI	ot 1_GF								Issued	on Date	17/0)5/202	4
Assessment Reference		an					Prop	Туре	Ref	Electric	Heater			
Property			don Road,	Twicken	ham, TW1 3RY	,								
CAR Retire				40.5		DED		44.6			ren.			
SAP Rating				43 E		DER	TED	14.2	22		TER		14.34	
Environmental				89 B			< TER	00					0.84	
CO ₂ Emissions (t/year)				0.62		DFEE	TFFF	68.1	14		TFEE		33.63	
Compliance Check				See E			E < TFEE	_	00		- DED		102.62	2
% DPER < TPER				-86.49	9]	DPER		142	.98		TPER		76.67	
Assessor Details	Mr. Tho	mas Pope								,	Assessoı	r ID	764-0	001
Client														
SUMMARY FOR INP	UT DATA	FOR: Nev	Build (As De	signed)									
Orientation				East										
Property Tenture				1										
Transaction Type				6										
Terrain Type				Subui	rban									
1.0 Property Type				Flat, N	Mid-Terrace									
Position of Flat				Mid-fl	oor flat									
Which Floor				1										
2.0 Number of Storeys				1										
3.0 Date Built				2024										
3.0 Property Age Band				L										
4.0 Sheltered Sides				1										
5.0 Sunlight/Shade				Avera	ge or unknown									
6.0 Thermal Mass Param	eter				TMP value									
Thermal Mass				250.0						k	J/m²K			
7.0 Electricity Touiff				7 Hou	ır Off Peak									
7.0 Electricity Tariff	fitted			Yes	II OII FEAK									
Smart electricity meter Smart gas meter fitted	iiilea			Yes										
				162										
7.0 Measurements						Heat	Loss Pe	rimete	r In	ternal Flo	or Area	Avera	ge Sto	rey Height
					Basemen Ground floo		0.00 m 10.66 m			0.00 n 60.15 i			0.00 3.99	
					1st Store	y:	0.00 m 0.00 m			0.00 n 0.00 n	1 ²		0.00	m
					3rd Store	y:	0.00 m			0.00 n	1 ²		0.00	m
					4th Store		0.00 m 0.00 m			0.00 n 0.00 n			0.00	
					6th Store		0.00 m 0.00 m			0.00 n 0.00 n			0.00	
8.0 Living Area				28.07		-				m				
9.0 External Walls										"				
Description	Туре	Constr	uction						Nett Area		Shelter	Openii	ngs Are	a Calculatio
External Wall 1	Cavity Wall	Other				(W/m²K) 0.33	(kJ/m²K) A 0.00	Area(m²) 42.53) (m²) 32.91	Res 0.00	None	9.62	Calc	Type ulate Wall Are
9.1 Party Walls Description	Туре		Constru	ction					U-Value	Карра	Area	Shelter	5	Shelter
Party Wall 1	Solid \	Vall	Other						(W/m ² K) 0.00	(kJ/m²K) 0.00	(m²) 104.02	Res 0.00		None
9.2 Internal Walls									-	-				
Description			Construct	ion									appa	Area (m
Internal Wall 1			Other										/ m²K)).00	53.86
40.4.5.4.0.111														
10.1 Party Ceilings														

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Party Ceiling 1		Other								0.00	60.15
11.1 Party Floors			_								
Description		Storey Index	Cons	struction						Kappa (kJ/m²K)	Area (m²)
Party Floor 1		Lowest occupied	Othe	r						0.00	60.15
12.0 Opening Types											
Description	Data Source	Туре		Glazing		Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Opening Type 1	Manufacturer	Window		Double glazed		Оар	Air Filled	0.76	Wood	0.70	1.30
13.0 Openings											
Name Opening Opening	Opening Type Opening Type Opening Type	: 1		Location External Wall 1 External Wall 1		Orienta South \ Nort	Vest	Area (5.74 3.86	4		t ch))
14.0 Conservatory				None							
15.0 Draught Proofing				100				%			
16.0 Draught Lobby				No							
17.0 Thermal Bridging				Default				7			
17.1 List of Bridges								_			
Bridge Type E2 Other lintels (including	other steel lintels)		ce Type k K1 - Default	Length 6.00	Psi 1.00	Adjusted 1.00	Reference			Imported Yes
E3 Sill E4 Jamb	,	,	Table	K1 - Default K1 - Default	6.00 18.20	0.10 0.10	0.10 0.10				Yes Yes
E7 Party floor between dw		of flats)	Table	K1 - Default	10.66	0.28	0.28				Yes
E18 Party wall between d	weilings			K1 - Default	15.96	0.24	0.24				Yes
Y-value			L	0.20				W/m²K			
18.0 Pressure Testing				No							
Designed AP ₅₀				5.00				m³/(h.m	²) @ 50 Pa	ı	
Property Tested?				Yes							
Test Method				Blower Door							
19.0 Mechanical Ventilation											
Mechanical Ventilation			_					_			
Mechanical Ventilati	ion System Preser	nt	L	No							
20.0 Fans, Open Fireplaces,	, Flues										
21.0 Fixed Cooling System											
22.0 Lighting				No							
				No							
No Fixed Lighting				No							
No Fixed Lighting					Efficacy 100.00		wer 5	Capa 50			unt 4
No Fixed Lighting 24.0 Main Heating 1			[No Name							
			[No Name Lighting 1							
]	No Name Lighting 1 SAP table				50			
24.0 Main Heating 1 Percentage of Heat			[] []	No Name Lighting 1 SAP table				50			
24.0 Main Heating 1 Percentage of Heat Database Ref. No.			[] [] []	No Name Lighting 1 SAP table 100.00				50			
24.0 Main Heating 1 Percentage of Heat Database Ref. No. Fuel Type				No Name Lighting 1 SAP table 100.00 0				50			
24.0 Main Heating 1 Percentage of Heat Database Ref. No. Fuel Type SAP Code				No Name Lighting 1 SAP table 100.00 0 Electricity				50			
24.0 Main Heating 1 Percentage of Heat Database Ref. No. Fuel Type SAP Code In Winter				No Name Lighting 1 SAP table 100.00 D Electricity 691				50			
24.0 Main Heating 1 Percentage of Heat Database Ref. No. Fuel Type SAP Code In Winter In Summer				No Name Lighting 1 SAP table 100.00 Electricity 691 100.00				50			
24.0 Main Heating 1 Percentage of Heat Database Ref. No. Fuel Type SAP Code In Winter In Summer Controls SAP Code]]]]]]	No Name Lighting 1 SAP table 100.00 0 Electricity 691 100.00 100.00				50			
24.0 Main Heating 1 Percentage of Heat Database Ref. No. Fuel Type SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat			[] [] [] [] [] []	No Name Lighting 1 SAP table 100.00 0 Electricity 691 100.00 100.00 2603 No				50			
24.0 Main Heating 1 Percentage of Heat Database Ref. No. Fuel Type SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat Burner Control]]]]]]]	No Name Lighting 1 SAP table 100.00 0 Electricity 691 100.00 100.00 2603 No Modulating				50			
24.0 Main Heating 1 Percentage of Heat Database Ref. No. Fuel Type SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat Burner Control HETAS approved System]]]]]]]	No Name Lighting 1 SAP table 100.00 0 Electricity 691 100.00 100.00 2603 No Modulating No				50			
24.0 Main Heating 1 Percentage of Heat Database Ref. No. Fuel Type SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat Burner Control HETAS approved System Oil Pump Inside				No Name Lighting 1 SAP table 100.00 0 Electricity 691 100.00 100.00 2603 No Modulating No				50			

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Dailan Intanaale	IN I								
Boiler Interlock	N								
Combi boiler type		tandard Com	ומו				_		
Combi keep hot type	N	one							
25.0 Main Heating 2	N	one							
26.0 Heat Networks	N	one							
Heat Source Fuel Type He	eating Use	Efficienc	cy Percent He	age Of at	Heat	Heat Power	Electrical	Fuel Factor	Efficiency type
Heat source 1 None Heat source 2 None Heat source 3 None Heat source 4 None Heat source 5 None						Ratio			
28.0 Water Heating	_								
Water Heating	Ir	dependent							
SAP Code	9	09							
Fuel Type	E	lectricity							
Flue Gas Heat Recovery System	N	0							
Waste Water Heat Recovery Instantaneous System	em 1 N	0							
Waste Water Heat Recovery Instantaneous System	em 2 N	0							
Waste Water Heat Recovery Storage System	N	0							
Solar Panel	N	0							
Water use <= 125 litres/person/day	Y	es							
Summer Immersion	N	0							
Cold Water Source	F	rom mains							
Bath Count	1								
Supplementary Immersion	N	0							
Immersion Only Heating Hot Water	N	0							
28.3 Waste Water Heat Recovery System									
29.0 Hot Water Cylinder	Ir	ternal Store							
Cylinder Stat	N	0							
Cylinder In Heated Space	N	0							
Independent Time Control	N	0							
Insulation Type	N	leasured Los	ss						
Cylinder Volume	2	01.00					L		
Loss	1	.61					kWh	n/day	
In Airing Cupboard	N	0							
31.0 Thermal Store	N	one							
34.0 Small-scale Hydro	N	one							
Electricity Generated	0	.00							
Apportioned	0	.00					kWh	n/Year	
Connected to dwelling's electricity meter	Y	es							
Electricity Generation	Α	nnual							
Jan Feb Mar Ap	r M	ay .	Jun	Jul	Aug	Se	э р	Oct No	v Dec

Recommendations

Lower cost measures

None
Further measures to achieve even higher standards
None

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Assessment Reference Property	Conve	ersion											
		71 31011				Prop	Type I	Ref	Electric I	Heater			
CAD Dating	Flat 2	, 2, London Road,	Twickenl	ham, TW1 3RY									
			70.0		DED		40.4	•		TED.	15		
SAP Rating			79 C		DER	4.TED	10.1	3		ER		.05	
Environmental			93 A		% DER	< IER		,				.69	
CO ₂ Emissions (t/year)			0.31		DFEE	C 4 TEEE	64.8	34		FEE		.40	
Compliance Check			See B			E < TFEE	_	00		TDED.		06.48	
% DPER < TPER			-37.77		DPER		111.	22		PER	80	.73	
Assessor Details	Mr. Thoma	s Pope							A	\ssessor	ID F7	'64-0C	01
Client													
SUMMARY FOR INPL	JT DATA FO	R: New Build (As Des	igned)									
Orientation			North										
Property Tenture			1										
Transaction Type			6										
Terrain Type			Suburl	ban									
1.0 Property Type			Flat, M	1id-Terrace									
Position of Flat			Mid-flo	oor flat									
Which Floor			1						\equiv				
2.0 Number of Storeys			1										
3.0 Date Built			2024										
3.0 Property Age Band			I										
4.0 Sheltered Sides			1						\equiv				
5.0 Sunlight/Shade			Averag	ge or unknown					\equiv				
6.0 Thermal Mass Parame	eter			TMP value									
Thermal Mass			250.00						k	J/m²K			
7.0 Ele et de la Teniss			711	O# D1-									
7.0 Electricity Tariff	eu - 1			r Off Peak									
Smart electricity meter	ritted		Yes										
Smart gas meter fitted			Yes										
7.0 Measurements					Heat	Loss Per	rimete	r In	ternal Flo	or Area	Average	Stor	ey Height
				Basement Ground floor		0.00 m 8.10 m			0.00 m 46.64 r			0.00 r 3.99 r	m
				1st Storey	' :	0.00 m			0.00 m	1 ²		0.00 r	m
				2nd Storey 3rd Storey		0.00 m 0.00 m			0.00 m 0.00 m			0.00 r 0.00 r	
				4th Storey	/ :	0.00 m			0.00 m	l ²		0.00 r	m
				5th Storey 6th Storey	/:	0.00 m 0.00 m			0.00 m 0.00 m	l ²		0.00 r 0.00 r	m
				7th Storey	' :	0.00 m			0.00 m	1 ²		0.00 r	n
3.0 Living Area			24.54						m	2			
9.0 External Walls													
Description	Туре	Construction			(W/m ² K)	(kJ/m²K) A	rea(m²)		Res	Shelter			Calculation
External Wall 1	Cavity Wall	Other			0.33	0.00	32.32	22.89	0.00	None	9.43	Calcu	ılate Wall Are
9.1 Party Walls Description	Туре	Constru	ction					U-Value	Kappa	Area	Shelter	S	helter
Party Wall 1	Solid Wall								(kJ/m²K) 0.00	(m²) 70.62	Res 0.00		None
9.2 Internal Walls	John Wall	Outer						0.00	0.00	7 0.02			
Description		Construct	ion								Кар		Area (m
Internal Wall 1		Other									(kJ/m 0.0	n²K)	59.74
10.1 Party Ceilings												-	
		Construct	ion								Кар		Area (m²

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Party Ceiling 1		Other								0.00	46.64
11.1 Party Floors											
Description		Storey Index	Construc	tion						Kappa (kJ/m²K)	Area (m
Party Floor 1		Lowest occupied	Other							0.00	46.64
12.0 Opening Types		_				<u>.</u>			_	_	
Description	Data Source	Туре		Glazing		Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K
Opening Type 1	Manufacturer	Window		Double glazed			Air Filled	0.76	Wood	0.70	1.30
13.0 Openings Name	Opening Typ	e	Loca	ition		Orienta	ation	Area	(m²)	Pir	tch
Opening	Opening Type	e 1		nal Wall 1		South		9.4			0
14.0 Conservatory			None	!							
15.0 Draught Proofing			100					%			
16.0 Draught Lobby			No								
17.0 Thermal Bridging			Defa	ult							
Y-value			0.20					W/m²K			
18.0 Pressure Testing			No								
Property Tested?			Yes								
Test Method			Blow	er Door							
19.0 Mechanical Ventilation											
Mechanical Ventilation								_			
Mechanical Ventilati	on System Prese	nt	No								
20.0 Fans, Open Fireplaces	, Flues										
21.0 Fixed Cooling System			No								
22.0 Lighting											
No Fixed Lighting			No							_	
				ame nting 1	Efficacy 100.00		wer 5		acity 00		ount 3
24.0 Main Heating 1								\neg			
5			SAP	table				- 1			
Percentage of Heat			SAP 100.0					%			
Database Ref. No.											
			100.0	00							
Database Ref. No.			100.0	00				% 			
Database Ref. No. Fuel Type			100.0 0 Elect	ricity				% 			
Database Ref. No. Fuel Type SAP Code			100.0 0 Elect	ricity				% 			
Database Ref. No. Fuel Type SAP Code In Winter			100.0 0 Elect 409	ricity				% 			
Database Ref. No. Fuel Type SAP Code In Winter In Summer			100.0 0 Elect 409 100.0 349.4	ricity 00 11				% 			
Database Ref. No. Fuel Type SAP Code In Winter In Summer Controls SAP Code			100.0 0 Elect 409 100.0 349.4	ricity 00 11				% 			
Database Ref. No. Fuel Type SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat			100.0 0 Elect 409 100.0 349.4 2404 No	ricity 00 11				% 			
Database Ref. No. Fuel Type SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat HETAS approved System			100.0 0 Elect 409 100.0 349.4 2404 No	ricity 00 11				% 			
Database Ref. No. Fuel Type SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat HETAS approved System Oil Pump Inside			100.0 0 Elect 409 100.0 349.4 2404 No No	ricity 00 11				% 			
Database Ref. No. Fuel Type SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat HETAS approved System Oil Pump Inside Fan Assisted Flue			100.0 0 Elect 409 100.0 349.4 2404 No No	ricity 00 11	Of Heaters 2				PCDF Inde 230002 m	e x	
Database Ref. No. Fuel Type SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat HETAS approved System Oil Pump Inside Fan Assisted Flue			100.0 0 Elect 409 100.0 349.4 2404 No No	ricity 00 H1 Number	Of Heaters 2				PCDF Inde 230002 m	e x	
Database Ref. No. Fuel Type SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat HETAS approved System Oil Pump Inside Fan Assisted Flue Boiler Interlock			100.0 0 Elect 409 100.0 349.4 No No No No	ricity 00 H1 Number	Of Heaters 2				PCDF Ind e 230002 m	e x	
Database Ref. No. Fuel Type SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat HETAS approved System Oil Pump Inside Fan Assisted Flue Boiler Interlock 25.0 Main Heating 2 Percentage of Heat			100.0 0 Elect 409 100.0 349.4 No No No No Datal	nicity Number	Of Heaters 2				PCDF Inde 230002 m	e x	
Database Ref. No. Fuel Type SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat HETAS approved System Oil Pump Inside Fan Assisted Flue Boiler Interlock 25.0 Main Heating 2 Percentage of Heat Database Ref. No.			100.0 0 Elect 409 100.0 349.4 No No No No Data 0.00 1900	nicity Number	Of Heaters 2				PCDF Inde 230002 m	e x	
Database Ref. No. Fuel Type SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat HETAS approved System Oil Pump Inside Fan Assisted Flue Boiler Interlock 25.0 Main Heating 2 Percentage of Heat			100.0 0 Elect 409 100.0 349.4 No No No No Datal	nicity Number	Of Heaters 2				PCDF Inde 230002 m	e x	

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In Summer	349.41	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	
26.0 Heat Networks	None	
Heat Source Fuel Type Heating U	Heat Power	ctrical Fuel Factor Efficiency type
Heat source 1 None Heat source 2 None Heat source 3 None Heat source 4 None Heat source 5 None	Ratio	
28.0 Water Heating		
Water Heating	Main Heating 2	
SAP Code	914	
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	
Summer Immersion	No	
Cold Water Source	From mains	
Bath Count	1	
Supplementary Immersion	No	
Immersion Only Heating Hot Water	No	
28.3 Waste Water Heat Recovery System		
29.0 Hot Water Cylinder	Internal Store	
Cylinder Stat	No	
Cylinder In Heated Space	No	
Independent Time Control	No	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
In Airing Cupboard	No	
31.0 Thermal Store	None	
34.0 Small-scale Hydro	None	
Electricity Generated	0.00	
Apportioned	0.00	kWh/Year
Connected to dwelling's electricity meter	Yes	
Electricity Generation	Annual	
Jan Feb Mar Apr	May Jun Jul Aug Sep	Oct Nov Dec

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Recommendations
Lower cost measures
None
Further measures to achieve even higher standards
None

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Property Reference	Plot	2 GF							Issued	on Date	17/05/2	024
Assessment Reference						Prop	Type	Ref	Electric I	Heater		
Property		2, 2, London Road,	Twicker	ham, TW1 3RY								
SAP Rating			82 B		DER		8.90)		ΓER	15.0	5
Environmental			94 A			< TER	0.90	,			40.8	
CO ₂ Emissions (t/year)			0.25		DFEE	· · · ·	64.8	2/1		FEE	31.4	
Compliance Check			See E	DEI		E < TFEE)4			-106	
% DPER < TPER			-25.43		DPER		101	.26		rper	80.7	
Assessor Details	Mr. Thom	nas Pope								Assessor	F76	4-0001
Client		D. N. D. H.	A - D -	· ! · · · · · · · · · · · · · · · · · ·								
SUMMARY FOR INP	UT DATA FO	DR: New Build (As Des	signed)								
Orientation			North									
Property Tenture			1									
Transaction Type			6									
Terrain Type			Subu	ban								
1.0 Property Type			Flat, N	Mid-Terrace								
Position of Flat			Mid-fl	oor flat								
Which Floor			1									
2.0 Number of Storeys			1									
3.0 Date Built			2024									
3.0 Property Age Band			L									
4.0 Sheltered Sides			1									
5.0 Sunlight/Shade			Avera	ge or unknown								
6.0 Thermal Mass Param	eter			TMP value								
Thermal Mass			250.0						k	J/m²K		
7.0 Electricity Tariff			7 Hou	ır Off Peak								
Smart electricity meter	fitted		Yes	On roun								
Smart gas meter fitted	IIIICU		Yes									
			100									
7.0 Measurements						Loss Per		r In	ternal Flo			Storey Height
				Basement Ground floor		0.00 m 8.10 m			0.00 m 46.64 r	m²		00 m 99 m
				1st Storey 2nd Storey		0.00 m 0.00 m			0.00 m 0.00 m			00 m 00 m
				3rd Storey	' :	0.00 m			0.00 m	1 ²	0.	00 m
				5th Storey	' :	0.00 m 0.00 m			0.00 m 0.00 m	1 ²	0.	00 m 00 m
				6th Storey 7th Storey		0.00 m 0.00 m			0.00 m 0.00 m			00 m 00 m
8.0 Living Area			24.54						m	2		
9.0 External Walls												
Description	Туре	Construction						Nett Area		Shelter	Openings	Area Calculatio
External Wall 1	Cavity Wall	Other			(W/m²K) 0.33	(kJ/m²K) A 0.00	32.32	(m²) 22.89	Res 0.00	None	9.43	Type Calculate Wall Are
9.1 Party Walls Description	Туре	Constru	ction					U-Value	Карра	Area	Shelter	Shelter
Party Wall 1	Solid Wa		- •						(kJ/m²K) 0.00		Res 0.00	None
9.2 Internal Walls										·		
Description		Construc	tion								Kapp	
Internal Wall 1		Other									(kJ/m² 0.00	
10.1 Party Ceilings						_		_	_	_		
Description		Construc									Kapp	a Area (m²

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Party Ceiling 1		Other								0.00	46.64
11.1 Party Floors											
Description		Storey Index	Construc	tion						Kappa (kJ/m²K)	Area (m
Party Floor 1		Lowest occupied	Other							0.00	46.64
12.0 Opening Types		_				<u>.</u>			_	_	
Description	Data Source	Туре		Glazing		Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K
Opening Type 1	Manufacturer	Window		Double glazed			Air Filled	0.76	Wood	0.70	1.30
13.0 Openings Name	Opening Typ	e	Loca	ition		Orienta	ation	Area	(m²)	Pir	tch
Opening	Opening Type	e 1		nal Wall 1		South		9.4			0
14.0 Conservatory			None	!							
15.0 Draught Proofing			100					%			
16.0 Draught Lobby			No								
17.0 Thermal Bridging			Defa	ult							
Y-value			0.20					W/m²K			
18.0 Pressure Testing			No								
Property Tested?			Yes								
Test Method			Blow	er Door							
19.0 Mechanical Ventilation											
Mechanical Ventilation								_			
Mechanical Ventilati	on System Prese	nt	No								
20.0 Fans, Open Fireplaces	, Flues										
21.0 Fixed Cooling System			No								
22.0 Lighting											
No Fixed Lighting			No							_	
				ame nting 1	Efficacy 100.00		wer 5		acity 00		ount 3
24.0 Main Heating 1								\neg			
5			SAP	table				- 1			
Percentage of Heat			SAP 100.0					%			
Database Ref. No.											
			100.0	00							
Database Ref. No.			100.0	00				% 			
Database Ref. No. Fuel Type			100.0 0 Elect	ricity				% 			
Database Ref. No. Fuel Type SAP Code			100.0 0 Elect	ricity				% 			
Database Ref. No. Fuel Type SAP Code In Winter			100.0 0 Elect 409	ricity 00 11				% 			
Database Ref. No. Fuel Type SAP Code In Winter In Summer			100.0 0 Elect 409 100.0 349.4	ricity 00 11				% 			
Database Ref. No. Fuel Type SAP Code In Winter In Summer Controls SAP Code			100.0 0 Elect 409 100.0 349.4	ricity 00 11				% 			
Database Ref. No. Fuel Type SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat			100.0 0 Elect 409 100.0 349.4 2404 No	ricity 00 11				% 			
Database Ref. No. Fuel Type SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat HETAS approved System			100.0 0 Elect 409 100.0 349.4 2404 No	ricity				% 			
Database Ref. No. Fuel Type SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat HETAS approved System Oil Pump Inside			100.0 0 Elect 409 100.0 349.4 2404 No No	ricity				% 			
Database Ref. No. Fuel Type SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat HETAS approved System Oil Pump Inside Fan Assisted Flue			100.0 0 Elect 409 100.0 349.4 2404 No No	ricity 00 11	Of Heaters 2				PCDF Inde 230002 m	e x	
Database Ref. No. Fuel Type SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat HETAS approved System Oil Pump Inside Fan Assisted Flue			100.0 0 Elect 409 100.0 349.4 2404 No No	ricity 00 H1 Number	Of Heaters 2				PCDF Inde 230002 m	e x	
Database Ref. No. Fuel Type SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat HETAS approved System Oil Pump Inside Fan Assisted Flue Boiler Interlock			100.0 0 Elect 409 100.0 349.4 No No No No	ricity 00 H1 Number	Of Heaters 2				PCDF Ind e 230002 m	e x	
Database Ref. No. Fuel Type SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat HETAS approved System Oil Pump Inside Fan Assisted Flue Boiler Interlock 25.0 Main Heating 2 Percentage of Heat			100.0 0 Elect 409 100.0 349.4 No No No No Datal	nicity Number	Of Heaters 2				PCDF Inde 230002 m	e x	
Database Ref. No. Fuel Type SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat HETAS approved System Oil Pump Inside Fan Assisted Flue Boiler Interlock 25.0 Main Heating 2 Percentage of Heat Database Ref. No.			100.0 0 Elect 409 100.0 349.4 No No No No Data 0.00 1900	nicity Number	Of Heaters 2				PCDF Inde 230002 m	e x	
Database Ref. No. Fuel Type SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat HETAS approved System Oil Pump Inside Fan Assisted Flue Boiler Interlock 25.0 Main Heating 2 Percentage of Heat			100.0 0 Elect 409 100.0 349.4 No No No No Datal	nicity Number	Of Heaters 2				PCDF Inde 230002 m	e x	

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In Summer	349.41]
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00]
Flue Type	None or Unknown	
Fan Assisted Flue	No No	
Flow Temperature	Enter value]
- Tow Temperature	Litter value	
26.0 Heat Networks	None	
Heat Source Fuel Type Heating U Heat source 1 None Heat source 2 None Heat source 3 None	se Efficiency Percentage Of Heat Ele Heat Power Ratio	ctrical Fuel Factor Efficiency type
Heat source 4 None Heat source 5 None		
28.0 Water Heating		1
Water Heating	Main Heating 2	
SAP Code	914	
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	
Summer Immersion	No	
Cold Water Source	From mains	
Bath Count	1	
Supplementary Immersion	No	
Immersion Only Heating Hot Water	No	
28.3 Waste Water Heat Recovery System		•
29.0 Hot Water Cylinder	Internal Store	
Cylinder Stat	No	
Cylinder In Heated Space	No	
Independent Time Control	No	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	, L
Loss	1.61	kWh/day
In Airing Cupboard	No]
31.0 Thermal Store	None]
32.0 Photovoltaic Unit		1
	One Dwelling]]
Export Capable Meter?	Yes]]
Connected To Dwelling	Yes]
Diverter	No]
Battery Capacity [kWh]	0.00	

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PV Cells kWp	Orientation	Elevation	Overshading	FGHRS	MCS Certificate	Overs Facto	shading or	MCS Certificate Reference	Panel Manufacturer
0.50	South	30°	None Or Little	No	No	1.00		Reference	
34.0 Small-scale Hydro		[None						
Electricity Generated		[0.00						
Apportioned		[0.00				kWh/Ye	ear	
Connected to dwelling's el	ectricity meter	[Yes						
Electricity Generation			Annual						
Jan Feb	Mar	Apr	May Jun	Jul	Aug	Sep	Oc	t Nov	Dec

Recommendations

None

Further measures to achieve even higher standards None

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Property Reference	Plo	t 2 GF							Issued	on Date	17/05/	2024	
Assessment Reference						Prop	Type	Ref	Electric I	Heater			
Property		t 2, 2, London Ro	ad, Twicken	ham, TW1 3RY									
SAP Rating			79 C		DER		10.1	3		ER	15.		
Environmental			93 A		% DER	< TER					32.		
CO ₂ Emissions (t/year))		0.31		DFEE		64.8	34		FEE	31.		
Compliance Check			See E			E < TFEE	_					6.48	
% DPER < TPER			-37.77	7	DPER		111.	22		PER	80.	73	
Assessor Details	Mr. Tho	mas Pope							, A	lossesso	· ID F70	64-000)1
Client													
SUMMARY FOR INP	UT DATA F	OR: New Bui	d (As Des	signed)									
Orientation			North										
Property Tenture			1										
Transaction Type			6										
Terrain Type			Subur	ban									
1.0 Property Type				Mid-Terrace									
Position of Flat				oor flat									
Which Floor			1										
2.0 Number of Storeys			1										
3.0 Date Built			2024										
3.0 Property Age Band			1										
4.0 Sheltered Sides			1										
			Avere	an or unknown									
5.0 Sunlight/Shade 6.0 Thermal Mass Param	ata v			ge or unknown									
	eter		250.0	TMP value						1/100 21/			
Thermal Mass			250.0						K	J/m²K			
7.0 Electricity Tariff			7 Hou	ır Off Peak									
Smart electricity meter	fitted		Yes										
Smart gas meter fitted			Yes										
7.0 Measurements								_		_	_		
				Basement	t:	Loss Per 0.00 m		r In	ternal Floo 0.00 m	1 ²		0.00 m	
				Ground floor 1st Storey		8.10 m 0.00 m			46.64 r 0.00 m			3.99 m 0.00 m	
				2nd Storey	<i>r</i> :	0.00 m			0.00 m		(0.00 m	ı
				3rd Storey 4th Storey		0.00 m 0.00 m			0.00 m 0.00 m			0.00 m 0.00 m	
				5th Storey 6th Storey		0.00 m 0.00 m			0.00 m 0.00 m			0.00 m 0.00 m	
				7th Storey		0.00 m			0.00 m			0.00 m	
8.0 Living Area			24.54						m	2			
9.0 External Walls													
Description	Туре	Construction						Nett Area		Shelter	Openings		Calculation
External Wall 1	Cavity Wall	Other			(W/m²K) 0.33	(kJ/m²K) A 0.00	Area(m²) 32.32	(m²) 22.89	Res 0.00	None	9.43	Calcula	Type ite Wall Are
9.1 Party Walls Description	Туре	Cons	struction						Карра	Area	Shelter	Sh	elter
Party Wall 1	Solid W	Vall Othe	r					(W/m ² K) 0.00	(kJ/m²K) 0.00	(m²) 70.62	Res 0.00	N	one
9.2 Internal Walls													
Description		Const	ruction								Кар		Area (m²
In the sum of 1 NA/ - 11 of		Other									(kJ/m 0.0		59.74
Internal Wall 1													
10.1 Party Ceilings													

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Party Ceiling 1		Other								0.00	46.64
11.1 Party Floors											
Description		Storey Index	Construc	ction						Kappa (kJ/m²K)	Area (m
Party Floor 1		Lowest occupied	Other							0.00	46.64
12.0 Opening Types	D / 0	_				.			_	_	
Description		Туре		Glazing		Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K
Opening Type 1	Manufacturer	Window		Double glazed			Air Filled	0.76	Wood	0.70	1.30
13.0 Openings Name	Opening Typ	e	Loca	ation		Orienta	ation	Area	(m²)	Pir	tch
Opening	Opening Type	1		rnal Wall 1		South		9.4)
14.0 Conservatory			None	Э							
15.0 Draught Proofing			100					%			
16.0 Draught Lobby			No								
17.0 Thermal Bridging			Defa	ult							
Y-value			0.20					W/m²K			
18.0 Pressure Testing			No								
Property Tested?			Yes								
Test Method			Blow	er Door							
19.0 Mechanical Ventilation											
Mechanical Ventilation								_			
Mechanical Ventilati	on System Prese	nt	No								
20.0 Fans, Open Fireplaces	, Flues										
21.0 Fixed Cooling System			No								
22.0 Lighting											
No Fixed Lighting			No							_	
				l ame hting 1	Efficacy 100.00		wer 5		acity 00		unt 3
24.0 Main Heating 1				table							
5			SAP	tabic							
Percentage of Heat			100.					%			
Database Ref. No.								% 			
			100.								
Database Ref. No.			100.	00				% 			
Database Ref. No. Fuel Type			100. 0 Elec	00 tricity				% 			
Database Ref. No. Fuel Type SAP Code			100. 0 Elec 409	tricity				% 			
Database Ref. No. Fuel Type SAP Code In Winter			100. 0 Elec 409	tricity 00 41				%]]			
Database Ref. No. Fuel Type SAP Code In Winter In Summer			100. 0 Elec 409 100. 349.	tricity 00 41				% 			
Database Ref. No. Fuel Type SAP Code In Winter In Summer Controls SAP Code			100. 0 Elec 409 100. 349. 2404	tricity 00 41				% 			
Database Ref. No. Fuel Type SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat			100. 0 Elec 409 100. 349. 2404 No	tricity 00 41				% 			
Database Ref. No. Fuel Type SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat HETAS approved System			100. 0 Elec 409 100. 349. 2404 No	tricity 00 41				% 			
Database Ref. No. Fuel Type SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat HETAS approved System Oil Pump Inside			100. 0 Elec 409 100. 349. 2404 No No	tricity 00 41				% 			
Database Ref. No. Fuel Type SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat HETAS approved System Oil Pump Inside Fan Assisted Flue			100. 0 Elec 409 100. 349. 2404 No No	tricity 00 41	Of Heaters 2				PCDF Inde 230002 m	e x	
Database Ref. No. Fuel Type SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat HETAS approved System Oil Pump Inside Fan Assisted Flue			100. 0 Elec 409 100. 349. 2404 No No No	tricity 00 41	Of Heaters 2				PCDF Inde 230002 m	e x	
Database Ref. No. Fuel Type SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat HETAS approved System Oil Pump Inside Fan Assisted Flue Boiler Interlock			100. 0 Elec 409 100. 349. 2404 No No No	tricity 00 41 Number	Of Heaters 2				PCDF Ind e 230002 m	ex 1	
Database Ref. No. Fuel Type SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat HETAS approved System Oil Pump Inside Fan Assisted Flue Boiler Interlock 25.0 Main Heating 2 Percentage of Heat			100. 0 Elec 409 100. 349. 2404 No No No No Data 0.00	tricity 00 41 Number	Of Heaters 2				PCDF Inde 230002 m	ex 1	
Database Ref. No. Fuel Type SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat HETAS approved System Oil Pump Inside Fan Assisted Flue Boiler Interlock 25.0 Main Heating 2 Percentage of Heat Database Ref. No.			100. 0 Elec 409 100. 349. 2404 No No No No 100. 100. 100. 100. 100.	number	Of Heaters 2				PCDF Inde 230002 m	e x	
Database Ref. No. Fuel Type SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat HETAS approved System Oil Pump Inside Fan Assisted Flue Boiler Interlock 25.0 Main Heating 2 Percentage of Heat			100. 0 Elec 409 100. 349. 2404 No No No No 100. 100. 100. 100. 100.	tricity 00 41 Number	Of Heaters 2				PCDF Inde 230002 m	e x	

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In Summer	349.41	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	
26.0 Heat Networks	None	
Heat Source Fuel Type Heating U		trical Fuel Factor Efficiency type
Heat source 1 None Heat source 2 None Heat source 3 None Heat source 4 None Heat source 5 None		
28.0 Water Heating		
Water Heating	Main Heating 2	
SAP Code	914	
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	
Summer Immersion	No	
Cold Water Source	From mains	
Bath Count	1	
Supplementary Immersion	No	
Immersion Only Heating Hot Water	No	
28.3 Waste Water Heat Recovery System		
29.0 Hot Water Cylinder	Internal Store	
Cylinder Stat	No	
Cylinder In Heated Space	No	
Independent Time Control	No	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
In Airing Cupboard	No	
31.0 Thermal Store	None	

Recommendations Lower cost measures

None

Further measures to achieve even higher standards



Property Reference	Plot	3 FF							Issued	on Date	17/0	5/202	1
Assessment Reference	Base	e				Prop	Туре	Ref	storage	heater			
Property	Flat	3, 2, London Road,	Twicken	nham, TW1 3RY									
SAP Rating			48 E		DER		12.8	36		ΓER	1	1.85	
Environmental			90 B			< TER	12.0					3.52	
CO ₂ Emissions (t/year)			0.59		DFEE		59.2	99		TFEE		2.58	
Compliance Check			See E	REI		E < TFEE						162.61	
% DPER < TPER			-104.4		DPER		129	.61	1	TPER		3.40	
Assessor Details	Mr. Thom	nas Pope								Assessor	ID F	764-0	001
Client		<u>'</u>											
SUMMARY FOR INPL	UT DATA FO	DR: New Build (As Des	signed)									
Orientation			East										
Property Tenture			1										
Transaction Type			6										
Terrain Type			Subur	rban									
1.0 Property Type				Mid-Terrace									
Position of Flat				oor flat									
Which Floor			2										
2.0 Number of Storeys			1										
3.0 Date Built			2024										
3.0 Property Age Band			I										
4.0 Sheltered Sides			1										
5.0 Sunlight/Shade			Avera	ge or unknown									
6.0 Thermal Mass Parame	eter			TMP value									
Thermal Mass			250.0						k	J/m²K			
7.0 Electricity Tariff			7 Hou	ır Off Peak									
Smart electricity meter	fitted		Yes	On roun									
Smart gas meter fitted	muod		Yes										
7.0 Measurements													
				Basement Ground floor 1st Storey 2nd Storey 3rd Storey 4th Storey 5th Storey 7th Storey		0.00 m 12.30 m 0.00 m 0.00 m 0.00 m 0.00 m 0.00 m 0.00 m 0.00 m 0.00 m	1	r In	ternal Flo 0.00 n 62.43 i 0.00 n	n² m² n² n² n² n² n²	Averag	0.00 3.02 0.00 0.00 0.00 0.00 0.00 0.00	m m m m m m
8.0 Living Area			28.07						m	l ²			
9.0 External Walls	Time	Comptensel			11.14-1	V	C=	Note 4	Challer	OI**		·	- Coloni d
Description External Wall 1	Type Cavity Wall	Construction Other				(kJ/m²K) A		Nett Area (m²) 29.59	Res 0.00	Shelter None	Openin 7.56	_	a Calculation Type ulate Wall Are
9.1 Party Walls Description	Type	Construc	ction				510		Kappa	Area	Shelter		helter
Party Wall 1	Solid Wa								(kJ/m²K) 0.00		Res 0.00		None
9.2 Internal Walls													
Description		Construct	ion									ppa m²K)	Area (m
Internal Wall 1		Other										.00 ′	40.76
10.1 Party Ceilings Description		Construct	ion									ippa ′m²K)	Area (m²



Party Floor 1	Party Ceiling 1		Other							0.00	62.43	
Description Story Construction Indicat												
Part Company			Storey	Construction						Карра	Area (m²	
Description	Party Floor 1		Lowest								62.43	
Opening Type Manufacturer Window Double glazed Cap Type Factor (Winner) Factor (Winner) Type Type Type Factor (Winner) Type	12.0 Opening Types	Data Sauras	Time	Clarina		Cloring	C:II:na	Cyalua	Fromo	Frama	II Value	
13.0 Openings	-			_			Type		Type	Factor	(W/m ² K)	
Name		Manufacturer	Window	Double glaze	d		Air Filled	0.76	Wood	0.70	1.60	
Opening	· ·	Opening Ty	vno.	Location		Oriont	ation	Aroa	(m²)	Di	tch	
15.0 Draught Proofing	Opening	Opening Typ	oe 1	External Wall 1		South	West	3.2	Ò		0	
17.0 Thermal Bridging Default	14.0 Conservatory			None								
17.0 Thermal Bridging Default Default Default Default Default Default Default Default Default De	15.0 Draught Proofing			100				%				
17.1 List of Bridges Source Type Length Psi Adjusted Reference: Importee E2 Other Intels (including other steel lintels) E3 Sill 1.00	16.0 Draught Lobby			No								
Bridge Type Canada Table K1 - Default 5.00 1.00 1.00 1.00 1.00 Yes E.3 Still E.2 Other lintels (including other steel lintels) Table K1 - Default 5.00 1.00 1.00 Yes E.3 Still E.4 Jamb K1 - Default 5.00 1.00 1.00 Yes E.4 Jamb K1 - Default 5.00 1.00 1.00 Yes E.7 Party (loor between dwellings (in blocks of flats) Table K1 - Default 12.30 0.28 0.28 Yes E.7 Party (loor between dwellings (in blocks of flats) Table K1 - Default 12.30 0.28 0.28 Yes E.8 Party (was between dwellings Table K1 - Default 12.30 0.28 0.28 Yes Yes Table K1 - Default 12.30 0.28 0.28 Yes Yes Table K1 - Default 12.30 0.28 0.28 Yes Yes Table K1 - Default 12.30 0.28 0.28 Yes Yes Table K1 - Default 12.30 0.28 0.28 Yes Yes Table K1 - Default 12.30 0.28 0.28 Yes Yes Table K1 - Default 12.30 0.28 0.28 Yes Yes Table K1 - Default 12.30 0.28 0.28 Yes Yes Table K1 - Default 12.30 0.28 0.28 Yes Yes Table K1 - Default 12.30 0.28 0.28 Yes Table K1 - Default 12.30 0.28 0.28 Ves Yes Table K1 - Default 12.30 0.28 0.28 Ves Yes Yes Table K1 - Default 12.30 0.28 0.28 Ves Yes Yes Table K1 - Default 12.30 0.28 0.28 Ves Yes Yes Table K1 - Default 12.30 0.28 0.28 Ves Yes Yes Table K1 - Default 12.30 0.28 0.28 Ves Yes Yes Table K1 - Default 13.30 0.28 0.28 Ves Table K1 - Default 13.30 0.28 Ves Table K1 - Default 13.30 0.28 0.28 Ves Table K1 - Default 13.30 Ves	17.0 Thermal Bridging			Default								
E2 Other lintels (including other steel lintels) E3 Sill Table kt 1 - Default 5.00 1.00 1.00 Yes E3 Sill Table kt 1 - Default 5.00 1.00 1.00 Yes E4 Jamb Table kt 1 - Default 5.00 1.00 1.00 Yes E4 Jamb Table kt 1 - Default 5.00 1.00 1.00 Yes E1 B Party (floor between dwellings (in blocks of flats) Table kt 1 - Default 20.40 0.10 0.10 Yes Yes E1 B Party wall between dwellings Table kt 1 - Default 12.30 0.24 0.24 0.24 Yes Yes Yes Table kt 1 - Default 12.08 0.24 0.24 0.24 Yes Yes Yes Table kt 1 - Default 12.08 0.24 0.24 0.24 Yes Yes Table kt 1 - Default 12.08 0.24 0.24 0.24 Yes Yes Table kt 1 - Default 12.08 0.24 0.24 0.24 0.24 Yes Yes Table kt 1 - Default 12.08 0.24 0.24 0.24 Yes Yes Table kt 1 - Default 12.08 0.24 0.24 0.24 Yes Yes Table kt 1 - Default 12.08 0.24 0.24 0.24 Yes Yes Table kt 1 - Default 12.08 0.24 0.24 0.24 Yes Yes Table kt 1 - Default 12.08 0.24 0.24 0.24 Yes Table kt 1 - Default 12.08 0.24 0.24 0.24 Yes Yes Table kt 1 - Default 12.08 0.24 0.24 0.24 Yes Yes Table kt 1 - Default 12.08 0.24 0.24 0.24 Yes Yes Table kt 1 - Default 12.08 0.24 0.24 0.24 Yes Yes Table kt 1 - Default 12.08 0.24 0.24 0.24 Yes Yes Table kt 1 - Default 12.08 0.24 0.24 0.24 Yes Yes Table kt 1 - Default 12.08 0.24 0.24 0.24 Yes Yes Table kt 1 - Default 12.08 0.24 0.24 0.24 Yes Yes Table kt 1 - Default 12.08 0.24 0.24 0.24 Yes Yes Table kt 1 - Default 12.08 0.24 0.24 0.24 Yes Yes Table kt 1 - Default 12.08 0.24 0.24 0.24 Yes Table kt 1 - Default 12.08 0.24 0.24 Ves Table kt 1 - Default 12.08 0.24 0.24 Ves Table kt 1 - Default 12.08 0.24 0.24 Ves Table kt 1 - Default 12.08 0.24 0.24 Ves Table kt 1 - Default 12.08 0.24 Ves Ta				Source Type	Lenath	Psi	Adjusted	Reference	:		Imported	
E4 Jamb F7 Party floor between dwellings (in blocks of flats) Table K1 - Default Table K1 - Default 12.30 0.28 0.28 Yes Yes E18 Party wall between dwellings (in blocks of flats) Table K1 - Default 12.30 0.28 0.28 Yes Yes Yes E18 Party wall between dwellings (in blocks of flats) Table K1 - Default 12.30 0.24 0.24 0.24 0.24	E2 Other lintels (including	g other steel linte	ls)	Table K1 - Default	5.00	1.00	1.00		-		Yes	
Table K1 - Default	E4 Jamb			Table K1 - Default	20.40	0.10	0.10				Yes	
18.0 Pressure Testing			s of flats)									
Property Tested? Test Method Blower Door 19.0 Mechanical Ventilation Mechanical Ventilation System Present No 20.0 Fans, Open Fireplaces, Flues 21.0 Fixed Cooling System No Fixed Lighting No Fixed Lightin	Y-value			0.20				W/m²K				
19.0 Mechanical Ventilation Mechanical Ventilation Mechanical Ventilation Mechanical Ventilation System Present No	18.0 Pressure Testing			No								
19.0 Mechanical Ventilation Mechanical Ventilation Mechanical Ventilation System Present 20.0 Fans, Open Fireplaces, Flues 21.0 Fixed Cooling System No No No Name Efficacy Lighting No Fixed Lighting No Name Efficacy Lighting 1 100.00 5 5 000 4 24.0 Main Heating 1 Percentage of Heat 100.00 Database Ref. No. Fuel Type Electricity SAP Code In Winter In Winter In Summer 100.00 Controls SAP Code 2603 Delayed Start Stat No HETAS approved System No Oil Pump Inside Fan Assisted Flue No Boiler Interlock No No 25.0 Main Heating 2 None	Property Tested?			Yes				Ī				
Mechanical Ventilation System Present No 20.0 Fans, Open Fireplaces, Flues 22.0 Lighting No Fixed Lighting Name Lighting 1 Efficacy Power Solo Capacity Count 4 24.0 Main Heating 1 SAP table Percentage of Heat 100.00 % Database Ref. No. 0 Fuel Type Electricity SAP Code 691 In Winter 100.00 No SAP Code 2803 Delayed Start Stat No No SAP Code 2803 Delayed Start Stat No Oil Pump Inside No Oil Pump Inside No Delayed Start Stat No <th colspan<="" td=""><td>Test Method</td><td></td><td></td><td>Blower Door</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th>	<td>Test Method</td> <td></td> <td></td> <td>Blower Door</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	Test Method			Blower Door							
22.0 Lighting No Fixed Lighting 1 No Name Lighting 1 Percentage of Heat Database Ref. No. Fuel Type SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat HETAS approved System Oil Pump Inside Fan Assisted Flue Boiler Interlock No No SAP table No			ent	No								
No	21.0 Fixed Cooling System	1		No								
Name Efficacy Power Capacity Sount	22.0 Lighting											
Lighting 1 100.00 5 5 500 4 24.0 Main Heating 1	No Fixed Lighting											
Percentage of Heat												
Percentage of Heat	24 0 Main Heating 1			SAP table				7				
Database Ref. No.												
Fuel Type Electricity SAP Code 691 In Winter 100.00 In Summer 100.00 Controls SAP Code 2603 Delayed Start Stat No HETAS approved System No Oil Pump Inside No Fan Assisted Flue No Boiler Interlock No								╡ ~				
SAP Code 691 In Winter 100.00 In Summer 100.00 Controls SAP Code 2603 Delayed Start Stat No HETAS approved System No Oil Pump Inside No Fan Assisted Flue No Boiler Interlock No								╡				
In Winter 100.00 In Summer 100.00 Controls SAP Code 2603 Delayed Start Stat No HETAS approved System No Oil Pump Inside No Fan Assisted Flue No Boiler Interlock No				,				╡				
In Summer 100.00 Controls SAP Code 2603 Delayed Start Stat No HETAS approved System No Oil Pump Inside No Fan Assisted Flue No Boiler Interlock No								\exists				
Controls SAP Code Delayed Start Stat No HETAS approved System Oil Pump Inside Fan Assisted Flue Boiler Interlock No No No No No No No No No N								\exists				
Delayed Start Stat No HETAS approved System Oil Pump Inside Fan Assisted Flue Boiler Interlock No No No No No No No No No N								\exists				
HETAS approved System Oil Pump Inside Fan Assisted Flue Boiler Interlock No No No No No No No No No N								\exists				
Oil Pump Inside Fan Assisted Flue No Boiler Interlock No No No None		n						\exists				
Fan Assisted Flue Boiler Interlock No 25.0 Main Heating 2 None		11						\exists				
Boiler Interlock No No None								\exists				
26 0 Heat Networks	25.0 Main Heating 2			None								
	26.0 Heat Networks			None								



Heat Source Fuel Type Heating Us	e Efficiency	Percentage Of Heat	Heat	Heat Power Ratio	Electrical	Fuel Factor	Efficiency type
Heat source 1 None Heat source 2 None Heat source 3 None Heat source 4 None Heat source 5 None				Ratio			
28.0 Water Heating							
Water Heating	Independent						
SAP Code	909						
Fuel Type	Electricity						
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						
Summer Immersion	No						
Cold Water Source	From mains						
Bath Count	1						
Supplementary Immersion	No						
Immersion Only Heating Hot Water	No						
28.3 Waste Water Heat Recovery System							
29.0 Hot Water Cylinder	Internal Store						
Cylinder Stat	No						
Cylinder In Heated Space	No						
Independent Time Control	No						
Insulation Type	Measured Loss						
Cylinder Volume	201.00				L		
Loss	1.61				kWh/	day	
In Airing Cupboard	No						
31.0 Thermal Store	None						

Recommendations

Lower cost measures

Further measures to achieve even higher standards None



Property Reference	Plot	3 FF							Issued	on Date	17/0	5/202	1
Assessment Reference	Gree	en				Prop	Type	Ref	storage I	neater			
Property		3, 2, London Road,	Twicken	nham, TW1 3RY									
SAP Rating			83 B		DER		7.52)		ΓER	1	1.69	
Environmental			94 A		% DER	< TER						5.67	
CO ₂ Emissions (t/year)			0.29		DFEE		51.8	30	1 -	TFEE		2.58	
Compliance Check			See E	BRFI		E < TFEE						129.44	
% DPER < TPER			-35.2		DPER		84.5	54	1	TPER .		2.52	
Assessor Details	Mr. Thom	nas Pope								Assessor	ID F	764-0	001
Client		<u>'</u>											
SUMMARY FOR INP	UT DATA FO	OR: New Build (A	As Des	signed)									
Orientation		·	East										
Property Tenture			1										
Transaction Type			6										
Terrain Type			Subur	rban									
1.0 Property Type				Mid-Terrace									
Position of Flat				oor flat									
Which Floor			2	oor nat									
2.0 Number of Storeys			1										
3.0 Date Built			2024										
3.0 Property Age Band			I										
4.0 Sheltered Sides			1										
5.0 Sunlight/Shade			Avera	ge or unknown									
6.0 Thermal Mass Param	eter			TMP value									
Thermal Mass	etei		250.0						k	J/m²K			
7.0 Electricity Tariff			7 Hou	ır Off Peak									
Smart electricity meter	fitted		Yes	II OII I Cak									
Smart gas meter fitted	iilled		Yes										
			163										
7.0 Measurements				Basement Ground floor 1st Storey 2nd Storey 3rd Storey 4th Storey 5th Storey 7th Storey		0.00 m 12.30 m 0.00 m 0.00 m 0.00 m 0.00 m 0.00 m 0.00 m 0.00 m	1	r In	ternal Flo 0.00 n 62.43 r 0.00 n 0.00 n 0.00 n 0.00 n 0.00 n 0.00 n	1 ² m ² 1 ² 1 ² 1 ² 1 ²	Averag	0.00 3.02 0.00 0.00 0.00 0.00 0.00 0.00	m m m m m m
8.0 Living Area			28.07						m	2			
9.0 External Walls	-	0				и-	-	No.	Ob - "	<u> </u>			- 0-1
Description External Wall 1	Type Cavity Wall	Construction Other				(kJ/m²K) A		Nett Area (m²) 29.59	Shelter Res 0.00	Shelter None	Openin 7.56	_	a Calculation Type ulate Wall Are
9.1 Party Walls Description	Туре	Construc	ction		0.00	0.00	07.10		Kappa	Area	Shelter		helter
Party Wall 1	Solid Wa								(kJ/m²K) 0.00		Res 0.00		None
9.2 Internal Walls													
Description		Construct	ion									ippa /m²K)	Area (m
Internal Wall 1		Other										.00	40.76
10.1 Party Ceilings Description		Construct	ion									ippa /m²K)	Area (m²



Party Ceiling 1		Other							0.00	62.43
11.1 Party Floors										
Description		Storey	Construction						Карра	Area (m²
Party Floor 1		Index Lowest occupied	Other						(kJ/m²K) 0.00	62.43
12.0 Opening Types Description	Data Source	Туре	Glazing		Glazing	Filling	G-value	Frame	Frame	U Value
-			_		Gap	Type		Type	Factor	(W/m^2K)
Opening Type 1	Manufacturer	Window	Double glaz	.ea		Air Filled	0.76	Wood	0.70	1.30
13.0 Openings Name Opening	Opening Ty Opening Typ		Location External Wall 1		Orient South		Area 3.2			tch 0
Opening	Opening Typ	pe 1	External Wall 1		Noi	rth	4.3	6		0
14.0 Conservatory			None							
15.0 Draught Proofing			100				%			
16.0 Draught Lobby			No							
17.0 Thermal Bridging 17.1 List of Bridges			Default							
Bridge Type			Source Type	Length	Psi		Reference	:		Imported
E2 Other lintels (includi E3 Sill	ing other steel linte	·ls)	Table K1 - Default Table K1 - Default	5.00 5.00	1.00 0.10	1.00 0.10				Yes Yes
E4 Jamb E7 Party floor between	dwellings (in block	s of flats)	Table K1 - Default Table K1 - Default	20.40 12.30	0.10 0.28	0.10 0.28				Yes Yes
E18 Party wall between			Table K1 - Default	12.08	0.24	0.24				Yes
Y-value			0.20				W/m²K			
18.0 Pressure Testing			No							
Property Tested?			Yes							
Test Method			Blower Door							
Mechanical Ventilation Mechanical Ventil 20.0 Fans, Open Fireplace	lation System Pres	ent	No							
21.0 Fixed Cooling System	<u> </u>		No							
22.0 Lighting										
No Fixed Lighting			No							
			Name Lighting 1	Efficacy 100.00		wer 5	Cap a 50	acity 00		ount 4
24.0 Main Heating 1			SAP table							
Percentage of Heat			100.00				- %			
Database Ref. No.			0				70			
Fuel Type			Electricity				\exists			
SAP Code			409				\exists			
In Winter			100.00				\exists			
In Summer			349.41				\exists			
Controls SAP Code			2404				\exists			
Delayed Start Stat			No				╡			
HETAS approved Syste	em		No				╡			
Oil Pump Inside			No				╡			
Fan Assisted Flue			No				╡			
Boiler Interlock			No				=			
				per Of Heaters			F	CDF Inde		
				3				230002 m	n	
25.0 Main Heating 2			Database							



Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	349.41	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
Burner Control	Modulating	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	
Combi boiler type	Standard Combi	
Combi keep hot type	None	
	[v	· I
6.0 Heat Networks	None	
Heat Source Fuel Type Heating L		ctrical Fuel Factor Efficiency type
Heat source 1 None Heat source 2 None Heat source 3 None Heat source 4 None Heat source 5 None 8.0 Water Heating Water Heating	Heat Power Ratio	
Heat source 1 None Heat source 2 None Heat source 3 None Heat source 4 None Heat source 5 None 8.0 Water Heating	Heat Power Ratio	
Heat source 1 None Heat source 2 None Heat source 3 None Heat source 4 None Heat source 5 None 8.0 Water Heating Water Heating	Heat Power Ratio	
Heat source 1 None Heat source 2 None Heat source 3 None Heat source 4 None Heat source 5 None 8.0 Water Heating Water Heating SAP Code	Heat Power Ratio Main Heating 2 914	
Heat source 1 None Heat source 2 None Heat source 3 None Heat source 4 None Heat source 5 None 8.0 Water Heating Water Heating SAP Code Flue Gas Heat Recovery System	Heat Power Ratio	
Heat source 1 None Heat source 2 None Heat source 3 None Heat source 4 None Heat source 5 None 8.0 Water Heating Water Heating SAP Code Flue Gas Heat Recovery System Waste Water Heat Recovery Instantaneous System 1	Main Heating 2 914 No No	
Heat source 1 None Heat source 2 None Heat source 3 None Heat source 4 None Heat source 5 None 8.0 Water Heating Water Heating SAP Code Flue Gas Heat Recovery System Waste Water Heat Recovery Instantaneous System 1 Waste Water Heat Recovery Instantaneous System 2	Main Heating 2 914 No No	
Heat source 1 None Heat source 2 None Heat source 3 None Heat source 4 None Heat source 5 None 8.0 Water Heating Water Heating SAP Code Flue Gas Heat Recovery System Waste Water Heat Recovery Instantaneous System 1 Waste Water Heat Recovery Instantaneous System 2 Waste Water Heat Recovery Storage System	Main Heating 2 914 No No No	
Heat source 1 None Heat source 2 None Heat source 3 None Heat source 4 None Heat source 5 None 8.0 Water Heating Water Heating SAP Code Flue Gas Heat Recovery System Waste Water Heat Recovery Instantaneous System 1 Waste Water Heat Recovery Instantaneous System 2 Waste Water Heat Recovery Storage System Solar Panel	Main Heating 2 914 No No No No No	
Heat source 1 None Heat source 2 None Heat source 3 None Heat source 4 None Heat source 5 None 8.0 Water Heating Water Heating SAP Code Flue Gas Heat Recovery System Waste Water Heat Recovery Instantaneous System 1 Waste Water Heat Recovery Instantaneous System 2 Waste Water Heat Recovery Storage System Solar Panel Water use <= 125 litres/person/day	Main Heating 2 914 No No No No No No No No No N	
Heat source 1 None Heat source 2 None Heat source 3 None Heat source 4 None Heat source 5 None 8.0 Water Heating Water Heating SAP Code Flue Gas Heat Recovery System Waste Water Heat Recovery Instantaneous System 1 Waste Water Heat Recovery Instantaneous System 2 Waste Water Heat Recovery Storage System Solar Panel Water use <= 125 litres/person/day Summer Immersion	Main Heating 2 914 No No No No No No No No No N	
Heat source 1 None Heat source 2 None Heat source 3 None Heat source 4 None Heat source 5 None 8.0 Water Heating Water Heating SAP Code Flue Gas Heat Recovery System Waste Water Heat Recovery Instantaneous System 1 Waste Water Heat Recovery Instantaneous System 2 Waste Water Heat Recovery Storage System Solar Panel Water use <= 125 litres/person/day Summer Immersion Cold Water Source	Main Heating 2 914 No No No No No No No No No N	
Heat source 1 None Heat source 2 None Heat source 3 None Heat source 4 None Heat source 5 None 8.0 Water Heating Water Heating SAP Code Flue Gas Heat Recovery System Waste Water Heat Recovery Instantaneous System 1 Waste Water Heat Recovery Instantaneous System 2 Waste Water Heat Recovery Storage System Solar Panel Water use <= 125 litres/person/day Summer Immersion Cold Water Source Bath Count	Main Heating 2 914 No No No No No Prom mains 1	
Heat source 1 None Heat source 2 None Heat source 3 None Heat source 4 None Heat source 5 None 8.0 Water Heating Water Heating SAP Code Flue Gas Heat Recovery System Waste Water Heat Recovery Instantaneous System 1 Waste Water Heat Recovery Instantaneous System 2 Waste Water Heat Recovery Storage System Solar Panel Water use <= 125 litres/person/day Summer Immersion Cold Water Source Bath Count Supplementary Immersion Immersion Only Heating Hot Water	Main Heating 2 914 No No No No No From mains 1 No	
Heat source 1 None Heat source 2 None Heat source 3 None Heat source 4 None Heat source 5 None 8.0 Water Heating Water Heating SAP Code Flue Gas Heat Recovery System Waste Water Heat Recovery Instantaneous System 1 Waste Water Heat Recovery Instantaneous System 2 Waste Water Heat Recovery Storage System Solar Panel Water use <= 125 litres/person/day Summer Immersion Cold Water Source Bath Count Supplementary Immersion Immersion Only Heating Hot Water 8.3 Waste Water Heat Recovery System	Main Heating 2 914 No No No No No From mains 1 No No No	
Heat source 1 None Heat source 2 None Heat source 3 None Heat source 4 None Heat source 5 None 8.0 Water Heating Water Heating SAP Code Flue Gas Heat Recovery System Waste Water Heat Recovery Instantaneous System 1 Waste Water Heat Recovery Instantaneous System 2 Waste Water Heat Recovery Storage System Solar Panel Water use <= 125 litres/person/day Summer Immersion Cold Water Source Bath Count Supplementary Immersion Immersion Only Heating Hot Water 8.3 Waste Water Heat Recovery System 9.0 Hot Water Cylinder	Main Heating 2 914 No No No No No From mains 1 No No Internal Store	
Heat source 1 None Heat source 2 None Heat source 3 None Heat source 4 None Heat source 5 None 8.0 Water Heating Water Heating SAP Code Flue Gas Heat Recovery System Waste Water Heat Recovery Instantaneous System 1 Waste Water Heat Recovery Instantaneous System 2 Waste Water Heat Recovery Storage System Solar Panel Water use <= 125 litres/person/day Summer Immersion Cold Water Source Bath Count Supplementary Immersion Immersion Only Heating Hot Water 8.3 Waste Water Heat Recovery System 9.0 Hot Water Cylinder Cylinder Stat	Main Heating 2 914 No No No No No No No N	
Heat source 1 None Heat source 2 None Heat source 3 None Heat source 4 None Heat source 5 None 8.0 Water Heating Water Heating SAP Code Flue Gas Heat Recovery System Waste Water Heat Recovery Instantaneous System 1 Waste Water Heat Recovery Instantaneous System 2 Waste Water Heat Recovery Storage System Solar Panel Water use <= 125 litres/person/day Summer Immersion Cold Water Source Bath Count Supplementary Immersion Immersion Only Heating Hot Water 8.3 Waste Water Heat Recovery System 9.0 Hot Water Cylinder Cylinder Stat Cylinder In Heated Space	Heat Power Ratio	
Heat source 1 None Heat source 2 None Heat source 3 None Heat source 4 None Heat source 5 None 8.0 Water Heating Water Heating SAP Code Flue Gas Heat Recovery System Waste Water Heat Recovery Instantaneous System 1 Waste Water Heat Recovery Instantaneous System 2 Waste Water Heat Recovery Storage System Solar Panel Water use <= 125 litres/person/day Summer Immersion Cold Water Source Bath Count Supplementary Immersion Immersion Only Heating Hot Water 8.3 Waste Water Heat Recovery System 9.0 Hot Water Cylinder Cylinder Stat Cylinder In Heated Space Independent Time Control	Heat	
Heat source 1 None Heat source 2 None Heat source 3 None Heat source 4 None Heat source 5 None 8.0 Water Heating Water Heating SAP Code Flue Gas Heat Recovery System Waste Water Heat Recovery Instantaneous System 1 Waste Water Heat Recovery Instantaneous System 2 Waste Water Heat Recovery Storage System Solar Panel Water use <= 125 litres/person/day Summer Immersion Cold Water Source Bath Count Supplementary Immersion Immersion Only Heating Hot Water 8.3 Waste Water Heat Recovery System 9.0 Hot Water Cylinder Cylinder Stat Cylinder In Heated Space Independent Time Control Insulation Type	Main Heating 2 914 No No No No No No No No Internal Store No No No No No No No No No N	
Heat source 1 None Heat source 2 None Heat source 3 None Heat source 4 None Heat source 5 None 8.0 Water Heating Water Heating SAP Code Flue Gas Heat Recovery System Waste Water Heat Recovery Instantaneous System 1 Waste Water Heat Recovery Instantaneous System 2 Waste Water Heat Recovery Storage System Solar Panel Water use <= 125 litres/person/day Summer Immersion Cold Water Source Bath Count Supplementary Immersion Immersion Only Heating Hot Water 8.3 Waste Water Heat Recovery System 9.0 Hot Water Cylinder Cylinder Stat Cylinder In Heated Space Independent Time Control Insulation Type Cylinder Volume	Main Heating 2 914 No No No No No No No N	
Heat source 1 None Heat source 2 None Heat source 3 None Heat source 4 None Heat source 5 None 8.0 Water Heating Water Heating SAP Code Flue Gas Heat Recovery System Waste Water Heat Recovery Instantaneous System 1 Waste Water Heat Recovery Instantaneous System 2 Waste Water Heat Recovery Storage System Solar Panel Water use <= 125 litres/person/day Summer Immersion Cold Water Source Bath Count Supplementary Immersion Immersion Only Heating Hot Water 8.3 Waste Water Heat Recovery System 9.0 Hot Water Cylinder Cylinder Stat Cylinder In Heated Space Independent Time Control Insulation Type	Main Heating 2 914 No No No No No No No No Internal Store No No No No No No No No No N	



31.0 Thermal Store)			None								
32.0 Photovoltaic l	Jnit			One Dwell	ing							
Export Capable	Meter?			Yes								
Connected To D	welling			Yes								
Diverter				No								
Battery Capacity	/ [kWh]			0.00								
PV Cells I	kWp	Orientation	Elevation	Overs	hading	FGHRS	8	MCS Certificate	Overs Facto	shading or	MCS Certificate Reference	Panel Manufacturer
0.50		South	Horizontal	None	Or Little	No		No	1.00		Reference	
34.0 Small-scale H	ydro			None								
Electricity Gene	rated			0.00								
Apportioned				0.00						kWh/Ye	ar	
Connected to dv	welling's elec	ctricity meter		Yes								
Electricity Gene	ration			Annual								
Jan	Feb	Mar	Apr	Мау	Jun		Jul	Aug	Sep	Oct	Nov	Dec

Recommendations

Lower cost measures None

Further measures to achieve even higher standards None



Property Reference	Plo	ot 3 FF							Issued	on Date	17/0	5/2024	1
Assessment Reference	e Le	an				Prop	Type	Ref	storage I	neater			
Property		at 3, 2, London Road	d, Twicker	nham, TW1 3RY									
SAP Rating			53 E		DER		11.6	SQ.		ΓER	14	1.85	
Environmental			91 B			< TER	11.0	19				35	
CO ₂ Emissions (t/year)			0.52		DFEE	- 1210	51.8	20		TFEE		2.58	
Compliance Check			See E	DDEI		E < TFEE		50				29.44	
% DPER < TPER			-85.8		DPER		117.	.85		PER .		3.40	
		_											
Assessor Details	Mr. Tho	mas Pope								Assessor	'ID F	764-0	001
Client	UT DATA	COD. Nov. Build	/A - D -	- !I\									
SUMMARY FOR INP	UI DAIA I	-OR: New Build	(As De	signed)									
Orientation			East										
Property Tenture			1										
Transaction Type			6										
Terrain Type			Subu	rban									
1.0 Property Type			Flat, I	Mid-Terrace									
Position of Flat			Mid-fl	oor flat									
Which Floor			2										
2.0 Number of Storeys			1										
3.0 Date Built			2024										
3.0 Property Age Band			L										
4.0 Sheltered Sides			1										
5.0 Sunlight/Shade			Avera	ge or unknown									
6.0 Thermal Mass Param	eter		Enter	TMP value									
Thermal Mass			250.0	0					k	J/m²K			
7.0 Electricity Tariff			7 Hou	ır Off Peak									
Smart electricity meter	fitted		Yes										
Smart gas meter fitted			Yes										
7.0 Measurements													
7.0 Weasurements				Basement Ground floor 1st Storey	:: ::	0.00 m 12.30 m 0.00 m	1	r In	0.00 m 62.43 r 0.00 m	า² ท²	Average	0.00 3.02 0.00	m
				2nd Storey 3rd Storey	':	0.00 m 0.00 m			0.00 m 0.00 m	1 ²		0.00	m
				4th Storey	' :	0.00 m			0.00 m	1 ²		0.00	m
				5th Storey 6th Storey	' :	0.00 m 0.00 m			0.00 m 0.00 m	1 ²		0.00	m
				7th Storey	': 	0.00 m			0.00 m			0.00	m
8.0 Living Area			28.07						m	l ²			
9.0 External Walls Description	Туре	Construction			U-Value	Kappa	Gross	Nett Area	Shelter	Shelter	Openino	js Are	a Calculatio
External Wall 1	Cavity Wall	Other				(kJ/m²K) A	rea(m²) 37.15	(m ²) 29.59	Res 0.00	None	7.56		Type ulate Wall Are
9.1 Party Walls Description	Туре	Constr	uction						Kappa	Area	Shelter	s	helter
Party Wall 1	Solid V	Vall Other						0.00	0.00 (kJ/m²K)	(m²) 81.45	Res 0.00		None
9.2 Internal Walls Description		Constru	ction									ppa	Area (m²
Internal Wall 1		Other										m²K) 00	40.76
10.1 Party Ceilings Description		Constru	ction								Ka	рра	Area (m²
Description		Constru	CHOIL									m²K)	Ai ea (II



Party Floor 1 Party Floor 1 Data Source Type Description Data Source Type Opening Type 1 Manufacturer Window 13.0 Openings Name Opening Type 1 Opening Opening Type 1 Opening Opening Type 1 Opening Opening Type 1 Experiment of the state of th	efault e Type K1 - Default C1 - Default C20	Length 5.00 5.00 20.40 12.30 12.08	Glazing Gap	West th	G-value 0.76 Area (3.2(4.3) % Reference:	66	(Area (m²) 62.43 U Value (W/m²K) 1.30 ch) Ch) Imported Yes Yes Yes Yes Yes Yes
Description Party Floor 1 12.0 Opening Types Description Opening Type 1 Manufacturer Window 13.0 Openings Name Opening Type 1 Opening Openi	Glazing Double glazed ocation xternal Wall 1 xternal Wall 1 one 00 efault e Type K1 - Default C1 - Default C2 - Default C2 - Default C3 - Default C4 - Default C5 - Default C6 - Default C7 - Default C8 - Default C9 - Defaul	5.00 5.00 20.40 12.30	Psi 1.00 0.10 0.28	Type Air Filled ation West th Adjusted 1.00 0.10 0.10 0.28	0.76 Area (3.2(4.3) % Reference:	Type Wood (m²) 0 6	Frame Factor 0.70	U Value (W/m²K) 1.30
Party Floor 1 Lowest occupied 12.0 Opening Types Description Data Source Type Opening Type 1 Manufacturer Window 13.0 Openings Name Opening Type 1 Opening Type 1 Opening Type 1 Opening O	Double glazed ocation xternal Wall 1 xternal Wall 1 one 00 o efault e Type <1 - Default <20 o es	5.00 5.00 20.40 12.30	Psi 1.00 0.10 0.28	Type Air Filled ation West th Adjusted 1.00 0.10 0.10 0.28	0.76 Area (3.2(4.3) % Reference:	Type Wood (m²) 0 6	Frame Factor 0.70	U Value (W/m²K) 1.30
Description Opening Type 1 Manufacturer Window 13.0 Openings Name Opening Opening Type Opening Opening Type 1 Opening T	Double glazed ocation xternal Wall 1 xternal Wall 1 one 00 o efault e Type <1 - Default <20 o es	5.00 5.00 20.40 12.30	Psi 1.00 0.10 0.28	Type Air Filled ation West th Adjusted 1.00 0.10 0.10 0.28	0.76 Area (3.2(4.3) % Reference:	Type Wood (m²) 0 6	Factor 0.70	Imported Yes Yes Yes Yes
Opening Type 1 Manufacturer Window 13.0 Openings Name Opening Type Loo Opening Opening Type 1 Expension Opening Opening Type 1 Opening Ty	Double glazed ocation xternal Wall 1 xternal Wall 1 one 00 o efault e Type <1 - Default <20 o es	5.00 5.00 20.40 12.30	Psi 1.00 0.10 0.28	Type Air Filled ation West th Adjusted 1.00 0.10 0.10 0.28	0.76 Area (3.2(4.3) % Reference:	Type Wood (m²) 0 6	Factor 0.70	(W/m²K) 1.30 cch 0 0 0 Imported Yes Yes Yes Yes Yes Yes
13.0 Openings Name Opening Type Lo Opening Opening Type 1 Ex 14.0 Conservatory 15.0 Draught Proofing 16.0 Draught Lobby 17.0 Thermal Bridging 17.1 List of Bridges Bridge Type E2 Other lintels (including other steel lintels) E3 Sill E4 Jamb E7 Party floor between dwellings (in blocks of flats) E18 Party wall between dwellings Y-value 18.0 Pressure Testing Property Tested?	ocation xternal Wall 1 xternal Wall 1 one 00 efault e Type K1 - Default	5.00 5.00 20.40 12.30	Psi 1.00 0.10 0.28	Adjusted 1.00 0.10 0.28	Area (3.20 4.30 , % Reference:	(m²) 0 6	Pit (Imported Yes Yes Yes Yes
Name Opening Type Opening Type 1 Opening Type 1 Opening Type 1 Description Opening Type 1 Opening Type 2 Opening Type 3 Opening Type 3 Opening Type 4 Opening Type 1 Openin	xternal Wall 1 xternal Wall 1 one 00 o efault e Type <1 - Default	5.00 5.00 20.40 12.30	Psi 1.00 0.10 0.28	Adjusted 1.00 0.10 0.10 0.28	3.2i 4.3i	66	(Imported Yes Yes Yes Yes
Opening Opening Type 1 Opening Type 1 Opening Type 1 Description 14.0 Conservatory 15.0 Draught Proofing 16.0 Draught Lobby 17.0 Thermal Bridging 17.1 List of Bridges Bridge Type E2 Other lintels (including other steel lintels) E3 Sill E4 Jamb E7 Party floor between dwellings (in blocks of flats) E18 Party wall between dwellings Y-value 18.0 Pressure Testing Property Tested?	xternal Wall 1 xternal Wall 1 one 00 o efault e Type <1 - Default	5.00 5.00 20.40 12.30	Psi 1.00 0.10 0.28	Adjusted 1.00 0.10 0.10 0.28	3.2i 4.3i	66	(Imported Yes Yes Yes Yes
15.0 Draught Proofing 16.0 Draught Lobby No. 17.0 Thermal Bridging 17.1 List of Bridges Bridge Type E2 Other lintels (including other steel lintels) E3 Sill E4 Jamb E7 Party floor between dwellings (in blocks of flats) E18 Party wall between dwellings Y-value 18.0 Pressure Testing Property Tested?	efault e Type K1 - Default C1 - Default C20 o	5.00 5.00 20.40 12.30	1.00 0.10 0.10 0.28	1.00 0.10 0.10 0.28	Reference:	:		Yes Yes Yes Yes
16.0 Draught Lobby 17.0 Thermal Bridging 17.1 List of Bridges Bridge Type E2 Other lintels (including other steel lintels) E3 Sill E4 Jamb E7 Party floor between dwellings (in blocks of flats) E18 Party wall between dwellings Y-value 18.0 Pressure Testing Property Tested?	efault e Type K1 - Default C1 - Default C20 es	5.00 5.00 20.40 12.30	1.00 0.10 0.10 0.28	1.00 0.10 0.10 0.28	Reference:			Yes Yes Yes Yes
17.0 Thermal Bridging 17.1 List of Bridges Bridge Type E2 Other lintels (including other steel lintels) E3 Sill E4 Jamb E7 Party floor between dwellings (in blocks of flats) E18 Party wall between dwellings Y-value 18.0 Pressure Testing Property Tested?	efault e Type <1 - Default <2 - De	5.00 5.00 20.40 12.30	1.00 0.10 0.10 0.28	1.00 0.10 0.10 0.28		:		Yes Yes Yes Yes
17.1 List of Bridges Bridge Type E2 Other lintels (including other steel lintels) E3 Sill E4 Jamb E7 Party floor between dwellings (in blocks of flats) E18 Party wall between dwellings Y-value 18.0 Pressure Testing Property Tested?	e Type K1 - Default C1 - Default C20	5.00 5.00 20.40 12.30	1.00 0.10 0.10 0.28	1.00 0.10 0.10 0.28		:		Yes Yes Yes Yes
Bridge Type E2 Other lintels (including other steel lintels) E3 Sill E4 Jamb E7 Party floor between dwellings (in blocks of flats) E18 Party wall between dwellings Y-value 18.0 Pressure Testing Property Tested?	K1 - Default C1 - Default C20	5.00 5.00 20.40 12.30	1.00 0.10 0.10 0.28	1.00 0.10 0.10 0.28		:		Yes Yes Yes Yes
E2 Other lintels (including other steel lintels) E3 Sill E4 Jamb E7 Party floor between dwellings (in blocks of flats) E18 Party wall between dwellings Y-value 18.0 Pressure Testing Property Tested?	K1 - Default C1 - Default C20	5.00 5.00 20.40 12.30	1.00 0.10 0.10 0.28	1.00 0.10 0.10 0.28				Yes Yes Yes Yes
E4 Jamb E7 Party floor between dwellings (in blocks of flats) E18 Party wall between dwellings Y-value 18.0 Pressure Testing Property Tested?	K1 - Default K1 - Default K1 - Default 20	20.40 12.30	0.10 0.28	0.10 0.28	W/m²K			Yes Yes
Y-value 18.0 Pressure Testing Property Tested?	K1 - Default 20 o				W/m²K			
Y-value 0 18.0 Pressure Testing Property Tested? Ye	o es				W/m²K			
Property Tested?	es							
Property Tested?	es				٦			
					Ħ			
Tool Mounda					i			
Mechanical Ventilation System Present 20.0 Fans, Open Fireplaces, Flues	0							
21.0 Fixed Cooling System	0							
22.0 Lighting								
No Fixed Lighting								
I	Name Lighting 1	Efficacy 100.00		wer 5	Capa 50			unt 4
24.0 Main Heating 1	AP table							
	00.00							
Database Ref. No.					-			
	lectricity				╡			
SAP Code 69					╡			
	00.00				╡			
	00.00				_			
	603				╡			
Delayed Start Stat					╡			
HETAS approved System					╣			
					\exists			
Oil Pump Inside Fan Assisted Flue					╡			
Boiler Interlock								
25.0 Main Heating 2	one							
1.5								



Heat Source Fuel Type Heating Us	e Efficiency	Percentage Of Heat	Heat	Heat Power Ratio	Electrical	Fuel Factor	Efficiency type
Heat source 1 None Heat source 2 None Heat source 3 None Heat source 4 None Heat source 5 None				Ratio			
28.0 Water Heating							
Water Heating	Independent						
SAP Code	909						
Fuel Type	Electricity						
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						
Summer Immersion	No						
Cold Water Source	From mains						
Bath Count	1						
Supplementary Immersion	No						
Immersion Only Heating Hot Water	No						
28.3 Waste Water Heat Recovery System							
29.0 Hot Water Cylinder	Internal Store						
Cylinder Stat	No						
Cylinder In Heated Space	No						
Independent Time Control	No						
Insulation Type	Measured Loss						
Cylinder Volume	201.00				L		
Loss	1.61				kWh/	day	
In Airing Cupboard	No						
31.0 Thermal Store	None						

Recommendations

Lower cost measures

Further measures to achieve even higher standards None



Property Reference	Plot	4 FF							Issued	on Date	17/0	5/202	4
Assessment Reference		version				Prop	Туре	Ref	storage I		1770	0/202	<u> </u>
Property		4, 2, London Road,	Twicker	ham. TW1 3RY	,		.,,,,		Storage	Toutor			
		, , , ,											
SAP Rating			84 B		DER		7.58	3		ΓER		2.53	
Environmental			95 A		% DER	< TER						9.51	
CO ₂ Emissions (t/year)			0.22		DFEE		46.2	27		TFEE		9.04	
Compliance Check			See E			E < TFEE				FDED		143.00)
% DPER < TPER			-24.0	1	DPER		83.3	30		TPER	[6	7.17	
Assessor Details	Mr. Thor	nas Pope								Assessor	· ID F	764-0	001
Client													
SUMMARY FOR INPU	JT DATA F	OR: New Build (As De	signed)									
Orientation			North										
Property Tenture			1										
Transaction Type			6										
Terrain Type			Subu	rban									
1.0 Property Type				Mid-Terrace									
Position of Flat				oor flat									
Which Floor			2										
2.0 Number of Storeys			1										
3.0 Date Built			2024										
3.0 Property Age Band			I										
4.0 Sheltered Sides			1										
5.0 Sunlight/Shade				ge or unknown									
6.0 Thermal Mass Parame	otor			TMP value									
Thermal Mass	5101		250.0						k.	J/m²K			
7.0 Electricity Tariff				ır Off Peak									
Smart electricity meter	fitted		Yes										
Smart gas meter fitted			Yes										
7.0 Measurements					Hoot	Loss Pei	rimoto	r In	ternal Flo	or Aroo	Averse	o Sto	rev Height
				Basemen	t:	0.00 m		1 111	0.00 m	1 ²	Averag	0.00	m
				Ground floo 1st Store	y:	8.10 m 0.00 m			46.64 r 0.00 m	1 ²		3.02 0.00	m
				2nd Store		0.00 m 0.00 m			0.00 m 0.00 m			0.00	
				4th Store	ý:	0.00 m			0.00 m	1 ²		0.00	m
				5th Store		0.00 m 0.00 m			0.00 m 0.00 m			0.00	
				7th Store	y:	0.00 m			0.00 m	1 ²		0.00	m
8.0 Living Area			24.54						m	l ²			
9.0 External Walls													
Description	Туре	Construction			U-Value (W/m²K)			Nett Area	Shelter Res	Shelter	Openin	gs Are	a Calculation
External Wall 1	Cavity Wall	Other			0.33	0.00	24.46	14.86	0.00	None	9.60	Calc	ulate Wall Are
9.1 Party Walls Description	Туре	Constru	ction						Карра	Area	Shelter	s	helter
Party Wall 1	Solid W	all Other						(W/m ² K) 0.00	(kJ/m²K) 0.00	(m²) 53.45	Res 0.00		None
9.2 Internal Walls													
Description		Construct	ion									ppa	Area (m²
Internal Wall 1		Other										m²K) .00	45.21
10.1 Party Ceilings													
		Construct									1/-	рра	Area (m²



Party Ceiling 1		Other							0.00	46.64
11.1 Party Floors										
Description		Storey Index	Construction						Kappa (kJ/m²K)	Area (m
Party Floor 1		Lowest occupied	Other						0.00	46.64
12.0 Opening Types		_						_	_	
Description	Data Source	Type	Glazing		Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Opening Type 1	Manufacturer	Window	Double Low-E	Soft 0.05		Air Filled	0.63	Wood	0.70	1.30
13.0 Openings Name	Opening Ty	ne.	Location		Orienta	ation	Area	(m²)	Di	tch
Opening	Opening Typ	pe 1	External Wall 1		Sou		9.6			0
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							
Property Tested?			Yes							
Test Method			Blower Door							
19.0 Mechanical Ventilation										
Mechanical Ventilation							_			
Mechanical Ventilati	ion System Pres	ent	No							
20.0 Fans, Open Fireplaces	, Flues									
21.0 Fixed Cooling System			No							
22.0 Lighting							_			
No Fixed Lighting			No		Des			14	0.	4
			Name Lighting 1	Efficacy 100.00		wer 5	Cap a 50	101ty 10		ount 3
24.0 Main Heating 1			SAP table							
Percentage of Heat			100.00				%			
Database Ref. No.			0							
Fuel Type			Electricity							
SAP Code			409							
In Winter			100.00							
In Summer			349.41							
Controls SAP Code			2404							
Delayed Start Stat			No							
HETAS approved System	ı		No							
Oil Pump Inside			No							
Fan Assisted Flue			No							
Boiler Interlock			No							
			Numbe	r Of Heaters			F	230002 m		
25.0 Main Heating 2			Database							
			0.00				%			
Percentage of Heat							_			
Percentage of Heat Database Ref. No.			190006							
							_ _			
Database Ref. No.			190006							



		_
In Summer	349.41	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	
26.0 Heat Networks	None	
	None	
28.0 Water Heating Water Heating	Main Heating 2	
SAP Code	914	
	No No	
Flue Gas Heat Recovery System	No	
Waste Water Heat Recovery Instantaneous System 1		
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	
Summer Immersion	No	
Cold Water Source	From mains	
Bath Count	1	
Supplementary Immersion	No	
Immersion Only Heating Hot Water	No	
28.3 Waste Water Heat Recovery System		
29.0 Hot Water Cylinder	Internal Store	
Cylinder Stat	No	
Cylinder In Heated Space	No	
Independent Time Control	No	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
In Airing Cupboard	No	•

31.0 Thermal Store Recommendations

Lower cost measures None

Further measures to achieve even higher standards None

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None



Property Reference	Plot -	4 FF							Issued	on Date	17/05/	2024
Assessment Reference	Conv	version_Green				Prop	Туре	Ref	storage I	neater		
Property		4, 2, London Road,	Twicken	ham, TW1 3RY					<u> </u>			
CAR Refine			00.0		DED		0.00			TD.	40	50
SAP Rating			88 B		DER	4 TCD	6.36	<u> </u>		ER	12.	
Environmental			96 A		% DER	< IER	40.6	.		eee	49.	
CO ₂ Emissions (t/year)			0.16	DE1	DFEE	C 4 TEEE	46.2	27		FEE	19.	
Compliance Check			See B	REL		E < TFEE	_	<u> </u>		DED.		3.00
% DPER < TPER			-9.18		DPER		73.3	34		PER	67.	.17
Assessor Details	Mr. Thom	as Pope							, A	lossesso	· ID F70	64-0001
Client												
SUMMARY FOR INP	UT DATA FO	DR: New Build (As Des	igned)								
Orientation			North									
Property Tenture			1									
Transaction Type			6									
Terrain Type			Subur	ban								
1.0 Property Type				/lid-Terrace								
Position of Flat			Mid-flo									
Which Floor			2									
2.0 Number of Storeys			1									
3.0 Date Built			2024									
3.0 Property Age Band			1									
4.0 Sheltered Sides			1									
			Δνοτο	ao or unknown								
5.0 Sunlight/Shade 6.0 Thermal Mass Param	-t			ge or unknown					=			
Thermal Mass	eter		250.00	TMP value						J/m²K		
THEITIAI WASS			250.00	J						//III K		
7.0 Electricity Tariff			7 Hou	r Off Peak								
Smart electricity meter	fitted		Yes									
Smart gas meter fitted			Yes									
7.0 Measurements								_		_	_	<u> </u>
				Basement		0.00 m		er in	ternal Floo 0.00 m		(Storey He 0.00 m
				Ground floor 1st Storey		8.10 m 0.00 m			46.64 r 0.00 m			3.02 m 0.00 m
				2nd Storey	:	0.00 m			0.00 m	1 ²	(0.00 m
				3rd Storey 4th Storey		0.00 m 0.00 m			0.00 m 0.00 m			0.00 m 0.00 m
				5th Storey 6th Storey		0.00 m 0.00 m			0.00 m 0.00 m			0.00 m 0.00 m
				7th Storey		0.00 m			0.00 m			0.00 m
8.0 Living Area			24.54						m	2		
9.0 External Walls												
Description	Туре	Construction						Nett Area		Shelter	Openings	Area Calcul
External Wall 1	Cavity Wall	Other			(W/m²K) 0.33	(kJ/m²K) A	Area(m²) 24.46) (m²) 14.86	Res 0.00	None	9.60	Type Calculate Wa
9.1 Party Walls Description	Туре	Constru	ction					U-Value	Карра	Area	Shelter	Shelter
Party Wall 1	Solid Wa	all Other							(kJ/m²K) 0.00	(m²) 53.45	Res 0.00	None
9.2 Internal Walls											-	
Description		Construc	tion								Кар	
Internal Wall 1		Other									(kJ/m 0.0	
10.1 Party Ceilings												



Party Ceiling 1		Other							0.00	46.64
11.1 Party Floors										
Description		Storey Index	Construction						Kappa (kJ/m²K)	Area (m
Party Floor 1		Lowest occupied	Other						0.00	46.64
12.0 Opening Types		_						_	_	
Description	Data Source	Type	Glazing		Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Opening Type 1	Manufacturer	Window	Double Low-E	Soft 0.05		Air Filled	0.63	Wood	0.70	1.30
13.0 Openings Name	Opening Ty	ne.	Location		Orienta	ation	Area	(m²)	Di	tch
Opening	Opening Typ	pe 1	External Wall 1		Sou		9.6			0
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							
Property Tested?			Yes							
Test Method			Blower Door							
19.0 Mechanical Ventilation										
Mechanical Ventilation							_			
Mechanical Ventilati	ion System Pres	ent	No							
20.0 Fans, Open Fireplaces	, Flues									
21.0 Fixed Cooling System			No							
22.0 Lighting							_			
No Fixed Lighting			No		Des			14	0.	4
			Name Lighting 1	Efficacy 100.00		wer 5	Cap a 50	101ty 10		ount 3
24.0 Main Heating 1			SAP table							
Percentage of Heat			100.00				%			
Database Ref. No.			0							
Fuel Type			Electricity							
SAP Code			409							
In Winter			100.00							
In Summer			349.41							
Controls SAP Code			2404							
Delayed Start Stat			No							
HETAS approved System	I		No							
Oil Pump Inside			No							
Fan Assisted Flue			No							
Boiler Interlock			No							
			Numbe	r Of Heaters			F	230002 m		
25.0 Main Heating 2			Database							
			0.00				%			
Percentage of Heat							_			
Percentage of Heat Database Ref. No.			190006							
							_ _			
Database Ref. No.			190006							



In Summer			349.41						
Model Name			EDL200UK-630						
Manufacturer			GDC Group Ltd						
Controls			2100						
Delayed Start Stat			No						
HETAS approved System			No						
Oil Pump Inside			No						
FI Case			0.00						
Flue Type			None or Unknown						
Fan Assisted Flue			No						
Flow Temperature			Enter value						
26.0 Heat Networks			None						
			None						
28.0 Water Heating			Main Haatin v 2						
Water Heating			Main Heating 2						
SAP Code			914						
Flue Gas Heat Recovery System			No						
Waste Water Heat Recovery Insta	•		No						
Waste Water Heat Recovery Insta			No						
Waste Water Heat Recovery Stora	age System		No						
Solar Panel			No						
Water use <= 125 litres/person/da	ıy		Yes						
Summer Immersion			No						
Cold Water Source			From mains						
Bath Count			1						
Supplementary Immersion			No						
Immersion Only Heating Hot Wate	er		No						
28.3 Waste Water Heat Recovery Sy	/stem								
29.0 Hot Water Cylinder			Internal Store						
Cylinder Stat			No						
Cylinder In Heated Space			No						
Independent Time Control			No						
Insulation Type			Measured Loss						
Cylinder Volume			201.00				L		
Loss			1.61				kWh/da	у	
In Airing Cupboard			No						
04 0 Th			NI						
31.0 Thermal Store			None						
32.0 Photovoltaic Unit			One Dwelling						
Export Capable Meter?			Yes						
Connected To Dwelling			Yes						
Diverter			No						
Battery Capacity [kWh]			0.00						
PV Cells kWp O	rientation	Elevation	Overshading	FGHRS	MCS Certificate	Overs Facto	shading or	MCS Certificate Reference	Panel Manufacturer
0.50 Se	outh	30°	None Or Little	No	No	1.00		. 10.0101106	
34.0 Small-scale Hydro			None						
Electricity Generated			0.00						
Apportioned			0.00				kWh/Ye	ar	



Connecte	ed to dwelling's	electricity	meter	Yes							
Electricity	Generation			Annı	ual						
Jan	Feb	M	ar Apı	r May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
35.0 Special	Features										
Energy Saved	Fuel Saved	Energy Used	Fuel Used	Description	Monthly Air Change Rates	Tech	pecial nologies	Jan Feb Mar A	Apr May Jun	Jul Aug Sep	Oct Nov Dec
0.00		0.00				CO	Type 2 saving eature	0.00 0.00 0.00 0	.00.0000.000	0.00 0.00 0.00	0.00 0.00 0.00

Recommendations
Lower cost measures
None
Further measures to achieve even higher standards

None



Property Reference	Plo	t 4 FF							Issued	on Date	17/05/	2024	
Assessment Reference	Cor	nversion_Lean				Prop	Type	Ref	storage I	neater			
Property		t 4, 2, London Road	, Twicker	nham, TW1 3RY									
SAP Rating			84 B		DER		7.58	}		ΓER	12.	53	
Environmental			95 A			< TER	7.00				39.		
CO ₂ Emissions (t/year)			0.22		DFEE		46.2	7		TFEE	19.		
Compliance Check			See E	BREI		E < TFEE		·				3.00	
% DPER < TPER			-24.0		DPER		83.3	30	1	TPER	67.		
Assessor Details	Mr. Tho	mas Pope								Assessor	· ID F76	64-0001	
Client													
SUMMARY FOR INP	UT DATA F	OR: New Build	(As De	signed)									
Orientation			North										
Property Tenture			1										
Transaction Type			6										
Terrain Type			Subu	rban									
1.0 Property Type				Mid-Terrace									
Position of Flat				oor flat									
Which Floor			2										
2.0 Number of Storeys			1										
3.0 Date Built			2024										
3.0 Property Age Band			1										
4.0 Sheltered Sides			1										
			Avere	ac or unknown									
5.0 Sunlight/Shade 6.0 Thermal Mass Parame				TMP value									
Thermal Mass	eter		250.0						k	J/m²K			
7.0 Electricity Tariff				ır Off Peak									
Smart electricity meter	fitted		Yes										
Smart gas meter fitted			Yes										
7.0 Measurements					Heat	Loss Pe	rimete	r In	ternal Flo	or Area	Average	Storey	Height
				Basement Ground floor		0.00 m 8.10 m			0.00 m 46.64 r			0.00 m 3.02 m	
				1st Storey 2nd Storey	' :	0.00 m 0.00 m			0.00 m 0.00 m	1 ²	(0.00 m 0.00 m	
				3rd Storey	' :	0.00 m			0.00 m	1 ²	(0.00 m	
				4th Storey 5th Storey		0.00 m 0.00 m			0.00 m 0.00 m			0.00 m 0.00 m	
				6th Storey 7th Storey	/:	0.00 m 0.00 m			0.00 m 0.00 m	1 ²	(0.00 m 0.00 m	
8.0 Living Area			24.54		· •	0.00 111			0.00 H			7.00 III	
9.0 External Walls			2 7.04						'''	•			
Description	Туре	Construction						Nett Area		Shelter	Openings		
External Wall 1	Cavity Wall	Other			(W/m²K) 0.33	(kJ/m²K) A 0.00	Area(m²) 24.46	(m²) 14.86	Res 0.00	None	9.60	Calculate	ype e Wall Are
9.1 Party Walls Description	Туре	Constru	ıction					U-Value	Карра	Area	Shelter	Shel	iter
Party Wall 1	Solid W								(kJ/m²K) 0.00		Res 0.00	Nor	
9.2 Internal Walls													
Description		Construc	tion								Kap		rea (m²
Internal Wall 1		Other									(kJ/m 0.0		45.21
10.1 Party Ceilings													
Description		Construc	41.00								Kap	na A	rea (m²



Party Ceiling 1		Other								0.00	46.64
11.1 Party Floors											
Description		Storey Index	Construction							Kappa (kJ/m²K)	Area (m
Party Floor 1	I	Lowest occupied	Other							0.00	46.64
12.0 Opening Types	5.4.0	_	a. .						_	_	
Description		Туре	Glazi	_		Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K
Opening Type 1	Manufacturer	Window	Doub	e glazed			Air Filled	0.63	Wood	0.70	1.30
13.0 Openings Name	Opening Type	e	Location			Orienta	ition	Area	(m²)	Pir	tch
Opening	Opening Type	1	External Wa	II 1		Sout		9.6			0
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					7			
Property Tested?			Yes					Ī			
Test Method			Blower Doo								
19.0 Mechanical Ventilation											
Mechanical Ventilation								_			
Mechanical Ventilati	on System Preser	nt	No								
20.0 Fans, Open Fireplaces,	, Flues										
21.0 Fixed Cooling System			No								
22.0 Lighting											
No Fixed Lighting			No							_	
			Name Lighting 1		icacy 00.00	Pov 5			acity 00		ount 3
24.0 Main Heating 1			SAP table								
Percentage of Heat								%			
Database Ref. No.			100.00					70			
Fuel Type			0								
SAP Code			0								
			0 Electricity								
SAP Code			0 Electricity 409								
SAP Code In Winter			0 Electricity 409 100.00								
SAP Code In Winter In Summer			0 Electricity 409 100.00 349.41								
SAP Code In Winter In Summer Controls SAP Code			0 Electricity 409 100.00 349.41 2404								
SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat			0 Electricity 409 100.00 349.41 2404 No								
SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat HETAS approved System			0 Electricity 409 100.00 349.41 2404 No								
SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat HETAS approved System Oil Pump Inside			0 Electricity 409 100.00 349.41 2404 No No								
SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat HETAS approved System Oil Pump Inside Fan Assisted Flue			0 Electricity 409 100.00 349.41 2404 No No	Number Of He	eaters				PCDF Inde 230002 m	e x	
SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat HETAS approved System Oil Pump Inside Fan Assisted Flue Boiler Interlock			0 Electricity 409 100.00 349.41 2404 No No	Number Of He	eaters				PCDF Inde 230002 m	e x	
SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat HETAS approved System Oil Pump Inside Fan Assisted Flue Boiler Interlock			0 Electricity 409 100.00 349.41 2404 No No No	Number Of He	eaters				PCDF Inde 230002 m	e x	
SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat HETAS approved System Oil Pump Inside Fan Assisted Flue Boiler Interlock			0 Electricity 409 100.00 349.41 2404 No No No No Database	Number Of He	paters				P CDF Inde 230002 m	ex	
SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat HETAS approved System Oil Pump Inside Fan Assisted Flue Boiler Interlock 25.0 Main Heating 2 Percentage of Heat			0 Electricity 409 100.00 349.41 2404 No No No No Database 0.00	Number Of He	eaters				PCDF Inde 230002 m	ex 1	
SAP Code In Winter In Summer Controls SAP Code Delayed Start Stat HETAS approved System Oil Pump Inside Fan Assisted Flue Boiler Interlock 25.0 Main Heating 2 Percentage of Heat Database Ref. No.			0 Electricity 409 100.00 349.41 2404 No No No No Database 0.00 190006	Number Of He	eaters				PCDF Inde 230002 m	e X	



		_
In Summer	349.41	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	
26.0 Heat Networks	None	
	None	
28.0 Water Heating Water Heating	Main Heating 2	
SAP Code	914	
	No No	
Flue Gas Heat Recovery System	No	
Waste Water Heat Recovery Instantaneous System 1		
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	
Summer Immersion	No	
Cold Water Source	From mains	
Bath Count	1	
Supplementary Immersion	No	
Immersion Only Heating Hot Water	No	
28.3 Waste Water Heat Recovery System		
29.0 Hot Water Cylinder	Internal Store	
Cylinder Stat	No	
Cylinder In Heated Space	No	
Independent Time Control	No	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
In Airing Cupboard	No	•

31.0 Thermal Store Recommendations

Lower cost measures None

Further measures to achieve even higher standards None

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None



Property Reference	Plot 5	5 SF							Issue	d on Date	17/0	05/2024	ļ
Assessment Reference						Prop	Type	Ref	Storage	Heater			
Property	Flat 5	5, 2, London Road, 1	Гwicken	ham, TW1 3RY									
SAP Rating			38 F		DER		15.2	0.4		TER		12.76	
Environmental			88 B		% DER	< TFR	13.2	.4		1210		19.44	
CO ₂ Emissions (t/year)			0.73		DFEE	· 1210	72.0	10		TFEE		27.31	
Compliance Check			See B	REI		E < TFEE		,,,				163.88	
% DPER < TPER			-124.6		DPER		153	59		TPER		88.38	
			12110				100	.00					
Assessor Details	Mr. Thom	as Pope								Assessor	· ID	764-0	001
Client													
SUMMARY FOR INP	UT DATA FO	R: New Build (A	As Des	signed)									
Orientation			East										
Property Tenture			1										
Transaction Type			6										
Terrain Type			Subur	ban									
1.0 Property Type			Flat, N	//id-Terrace									
Position of Flat			Top-flo	oor flat									
Which Floor			3										
2.0 Number of Storeys			1										
3.0 Date Built			2024										
3.0 Property Age Band			L										
4.0 Sheltered Sides			1										
5.0 Sunlight/Shade			Avera	ge or unknown									
6.0 Thermal Mass Param	eter		Enter	TMP value									
Thermal Mass			250.0	0					ŀ	kJ/m²K			
7.0 Electricity Tariff			7 Hou	r Off Peak									
Smart electricity meter	fitted		Yes										
Smart gas meter fitted			Yes										
7.0 Measurements													
				Basement Ground flooi 1st Storey 2nd Storey 3rd Storey 4th Storey 5th Storey 7th Storey		0.00 m 11.48 m 0.00 m 0.00 m 0.00 m 0.00 m 0.00 m 0.00 m 0.00 m		r In	ternal Flo 0.00 62.84 0.00 0.00 0.00 0.00 0.00 0.00	m² m² m² m² m² m² m² m²	Avera	9e Stor 0.00 2.76 0.00 0.00 0.00 0.00 0.00 0.00	m m m m m m
8.0 Living Area			23.44						r	m²			
9.0 External Walls Description	Туре	Construction			U-Value	Kanna	Gross	Nett Area	Shelter	Shelter	Openia	nas Aro	a Calculatio
External Wall 1	Cavity Wall	Other				(kJ/m ² K) A			Res 0.00	None	5.48	•	Type late Wall Ar
9.1 Party Walls Description	Туре	Construc	tion					U-Value	Kappa	Area	Shelter		helter
Party Wall 1	Solid Wa								(kJ/m²K 0.00		Res 0.00		None
9.2 Internal Walls Description	20114 1144	Constructi	ion					2.00	2.00			арра	Area (m²
Internal Wall 1		Other									(kJ	/ m²K) 0.00	41.46
10.0 External Roofs Description	Туре	Construction				-Value Ka //m²K)(kJ				Shelter S Code F	helter Cal		



External Roof 1	External Flat Roof	Other		0.16	0.00 6	(m ² 2.84 62.8		0.00	Calculate Wall Area	0.00
11.1 Party Floors Description Party Floor 1		Storey Index Lowest occupied	Construction Other						Kappa (kJ/m²K) 0.00	Area (m²)
12.0 Opening Types										
Description	Data Source	Type	Glazing Double Low-E	C-# 0.05	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Opening Type 1	Manufacturer	Window	Double Low-E	5011 0.05		Air Filled	0.63	Wood	0.70	1.60
13.0 Openings Name Opening Opening	Opening Ty Opening Typ Opening Typ	e 1	Location External Wall 1 External Wall 1		Orient Sou Nor	th	Area (0.9 4.5	6	(tch 0 0
14.0 Conservatory			None							
15.0 Draught Proofing			100				%			
16.0 Draught Lobby			No							
17.0 Thermal Bridging			Default				7			
17.1 List of Bridges Bridge Type E2 Other lintels (includin E3 Sill E4 Jamb E7 Party floor between c E14 Flat roof E18 Party wall between	dwellings (in block	,	Source Type Table K1 - Default	Length 4.10 4.10 15.60 11.48 11.04	Psi 1.00 0.10 0.10 0.28 0.16 0.24	Adjusted 1.00 0.10 0.10 0.28 0.16 0.24	Reference:			Imported Yes Yes Yes Yes Yes Yes
Y-value			0.20				W/m²K			
18.0 Pressure Testing Property Tested?			No Yes							
Test Method			Blower Door							
19.0 Mechanical Ventilatio Mechanical Ventilation Mechanical Ventila	1	ent	No							
20.0 Fans, Open Fireplace	s, Flues									
21.0 Fixed Cooling System	n		No							
22.0 Lighting No Fixed Lighting			No Name Lighting 1	Efficacy 100.00		wer 5	Capa 50	i city 0		ount 5
24.0 Main Heating 1			SAP table							
Percentage of Heat			100.00				%			
Database Ref. No.			0							
Fuel Type			Electricity							
SAP Code			691							
In Winter			100.00							
In Summer			100.00							
Controls SAP Code			2603							
Delever d Otest Otes			No							
Delayed Start Stat							_			
HETAS approved Syster	m		No							
	m		No No							
HETAS approved System	m									
HETAS approved System Oil Pump Inside	m		No							



26.0 Heat Networks	None						
Heat Source Fuel Type Heating Us	se Efficiency	Percentage Of Heat	Heat	Power	Electrical I	Fuel Factor	Efficiency type
Heat source 1 None Heat source 2 None Heat source 3 None Heat source 4 None Heat source 5 None				Ratio			
28.0 Water Heating					_		
Water Heating	Independent						
SAP Code	909						
Fuel Type	Electricity						
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						
Summer Immersion	No						
Cold Water Source	From mains						
Bath Count	1						
Supplementary Immersion	No						
Immersion Only Heating Hot Water	No						
28.1 Showers							
Description Shower Type	•		v Rate min]	Rated Power [kW]	Connected	I Connected	То
Shower Instantaneous	s electric shower	[Jii		9.30	No		
28.3 Waste Water Heat Recovery System							
29.0 Hot Water Cylinder	Internal Store						
Cylinder Stat	No						
Cylinder In Heated Space	No						
Independent Time Control	No						
Insulation Type	Measured Loss						
Cylinder Volume	201.00				L		
Loss	1.61				kWh/day	/	
In Airing Cupboard	No						
31.0 Thermal Store	None						

Recommendations

Lower cost measures
None
Further measures to achieve even higher standards
None



Property Reference	Plot 5	SF							Issu	ed on Da	ite	17/05/20	24
Assessment Reference	Conve	ersion				Prop	Type I	Ref	Storag	e Heater			
Property	Flat 5	, 2, London Road,	Twicker	nham, TW1 3RY									
SAP Rating			73 C		DER					TER			
Environmental			92 A		% DER	< TER						N/A	
CO ₂ Emissions (t/year)			0.5		DFEE		$\overline{}$			TFEE		14// \	
Compliance Check			See E	REI		E < TFEE							
% DPER < TPER					DPER					TPER			
Assessor Details	Mr. Thoma	ıs Pope								Assess	or ID	F764	-0001
Client		· ·											
SUMMARY FOR INPL	JT DATA FO	R: Conversion	(As D	esigned)									
Orientation			East										
Property Tenture			1										
Transaction Type			6										
Terrain Type			Subu	rban									
1.0 Property Type				Mid-Terrace									
Position of Flat			<u> </u>	oor flat									
Which Floor			3										
2.0 Number of Storeys			1										
3.0 Date Built			2024										
3.0 Property Age Band			1										
4.0 Sheltered Sides			1										
			Avore	an or unknown									
5.0 Sunlight/Shade 6.0 Thermal Mass Parame	.40.0			ige or unknown									
Thermal Mass	eter		N/A	se calculation						kJ/m²K			
7.0 Electricity Tariff				ır Off Peak									
Smart electricity meter	fitted		Yes										
Smart gas meter fitted			Yes										
7.0 Measurements					Heat	Loss Per	rimete	r In	iternal F	loor Are	a A	verage St	orey Heigh
				Basement Ground floor		0.00 m 11.48 m			0.00 62.8			0.0	0 m 6 m
				1st Storey	:	0.00 m			0.00) m²		0.0	0 m
				2nd Storey 3rd Storey	:	0.00 m 0.00 m			0.00 0.00) m²		0.0	0 m 0 m
				4th Storey 5th Storey		0.00 m 0.00 m			0.00				0 m 0 m
				6th Storey 7th Storey	:	0.00 m 0.00 m			0.00) m²		0.0	0 m
8.0 Living Area			23.44		•	5.00 III			J.00	m²		0.0	
9.0 External Walls													
Description	Туре	Construction						Nett Area		Shelf	ter (Openings A	rea Calculatio
External Wall 1	Cavity Wall	Other			(W/m²K) 0.33	(kJ/m²K) A 0.00	31.68	(m²) 26.20	Res 0.00	Non	е	5.48 Ca	Type alculate Wall Ar
9.1 Party Walls Description	Туре	Construc	ction					U-Value	. Карр	a Area	a She	elter	Shelter
Party Wall 1	Solid Wall								(kJ/m²l 0.00		R	es 00	None
9.2 Internal Walls													
Description		Construct	ion									Kappa	
Internal Wall 1		Other										(kJ/m²K 0.00	41.46
10.0 External Roofs													
	Type												



External Roof 1	External Flat Roof	Other		0.16	0.00	(m 62.84 62.8		0.00	Calculate Wall Area	
11.1 Party Floors Description Party Floor 1		Storey Index Lowest occupied	Construction Other						Kappa (kJ/m²K) 0.00	Area (m² 62.84
12.0 Opening Types Description	Data Source	Туре	Glazing		Glazing		G-value	Frame	Frame	U Value
Opening Type 1	Manufacturer	Window	Double Low-E	Soft 0.05	Gap	Type Air Filled	0.63	Type Wood	Factor 0.70	(W/m²K) 1.30
13.0 Openings Name Opening Opening	Opening Ty Opening Typ Opening Typ	pe 1	Location External Wall 1 External Wall 1			tation uth rth	Area (0.9 4.5	6		tch 0 0
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							
Property Tested?			Yes							
Test Method			Blower Door							
19.0 Mechanical Ventilation Mechanical Ventilation Mechanical Ventilat		ent	No							
20.0 Fans, Open Fireplaces	, Flues									
21.0 Fixed Cooling System			No							
22.0 Lighting										
No Fixed Lighting			No Name Lighting 1	Efficacy 100.00	Po	ower 5	Capa 50			ount 5
24.0 Main Heating 1			SAP table							
Percentage of Heat			100.00				%			
Database Ref. No.			0							
Fuel Type			Electricity							
SAP Code			409							
In Winter			100.00							
In Summer			349.41							
Controls SAP Code			2404							
Delayed Start Stat			No							
HETAS approved System	1		No				╛			
Oil Pump Inside			No				_			
Fan Assisted Flue			No				_			
Boiler Interlock			No	Of Heaters				CDF Inde	PY	
				3				230002 n		
25.0 Main Heating 2			Database				_ 			
Percentage of Heat			0.00				<u></u> %			
Database Ref. No.			190006				_			
Fuel Type			Electricity							



SAP Code	0	
In Winter	0.00	
In Summer	349.41	
Model Name	EDL200UK-630	
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	
26.0 Heat Networks	None	
28.0 Water Heating		
Water Heating	Main Heating 2	
SAP Code	914	
Flue Gas Heat Recovery System	No	
Waste Water Heat Recovery Instantaneous System	No No	
Waste Water Heat Recovery Instantaneous System	No No	
Waste Water Heat Recovery Storage System	No	
Solar Panel	No	
Water use <= 125 litres/person/day	Yes	
Summer Immersion	No	
Cold Water Source	From mains	
Bath Count	1	
Supplementary Immersion	No	
Immersion Only Heating Hot Water	No	
28.1 Showers		
Description Shower	Type Flow Rate Ra	ted Power Connected Connected To
Shower Instanta	[l/min] neous electric shower	[kW] 9.30 No
28.3 Waste Water Heat Recovery System		
29.0 Hot Water Cylinder	Internal Store	
Cylinder Stat	No	
Cylinder In Heated Space	No	
Independent Time Control	No	
Insulation Type	Measured Loss	
Cylinder Volume	201.00	L
Loss	1.61	kWh/day
In Airing Cupboard	No	
31.0 Thermal Store	None	

Recommendations Lower cost measures

None Further measures to achieve even higher standards



Property Reference	PI	ot 5 SF							Issue	d on Date	17/0	5/2024	
Assessment Reference	e G	reen				Prop	Type	Ref	Storage	Heater			
Property	FI	at 5, 2, London Road,	Twicken	ham, TW1 3R\	1								
SAP Rating			72 C		DER		10.8	16		TER	1	2.60	
Environmental			92 A		% DER	< TER	10.0	,				3.81	
CO ₂ Emissions (t/year)			0.48		DFEE	· · ILIX	65.9	10		TFEE		7.31	
Compliance Check			See B	PDEI		E < TFEE		10				1.51	
% DPER < TPER					DPER		120	00		TPER			
// DPER > IPER			-78.88	5	DPER		120	.83		IFER	О	7.55	
Assessor Details	Mr. The	omas Pope								Assesso	· ID F	764-00	01
Client													
SUMMARY FOR INP	UT DATA	FOR: New Build (A	As Des	signed)									
Orientation			East										
Property Tenture			1										
ransaction Type			6										
Terrain Type			Subur	ban									
I.0 Property Type			Flat, N	/lid-Terrace									
Position of Flat			Top-flo	oor flat									
Which Floor			3										
2.0 Number of Storeys			1										
3.0 Date Built			2024										
3.0 Property Age Band			L										
I.0 Sheltered Sides			1										
5.0 Sunlight/Shade			Avera	ge or unknown									
6.0 Thermal Mass Param	eter			TMP value									
Thermal Mass			250.0	0					ŀ	κJ/m²K			
7.0 Electricity Tariff			7 Hay	ır Off Peak									
Smart electricity meter	fitted		Yes	II OII FEAK									
Smart gas meter fitted			Yes										
			162										
7.0 Measurements				Basemen Ground floo 1st Store 2nd Store 3rd Store 4th Store 5th Store 6th Store 7th Store	nt: or: y: y: y: y: y: y:	0.00 m 11.48 m 0.00 m 0.00 m 0.00 m 0.00 m 0.00 m 0.00 m 0.00 m	1	r In	ternal Flo 0.00 62.84 0.00 0.00 0.00 0.00 0.00 0.00	m² m² m² m² m² m² m² m²	Averag	0.00 2.76 0.00 0.00 0.00 0.00 0.00 0.00	ท ท ท ท ท ท
3.0 Living Area			23.44						r	m²			
9.0 External Walls	_						_						
Description External Wall 1	Type	Construction Other			(W/m ² K)	(kJ/m²K) A	rea(m²)		Res	Shelter			Calculati Type late Wall A
0.1 Party Walls	Cavity Wall	Other			0.33	0.00	31.68	26.20	0.00	None	5.48	Calcu	late vvali P
Description	Type	Construc	tion						(kJ/m²K		Shelter Res		helter
Party Wall 1	Solid	Wall Other						0.00	0.00	74.46	0.00	Г	None
Description		Construct	ion									ppa m²K)	Area (n
Internal Wall 1		Other										00	41.46
0.0 External Roofs Description	Туре	Construction	l			-Value Ka V/m²K)(kJ				Shelter S	helter Calc	ulatio	nOpenir



External Roof 1	External Flat Roof	Other		0.16	0.00 6	(m² 2.84 62.8		0.00	Calculate Wall Area	
11.1 Party Floors										
Description		Storey Index	Construction						Kappa (kJ/m²K)	
Party Floor 1		Lowest occupied	Other						0.00	62.84
12.0 Opening Types										
Description	Data Source	Туре	Glazing		Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Opening Type 1	Manufacturer	Window	Double Low-E	Soft 0.05		Air Filled	0.63	Wood	0.70	1.30
13.0 Openings					.					
Name Opening	Opening Ty Opening Typ		Location External Wall 1		Orient Sou		Area (0.9			tch 0
Opening	Opening Typ	pe 1	External Wall 1		Nor	th	4.5	2		0
14.0 Conservatory			None							
15.0 Draught Proofing			100				%			
16.0 Draught Lobby			No							
17.0 Thermal Bridging 17.1 List of Bridges			Default							
Bridge Type			Source Type	Length	Psi		Reference			Imported
E2 Other lintels (including E3 Sill	ng other steel linte	ls)	Table K1 - Default Table K1 - Default	4.10 4.10	1.00 0.10	1.00 0.10				Yes Yes
E4 Jamb E7 Party floor between	dwellings (in block	e of flate)	Table K1 - Default Table K1 - Default	15.60 11.48	0.10 0.28	0.10 0.28				Yes Yes
E14 Flat roof	- ,	s of flats)	Table K1 - Default	11.48	0.16	0.16				Yes
E18 Party wall between	dwellings		Table K1 - Default	11.04	0.24	0.24				Yes
Y-value			0.20				W/m²K			
18.0 Pressure Testing			No							
Property Tested?			Yes							
Test Method			Blower Door							
19.0 Mechanical Ventilation	on									
Mechanical Ventilation							7			
Mechanical Ventil	ation System Pres	ent	No							
20.0 Fans, Open Fireplace	es, Flues									
21.0 Fixed Cooling Syster	m		No							
22.0 Lighting							_			
No Fixed Lighting			No				_		_	
			Name Lighting 1	Efficacy 100.00		wer 5	Capa 50	ocity 0		5
24.0 Main Heating 1			SAP table							
Percentage of Heat			100.00				%			
Database Ref. No.			0				Ī			
Fuel Type			Electricity				Ī			
SAP Code			409				Ī			
In Winter			100.00				Ī			
In Summer			349.41				Ī			
Controls SAP Code			2404				Ī			
Delayed Start Stat			No				ī			
HETAS approved Syste	em		No				i i			
Oil Pump Inside			No				i			
Fan Assisted Flue			No				=			
Boiler Interlock			No				=			
			LINU				4			



25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	190006	
Fuel Type	Electricity	
SAP Code	0	
In Winter	0.00	
In Summer	349.41	
Model Name	EDL200UK-630]
Manufacturer	GDC Group Ltd	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Oil Pump Inside	No	
FI Case	0.00	
Flue Type	None or Unknown	
Fan Assisted Flue	No	
Flow Temperature	Enter value	
26.0 Heat Networks	None	
Heat Source Fuel Type Heating U	se Efficiency Percentage Of Heat Heat Elec	ctrical Fuel Factor Efficiency type
nout ocurso T act Type Houting o	Heat Power Ratio	strict. Lacit doto. Emoloney type
Heat source 1 None	Ratio	
Heat source 2 None Heat source 3 None		
Heat source 4 None Heat source 5 None		
28.0 Water Heating		
Water Heating	Main Heating 2	
SAP Code	914	
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]
Summer Immersion	No	
Cold Water Source	From mains	
Bath Count	1]
Supplementary Immersion	No	
Immersion Only Heating Hot Water	No	
28.1 Showers		
Description Shower Typ Shower Instantaneou	e Flow Rate Rated Power C [I/min] [kW] us electric shower 9.30	Connected Connected To No
28.3 Waste Water Heat Recovery System	3.00 J. S. C.	
	Indown at Chara	 1
29.0 Hot Water Cylinder	Internal Store No]]
Cylinder In Heated Space	No No]]
Cylinder In Heated Space	No No]]
Independent Time Control]]
Insulation Type	Measured Loss]] ,
Cylinder Volume	201.00	L



Loss			1.61				kWh/da	ıy	
In Airing Cupboard			No						
31.0 Thermal Store			None						
32.0 Photovoltaic Unit			One Dwelling						
Export Capable Meter?			Yes						
Connected To Dwelling			Yes						
Diverter			No						
Battery Capacity [kWh]			0.00						
PV Cells kWp	Orientation	Elevation	Overshading	FGHRS	MCS Certificate	Overs Facto	shading or	MCS Certificate Reference	Panel Manufacturer
0.50	South	Horizontal	None Or Little	No	No	1.00		Reference	
34.0 Small-scale Hydro			None						
Electricity Generated			0.00						
Apportioned			0.00				kWh/Ye	ear	
Connected to dwelling's electri	city meter		Yes						
Electricity Generation			Annual						
Jan Feb	Mar	Apr	May Jun	Jul	Aug	Sep	Oct	t Nov	Dec

Recommendations Lower cost measures None

Further measures to achieve even higher standards None



Property Reference	Plot 5	SF							Issue	d on Date	17/0)5/2024	
Assessment Reference	Lean					Prop	Туре	Ref	Storage	Heater			
Property	Flat 5,	2, London Road, T	wicken	ham, TW1 3RY									
SAP Rating			42 E		DER		14.3	32		TER	-	12.76	
Environmental			89 B		% DER	< TER					-	12.23	
CO ₂ Emissions (t/year)			0.68		DFEE		65.9	98		TFEE	2	27.31	
Compliance Check			See B	REL	% DFE	E < TFEE					-	141.57	
% DPER < TPER			-111.2	3	DPER		144	.44		TPER	(88.38	
Assessor Details	Mr. Thomas	s Pope								Assessor	r ID	764-0	001
Client													
SUMMARY FOR INPL	UT DATA FOR	R: New Build (A	s Des	signed)									
Prientation			East										
Property Tenture			1										
ransaction Type			6										
errain Type			Subur	ban									
I.0 Property Type				/lid-Terrace									
Position of Flat				oor flat									
Which Floor			3										
2.0 Number of Storeys			1										
3.0 Date Built			2024										
3.0 Property Age Band			1										
I.0 Sheltered Sides			1										
5.0 Sunlight/Shade			Avera	ge or unknown									
5.0 Sunngniz Snade 6.0 Thermal Mass Paramo	ntor			TMP value									
Thermal Mass	eter		250.00						k	ιJ/m²K			
7.0 Electricity Tariff			7 400	r Off Peak									
-	fitted			I Oli Feak									
Smart electricity meter	iilleu		Yes										
Smart gas meter fitted			Yes										
7.0 Measurements				Basement Ground floor 1st Storey 2nd Storey 3rd Storey 4th Storey 5th Storey 7th Storey		0.00 m 11.48 m 0.00 m 0.00 m 0.00 m 0.00 m 0.00 m 0.00 m 0.00 m		r Int	0.00 i 0.00 i 62.84 0.00 i 0.00 i 0.00 i 0.00 i 0.00 i	m² m² m² m² m² m² m²	Avera	9e Stor 0.00 2.76 0.00 0.00 0.00 0.00 0.00 0.00 0.00	m m m m m m m
8.0 Living Area			23.44						r	n²			
0.0 External Walls Description	Туре	Construction			U-Value	Карра	Gross	Nett Area	Shelter	Shelter	Openii	ngs Are	n Calculati
External Wall 1	Cavity Wall	Other							Res 0.00	None	5.48	-	Type
0.1 Party Walls	<u>-</u>	0- 1	41					11.37-1	W - · ·	A	Ok - P		h a 14 -
Description	Type	Construc	uoΠ					(W/m ² K)	Kappa (kJ/m²K)		Shelter Res		helter
Party Wall 1	Solid Wall	Other						0.00	0.00	74.46	0.00		None
Description		Constructi	on								(kJ	appa /m²K)	Area (r
Internal Wall 1 0.0 External Roofs		Other									(0.00	41.46
Description	Туре	Construction				-Value Ka V/m²K)(kJ				Shelter S Code F		culatio Type	nOpenir



External Roof 1	External Flat Roof	Other		0.16	0.00	(m 62.84 62.8		0.00	Calculate Wall Area	0.00
11.1 Party Floors		04	O a made month and						W = =	A ()
Description		Storey Index	Construction						Kappa (kJ/m²K)	•
Party Floor 1		Lowest occupied	Other						0.00	62.84
12.0 Opening Types										
Description	Data Source	Туре	Glazing		Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Opening Type 1	Manufacturer	Window	Double Low-E	Soft 0.05		Air Filled	0.63	Wood	0.70	1.30
13.0 Openings	Onening Tu		Location		Orion	tation	A ***	'ma2\	D:	tch
Name Opening	Opening Ty Opening Typ	pe 1	External Wall 1		Sc	uth	Area (0.9	6		0
Opening	Opening Typ	pe 1	External Wall 1		No	orth	4.5	2		0
14.0 Conservatory			None				╛			
15.0 Draught Proofing			100				<u></u> %			
16.0 Draught Lobby			No							
17.0 Thermal Bridging			Default							
Y-value			0.20				W/m²K			
18.0 Pressure Testing			No							
Property Tested?			Yes							
Test Method			Blower Door							
19.0 Mechanical Ventilation	n									
Mechanical Ventilation Mechanical Ventila	tion System Pres	ent	No				٦			
20.0 Fans, Open Fireplaces										
21.0 Fixed Cooling System	1		No							
22.0 Lighting							7			
No Fixed Lighting			No Name	Efficacy	P	ower	_ Capa	citv	Co	unt
			Lighting 1	100.00		5	50			5
24.0 Main Heating 1			SAP table							
Percentage of Heat			100.00				%			
Database Ref. No.			0							
Fuel Type			Electricity							
SAP Code			691							
In Winter			100.00							
In Summer			100.00							
Controls SAP Code			2603							
Delayed Start Stat			No							
HETAS approved System	n		No							
Oil Pump Inside			No							
Fan Assisted Flue			No							
Boiler Interlock			No							
25.0 Main Heating 2			None							
26.0 Heat Networks			None							
Heat S	ource Fuel T	ype Heatir	ng Use Efficiency Per		Heat		ectrical	Fuel Fact	tor Effic	iency type
				Heat		Power Ratio				
Heat source 1 None Heat source 2 None										



Heat source 4 None Heat source 5 None					
28.0 Water Heating					
Water Heating		Independent]
SAP Code		909]
Fuel Type		Electricity]
Flue Gas Heat Recovery System		No]
Waste Water Heat Recovery Instantaneo	us System 1	No]
Waste Water Heat Recovery Instantaneo	us System 2	No]
Waste Water Heat Recovery Storage Sys	stem	No]
Solar Panel		No]
Water use <= 125 litres/person/day		Yes]
Summer Immersion		No]
Cold Water Source		From mains]
Bath Count		1]
Supplementary Immersion		No]
Immersion Only Heating Hot Water		No]
28.1 Showers					
Description	Shower Type		Flow Rate [l/min]	Rated Power [kW]	Connected Connected To
Shower	Instantaneous	electric shower	[within]	9.30	No
28.3 Waste Water Heat Recovery System					
29.0 Hot Water Cylinder		Internal Store]
Cylinder Stat		No]
Cylinder In Heated Space		No]
Independent Time Control		No			
Insulation Type		Measured Loss			
Cylinder Volume		201.00] L
Loss		1.61			kWh/day
In Airing Cupboard		No]
31.0 Thermal Store		None]

Recommendations

Heat source 3

None

Lower cost measures
None
Further measures to achieve even higher standards
None



Property Reference	Plot 6	SF							Issu	ed on I	Date	17/	05/202	4
Assessment Reference	Conv	ersion				Prop ⁻	Гуре Б	Ref	Storag	ge heate	er			
Property	Flat 6	, 2, London Road,	Twicker	nham, TW1 3RY										
SAP Rating			79 C		DER					TER				
Environmental			94 A		% DER	< TER							N/A	
CO ₂ Emissions (t/year)			0.36		DFEE				1	TFEE			14// (
Compliance Check			See E	BRFI		E < TFEE								
% DPER < TPER					DPER					TPER	2			
Assessor Details	Mr. Thoma	as Pope								Asse	ssor	ID	F764-0	001
Client														
SUMMARY FOR INPL	JT DATA FO	R: Conversion	(As D	esigned)										
Orientation			North											
Property Tenture			1											
Transaction Type			6											
Terrain Type			Subu	rban										
1.0 Property Type				Mid-Terrace										
Position of Flat			<u> </u>	oor flat										
Which Floor			3	ooi iiat										
2.0 Number of Storeys			1											
3.0 Date Built			2024											
3.0 Property Age Band			L											
4.0 Sheltered Sides			1											
5.0 Sunlight/Shade				ige or unknown										
6.0 Thermal Mass Paramo	eter			se calculation										
Thermal Mass			N/A							kJ/m²k	(
7.0 Electricity Tariff			7 Hou	ır Off Peak										
Smart electricity meter	fitted		Yes											
Smart gas meter fitted			Yes											
7.0 Measurements					Hoof	Loss Peri	imoto	. In	iternal F	loor Ar		Avora	ao Sto	rey Height
				Basement	:	0.00 m	meter		0.00) m²	ea	Avera	0.00	m
				Ground floor 1st Storey		9.20 m 0.00 m				6 m²) m²			2.76 0.00	
				2nd Storey 3rd Storey	:	0.00 m 0.00 m			0.00	0 m² 0 m²			0.00	m
				4th Storey	:	0.00 m			0.00) m²			0.00	m
				5th Storey 6th Storey		0.00 m 0.00 m				0 m² 0 m²			0.00	
				7th Storey		0.00 m			0.00	0 m²			0.00	m
8.0 Living Area			22.94							m²				
9.0 External Walls	_											_		
Description External Wall 1	Type	Construction			(W/m ² K)	(kJ/m²K) Aı	rea(m²)	Nett Area (m²)	Res		elter one	Openi 2.88	_	a Calculation Type
9.1 Party Walls	Cavity Wall	Other			0.33	0.00	25.39	22.51	0.00	IN	JI I C	2.88	o caic	ulate Wall Ar
Description	Туре	Construc	tion					U-Value	е Карр	a Ar	ea	Shelter	8	helter
Party Wall 1	Solid Wal	I Other) (kJ/m² 0.00	K) (m		Res 0.00		None
9.2 Internal Walls											-			
Description		Construct	ion										appa	Area (m
Internal Wall 1		Other											J/m²K) 0.00	47.62
10.0 External Roofs														
	Туре													



External Roof 1	External Flat Roof	Other		0.16	0.00 4	(m² 9.16 49.1		0.00	Calculate Wall Area	0.00
11.1 Party Floors		Ctaman	Comptunation						V	A /?
Description Party Floor 1		Storey Index Lowest occupied	Construction Other						Kappa (kJ/m²K) 0.00	Area (m² 49.16
12.0 Opening Types		· ·								
Description	Data Source	Туре	Glazing		Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Opening Type 1	Manufacturer	Window	Double Low-E Soft	0.05	Сар	Air Filled	0.63	Wood	0.70	1.30
13.0 Openings										
Name Opening	Opening Ty Opening Typ		Location External Wall 1		Orient Sou		Area (2.88			t ch D
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							
Property Tested?			Yes				1			
Test Method			Blower Door							
19.0 Mechanical Ventilatio	n									
Mechanical Ventilation Mechanical Ventila		ent	No				7			
20.0 Fans, Open Fireplace	s, Flues									
21.0 Fixed Cooling System			No]			
22.0 Lighting										
No Fixed Lighting				fficacy 100.00		wer 5	Capa 50	icity		ount 4
24.0 Main Heating 1			SAP table							
Percentage of Heat			100.00				%			
Database Ref. No.			0							
Fuel Type			Electricity							
SAP Code			409							
In Winter			100.00							
							7			
In Summer			349.41							
			349.41 2404	_]]			
In Summer]]]			
In Summer Controls SAP Code	m		2404]]]			
In Summer Controls SAP Code Delayed Start Stat	m		2404 No							
In Summer Controls SAP Code Delayed Start Stat HETAS approved Syste	m		2404 No No							
In Summer Controls SAP Code Delayed Start Stat HETAS approved Syste Oil Pump Inside	m		2404 No No							
In Summer Controls SAP Code Delayed Start Stat HETAS approved Syste Oil Pump Inside Fan Assisted Flue	m		2404 No No No	Heaters				CDF Inde 230002 n		
In Summer Controls SAP Code Delayed Start Stat HETAS approved Syste Oil Pump Inside Fan Assisted Flue	m		2404 No	Heaters						
In Summer Controls SAP Code Delayed Start Stat HETAS approved Syste Oil Pump Inside Fan Assisted Flue Boiler Interlock	m		No N	Heaters						
In Summer Controls SAP Code Delayed Start Stat HETAS approved Syste Oil Pump Inside Fan Assisted Flue Boiler Interlock 25.0 Main Heating 2	m		2404 No No No No No No Database	Heaters						



31.0 Thermal Store	None	
In Airing Cupboard	No	
Loss	1.61	kWh/day
Cylinder Volume	201.00	L
Insulation Type	Measured Loss	
Independent Time Control	No	
Cylinder In Heated Space	No	
Cylinder Stat	No	
29.0 Hot Water Cylinder	Internal Store	
28.3 Waste Water Heat Recovery System		
Immersion Only Heating Hot Water	No	
Supplementary Immersion	No	
Bath Count	1	
Cold Water Source	From mains	
Summer Immersion	No	
Water use <= 125 litres/person/day	Yes	
Solar Panel	No	
Waste Water Heat Recovery Storage System	No	
Waste Water Heat Recovery Instantaneous System 2	No	
Waste Water Heat Recovery Instantaneous System 1	No	
Flue Gas Heat Recovery System	No	
SAP Code	914	
28.0 Water Heating Water Heating	Main Heating 2	
26.0 Heat Networks	None	
Flow Temperature	Enter value	
Fan Assisted Flue	No	
Flue Type	None or Unknown	
FI Case	0.00	
Oil Pump Inside	No	
HETAS approved System	No	
Delayed Start Stat	No	
Controls	2100	
Manufacturer	GDC Group Ltd	
Model Name	EDL200UK-630	
In Summer	349.41	
In Winter	0.00	
SAP Code	0	

Recommendations

Lower cost measures None

Further measures to achieve even higher standards None



Property Reference	Plot 6	SF							Issue	ed on Date	17/	05/202	4
Assessment Reference	Conve	rsion_Green				Prop	Type	Ref	Storag	e heater			
Property	Flat 6,	2, London Road, 1	Twicken	ham, TW1 3RY	•								
SAP Rating			80 C		DER		9.59)		TER		13.39	
Environmental Environmental			94 A		% DER	< TER						28.38	
CO ₂ Emissions (t/year)	0.31		DFEE		63.8	31		TFEE		23.44			
Compliance Check			See B	REL	% DFE	E < TFEE							}
% DPER < TPER			-50.96	3	DPER		108	.99		TPER		72.20	
Assessor Details	Mr. Thoma	s Pone								Assesso	r ID	F764-0	001
Client	IVII. THOMA	з г орс								7,000000		704-0	001
SUMMARY FOR INPI	UT DATA FOI	R: New Build (A	s Des	signed)									
Orientation		`	North										
Property Tenture			1										
Transaction Type			6										
Terrain Type			Subur	ban .									
1.0 Property Type				/lid-Terrace									
Position of Flat				oor flat									
Which Floor			3										
2.0 Number of Storeys			1										
3.0 Date Built			2024										
3.0 Property Age Band						L							
4.0 Sheltered Sides			1										
5.0 Sunlight/Shade			Avera	ge or unknown									
6.0 Thermal Mass Param		TMP value											
Thermal Mass										kJ/m²K			
7.0 Electricity Tariff			7 Hou	r Off Peak									
Smart electricity meter	fitted		Yes	1 OII I Cak									
Smart gas meter fitted	intod		Yes										
			100										
7.0 Measurements				Basemen Ground floor 1st Storey 2nd Storey 3rd Storey 4th Storey 5th Storey 7th Storey	t: r: /: /: /: /: /:	0.00 m 9.20 m 0.00 m 0.00 m 0.00 m 0.00 m 0.00 m 0.00 m 0.00 m		r In	ternal FI 0.00 49.16 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0	m² m² m² m² m² m² m²	Avera	9e Sto 0.00 2.76 0.00 0.00 0.00 0.00 0.00 0.00 0.00	m m m m m m
8.0 Living Area			22.94							m²			
9.0 External Walls Description	Туре	Construction			U-Value	Kanna	Gross	Nett Area	Shelter	Shelter	Onori	nae Au-	a Calculation
External Wall 1	Cavity Wall	Other			(W/m²K) 0.33				Res 0.00	None	2.88	-	Type ulate Wall Are
9.1 Party Walls	T	Camatinus	41					II Valua			Chaltan		helter
Description	Type	Construc	aon					U-Value (W/m²K)	(kJ/m²k	() (m²)	Shelter Res		None
9.2 Internal Walls	Solid Wall	Other	on					0.00	0.00	47.99	0.00		
Description Internal Wall 1		Other	JII								(k	appa I/m²K)	Area (m² 47.62
10.0 External Roofs Description	Туре	Construction			U-	-Value Ka	anna	Gross	Nett	Shelter S		0.00 culatio	nOpening



External Roof 1	External Flat Roof	Other		0.16	0.00 4	(m ² 19.16 49.1		0.00	Calculate Wall Area	
11.1 Party Floors Description Party Floor 1		Storey Index Lowest occupied	Construction Other						Kappa (kJ/m²K) 0.00	Area (m²) 49.16
12.0 Opening Types		_							_	
Description Opening Type 1	Data Source Manufacturer	Type Window	Glazing Double Low-E So	1 0 05	Glazing Gap	Filling Type Air Filled	G-value 0.63	Frame Type Wood	Frame Factor 0.70	U Value (W/m ² K) 1.30
13.0 Openings	Manuacturei	VVIIIdow	Double Low-E 30	11 0.03		All Filled	0.03	vvoou	0.70	1.30
Name Opening	Opening Ty Opening Typ		Location External Wall 1		Orien So		Area (tch 0
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							
Property Tested?			Yes							
Test Method			Blower Door							
Mechanical Ventilation Mechanical Ventilat 20.0 Fans, Open Fireplaces		ent	No							
21.0 Fixed Cooling System			No							
22.0 Lighting										
No Fixed Lighting			No Name Lighting 1	Efficacy 100.00	Po	ower 5	Capa 50	icity		ount 4
24.0 Main Heating 1			SAP table							
Percentage of Heat			100.00				%			
Database Ref. No.			0							
Fuel Type			Electricity							
SAP Code			409				_			
In Winter			100.00				_			
In Summer			349.41				_ 			
Controls SAP Code Delayed Start Stat			2404 No				_			
HETAS approved System	n		No				_			
Oil Pump Inside	!		No				╡			
Fan Assisted Flue			No				i			
Boiler Interlock			No							
			Number Of 2	Heaters				CDF Inde		
25.0 Main Heating 2			Database]			
Percentage of Heat			0.00				%			
Database Ref. No.			100000				7			
Database Ref. No.			190006							



040.0-4									
SAP Code			0						
In Winter			0.00						
In Summer			349.41						
Model Name			EDL200UK-630						
Manufacturer			GDC Group Ltd						
Controls			2100						
Delayed Start Stat			No						
HETAS approved System			No						
Oil Pump Inside			No						
FI Case			0.00						
Flue Type			None or Unknown						
Fan Assisted Flue			No						
Flow Temperature			Enter value						
26.0 Heat Networks			None						
28.0 Water Heating									
Water Heating			Main Heating 2						
SAP Code			914						
Flue Gas Heat Recovery Syste	em		No						
Waste Water Heat Recovery Ir	nstantaneous Sy	stem 1	No						
Waste Water Heat Recovery In	nstantaneous Sy	stem 2	No						
Waste Water Heat Recovery S	Storage System		No						
Solar Panel			No						
Water use <= 125 litres/persor	n/day		Yes						
Summer Immersion			No						
Cold Water Source			From mains						
Bath Count			1						
Supplementary Immersion			No						
Immersion Only Heating Hot V	Vater		No						
28.3 Waste Water Heat Recovery	/ System								
29.0 Hot Water Cylinder			Internal Store						
Cylinder Stat			No						
Cylinder In Heated Space			No						
Independent Time Control			No						
Insulation Type			Measured Loss						
Cylinder Volume			201.00				L		
Loss			1.61				kWh/da	ay	
In Airing Cupboard			No						
31.0 Thermal Store			None						
32.0 Photovoltaic Unit			One Dwelling						
Export Capable Meter?			Yes						
Connected To Dwelling			Yes						
Diverter			No						
Battery Capacity [kWh]	Outract #	Flore 4	0.00	FOURS	M00 0 - 115 - 1		. I		Daniel
PV Cells kWp	Orientation	Elevation	Overshading	FGHRS	MCS Certificate	Overs	hading r	MCS Certificate Reference	Panel Manufacturer
0.50	South	30°	None Or Little	No	No	1.00		Vereiging	
34.0 Small-scale Hydro			None						



Electricity Ge	enerated			0.00							
Apportioned				0.00					kWh/Year		
Connected to	o dwelling's ele	ectricity meter		Yes							
Electricity G	eneration			Annual							
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec

Recommendations

Lower cost measures
None
Further measures to achieve even higher standards
None



Property Reference	Plot 6	SF							Issued	on Date	17/0	5/2024	
Assessment Reference	Conve	rsion_Lean				Prop	Type I	Ref	Storage	heater			
Property	Flat 6,	2, London Road, 1	Гwicken	ham, TW1 3RY	,								
SAP Rating			76 C		DER		10.7	'6		ΓER	1	3.39	
Environmental			93 A		% DER	< TER					1	9.64	
CO₂ Emissions (t/year))		0.37		DFEE		63.8	31	1	TFEE .	2	3.44	
Compliance Check			See B	BREL	% DFE	E < TFEE					-	172.28	
% DPER < TPER			-64.16	6	DPER		118.	52	1	ΓPER	7	2.20	
Assessor Details	Mr. Thoma	s Pope								Assessor	· ID F	764-00	001
Client		·											
SUMMARY FOR INP	UT DATA FOI	R: New Build (A	As Des	signed)									
Orientation			North										
Property Tenture			1										
Transaction Type			6										
Terrain Type			Subur	ban ban									
I.0 Property Type			Flat, N	Mid-Terrace									
Position of Flat				oor flat									
Which Floor			3										
2.0 Number of Storeys			1										
3.0 Date Built		024											
3.0 Property Age Band	L												
.0 Sheltered Sides	1												
5.0 Sunlight/Shade	Avera	ge or unknown											
5.0 Thermal Mass Param		TMP value											
Thermal Mass	etei		250.0						k	J/m²K			
7.0 Electricity Tariff			7 400	ır Off Peak									
-	fitted			II OII FEAK									
Smart electricity meter	iiilea		Yes										
Smart gas meter fitted			Yes										
7.0 Measurements				Basemen Ground floo 1st Storey 2nd Storey 3rd Storey 4th Storey 5th Storey 7th Storey	t: r: /: /: /: /: /:	0.00 m 9.20 m 0.00 m 0.00 m 0.00 m 0.00 m 0.00 m 0.00 m 0.00 m	rimete	r Int	ernal Flo 0.00 n 49.16 r 0.00 n 0.00 n 0.00 n 0.00 n 0.00 n 0.00 n	1 ² m² 1 ² 1 ² 1 ² 1 ² 1 ²	Averaç	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	m m m m m m m
3.0 Living Area			22.94						m	1 ²			
9.0 External Walls Description	Туре	Construction			U-Value	Kappa	Gross	Nett Area	Shelter	Shelter	Openin	gs Are:	ı Calculati
External Wall 1	Cavity Wall	Other			(W/m²K) 0.33				Res 0.00	None	2.88	-	Type late Wall A
0.1 Party Walls	Tuna	Construc	tion					II.Value	Kanna	Area	Shelter		helter
Description	Type		LIUII						(kJ/m²K)	(m²)	Res		None
Party Wall 1 2.2 Internal Walls Description	Solid Wall	Other	ion					0.00	0.00	47.99	0.00		
Description Internal Wall 1		Other	JII								(kJ	ippa /m²K)	Area (n 47.62
0.0 External Roofs		Other										.00	41.02



External Roof 1	External Flat Roof	Other		0.16	0.00	(m 49.16 49.		0.00	Calculate Wall Area	
11.1 Party Floors Description Party Floor 1		Storey Index Lowest occupied	Construction Other						Kappa (kJ/m²K) 0.00	Area (m²) 49.16
12.0 Opening Types		_						_	_	
Description	Data Source	Туре	Glazing		Glazinç Gap	Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Opening Type 1	Manufacturer	Window	Double glazed			Air Filled	0.63	Wood	0.70	1.30
13.0 Openings Name Opening	Opening Ty Opening Typ		Location External Wall 1			itation outh	Area 2.8			itch 0
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							
Property Tested?			Yes							
Test Method			Blower Door							
Mechanical Ventilation Mechanical Ventilat 20.0 Fans, Open Fireplaces		ent	No							
21.0 Fixed Cooling System			No							
22.0 Lighting										
No Fixed Lighting			No Name Lighting 1	Efficacy 100.00	Р	ower 5	Capa 50	acity 00		ount 4
24.0 Main Heating 1			SAP table							
Percentage of Heat			100.00				%			
Database Ref. No.			0							
Fuel Type			Electricity							
SAP Code			409				_			
In Winter			100.00				_			
In Summer			349.41				\exists			
Controls SAP Code Delayed Start Stat			2404 No				\exists			
HETAS approved System	n		No				\exists			
Oil Pump Inside	.!		No				╡			
Fan Assisted Flue			No				Ħ			
Boiler Interlock			No							
			Number C					CDF Inde		
25.0 Main Heating 2			Database							
Percentage of Heat			0.00				%			
. o.co.mago o oat										
Database Ref. No.			190006							



31.0 Thermal Store	None	
In Airing Cupboard	No	
Loss	1.61	kWh/day
Cylinder Volume	201.00	L
Insulation Type	Measured Loss	
Independent Time Control	No	
Cylinder In Heated Space	No	
Cylinder Stat	No	
29.0 Hot Water Cylinder	Internal Store	
28.3 Waste Water Heat Recovery System		
Immersion Only Heating Hot Water	No	
Supplementary Immersion	No	
Bath Count	1	
Cold Water Source	From mains	
Summer Immersion	No	
Water use <= 125 litres/person/day	Yes	
Solar Panel	No	
Waste Water Heat Recovery Storage System	No	
Waste Water Heat Recovery Instantaneous System 2	No	
Waste Water Heat Recovery Instantaneous System 1	No	
Flue Gas Heat Recovery System	No	
SAP Code	914	
28.0 Water Heating Water Heating	Main Heating 2	
26.0 Heat Networks	None	
Flow Temperature	Enter value	
Fan Assisted Flue	No	
Flue Type	None or Unknown	
FI Case	0.00	
Oil Pump Inside	No	
HETAS approved System	No	
Delayed Start Stat	No	
Controls	2100	
Manufacturer	GDC Group Ltd	
Model Name	EDL200UK-630	
In Summer	349.41	
In Winter	0.00	
SAP Code	0	

Recommendations

Lower cost measures None

Further measures to achieve even higher standards None