Land South of the Bowling Club, The Daisey Croft, Henfield. BN5 9RN

Proposed construction of a nine dwellings

Energy Statement

December 2025

Pebble Energy
Residential Building Compliance Consultants
Pantiles Chambers, High Street, Tunbridge Wells, Kent. TN1 1XP
www.pebble-energy.com 01892 506940 info@pebble-energy.com

Contents

Introduction

Pebble Energy have been appointed to produce an Energy Statement to support the planning application for the proposed construction of nine new dwellings on Land South of the Bowling Club, The Daisey Croft, Henfield, West Sussex, BN5 9RN

The Energy Statement will review the heating, cooling and electricity demand for one of the proposed new dwellings with a fabric first approach to establish the baseline carbon emissions and calculate how to maximize energy efficient measures to minimise carbon emissions in-line with Horsham District Council's strategic policy 35 regarding climate change.

Planning Policy

Policy 35
Strategic Policy: Climate Change

Development will be supported where it makes a clear contribution to mitigating and adapting to the impacts of climate change and to meeting the district's carbon reduction targets as set out in the Council's Acting Together on Climate Change Strategy, 2009.

Measures which should be used to mitigate the effects of climate change include;

1. Reduced energy use in construction;
2. Improved energy efficiency in new developments, including influencing the behaviour of occupants to reduce energy use;
3. The use of decentralised, renewable and low carbon energy supply systems;
4. The use of patterns of development which reduce the need to travel, encourage walking and cycling and include good accessibility to public transport and other forms of sustainable transport; and
5. Measures which reduce the amount of biodegradable waste sent to landfill.

Development must be designed so that it can adapt to the impacts of climate change, reducing vulnerability, particularly in terms of flood risk, water supply and changes to the district's landscape. Developments should adapt to climate change using the following measures:

1. Provision of appropriate flood storage capacity in new building development;
2. Use of green infrastructure and dual use SuDS to help absorb heat, reduce surface water runoff, provide flood storage capacity and assist habitat migration;
3. Use of measures which promote the conservation of water and/or grey water recycling; and
4. Use of site layout, design measures and construction techniques that provide resilience to climate change (opportunities for natural ventilation and solar gain).

If it is not possible to incorporate the adaption and mitigation measures proposed, an explanation should be provided as to why this is the case.

The following issues have been identified that will be addressed through the policies in this document:
Development needs to be designed to be adaptable to the impacts of a changing climate and to reduce vulnerability to issues such as flood risk, drought and rising temperatures.
Renewable technologies should be incorporated into new developments, including district heating schemes or solar energy.
An increase in pressure for renewable energy provision may conflict with landscape character.
A key mechanism to address climate change will be to ensure that new developments are built to high sustainability standards, to reduce the demand for, and emission of, greenhouse gases. Reduction in the demand for transport

should also be incorporated where possible to reduce the impacts of traffic on climate change.
Development will place increased pressure on water resources. Changing weather conditions as a result of climate change (such as hotter summers) may also increase demand.
Any development proposals will need to consider the capacity on existing wastewater treatment works and the ability of these sites to expand in the future.
Climate change has the potential to increase the area at risk of flooding. Development will need to be located away from areas at risk of flooding and incorporate measures to avoid increasing the risk of flooding downstream.
Development also has the potential to increase flood risk by increasing the speed and quantity of run-off into rivers and streams. Development must incorporate appropriate flood attenuation measures to manage such runoff.

10.1 It is widely accepted that climate change is being generated by increasing levels of carbon dioxide (CO2) in the atmosphere. In Horsham district, these emissions arise from a range of sources, including homes, businesses and transport. Climate change will impact the district in a number of ways including drought, flooding and an increase in the number of heatwave events. These impacts have the potential to affect business and public health. There is therefore a need for the Horsham District Planning Framework to recognise the effects of climate change and consider ways the district can adapt to the changes already taking place.

10.2 Horsham District Council is committed to reducing CO2 emissions by 26% by 2020 and 80% by 2050 to meet the commitments set out in the 'Acting Together on Climate Change Strategy, 2009. The need to mitigate and adapt to climate change is therefore a key objective of this plan. A key way this could be met is by providing more local employment and reducing commuting distances.

10.3 In order to demonstrate how proposals will minimise the impacts of and adapt to climate change, planning proposals will need to be accompanied by information proportionate to the scale of development proposed. These Statements should set out a comprehensive approach to how the development has taken measures to mitigate and adapt to the effects of climate change, how the development has considered the energy hierarchy and heating and cooling hierarchy, if appropriate, and how sustainable design and construction measures have been incorporated into development design, and address how any potential flood risk will be mitigated, as set out in the policies within this plan. Positive weight will be given to low carbon and renewable energy schemes that have clear evidence of local community involvement. However, such schemes will also need to ensure that they do not have significant adverse effect on landscape character, biodiversity, heritage or cultural assets or amenity value.

Climate Change - Policy 35

10.4 Planning can have a key role in shaping places to help minimise vulnerability and provide resilience to the effects of climate change. This policy is an overarching policy, designed to ensure the impacts of climate change are fully considered and that all development is future proofed and able to recover from extreme weather events such as flooding, drought and heatwaves.
10.5 Developments should avoid adapting to the impacts of climate change in ways that would increase CO2 emissions, for example through the widespread use of mechanical ventilation.

Energy Strategy and C02 Emissions

This development will follow a fabric first approach to demonstrate how carbon reductions through energy efficient fabric have been maximised before moving on to measures further down the hierarchy.

The dwellings have been designed to reduce the need for energy through measures including the design of the scheme layout, thermally efficient construction methods and materials, design features that reduce the need for appliances and to make optimal use of passive heating and cooling systems.

The proposed dwellings will incorporate energy efficient systems, equipment and appliances to reduce the remaining energy demand.

Proposed U-values and Fabric Standards

Fabric element	Limiting U-value	Proposed U-value	% Improvement
Floor	0.18	0.12	33%
Walls	0.26	0.18	31%
Roof	0.16	0.13	19%

- 100% of new internal fixed lighting and external lighting will be low energy.
- Air Source Heat Pumps will be installed for heating and hot water.
- Space heating to have advanced heating controls including zoned time and temperature controls.
- Where provided, all white goods will be A-rated energy efficient.
- Glazing will be argon-filled, low-e with a proposed U-value of 1.2w/m2K.
- The proposed dwellings will have a daily water usage figure of no greater than 110 litres per person per day.
- Air permeability is designed to be 5m3 h.m2 @50 Pa

Materials

Consideration will be given to using materials and construction methods that have a low environmental impact such as those achieving an A rating under the BRE Green Guide. Where possible, materials will be selected that have been responsibly sourced (such as FSC timber) recycled or reclaimed.
All insulation materials will have a GWP (Global Warming Potential) of 5 or less.

Water Use

Indoor water use will be restricted by use of fittings with lower flow rates, baths with smaller capacity, dual-flush toilets, washing machines and dishwashers with low water usage. Sanitary ware, fittings and appliances will be specified as follows to achieve a daily water usage target of no greater than 110 ltrs per person per day to promote water conservation and efficiency measures in all new developments.

Proposed sanitary ware, fittings and flow rates:

Basin taps	5 l/m
Shower valves	8 l/m
Kitchen taps	8 l/m
Bath capacity	150 ltrs
WC dual flush	6/4 ltrs
Washing machines	8 kg load
Dishwasher	0.92 ltrs per place setting

Waste and Recycling

Construction site waste is to be minimised (diverted from landfill) by re-using materials on site (or to/from other sites), returning to the supplier where possible and practical, recovery and recycling, and composting. Hazardous waste will be avoided or minimised where unavoidable. The kitchen will incorporate fixed bins in cupboard to encourage recycling and a dedicated area outside to accommodate refuse and recycling facilities.

Health & Wellbeing

Key rooms have good levels of day-lighting and décor so that the need for artificial lighting will also be reduced.
To ensure the dwellings are usable and adaptable for all potential existing and future owners or occupiers, as many as possible/practical of the Lifetime Homes criteria will be incorporated into the design and construction of the dwellings.

Management

Home user guidance will be provided to the end owner/occupier of each dwelling providing information on the correct, safe and efficient use of their home.

SAP Calculations Results

The proposed nine dwellings have been modelled in the 2021 version of SAP10 to demonstrate the proposed Carbon Emissions, Primary Energy and Fabric Efficiency. The results of the initial draft SAP assessments on the nine dwellings are as follows:

Carbon Emissions

Dwelling	Size m2	Target Emission Rate	Dwelling Emission Rate	% Reduction
Plot 1	117.7	8.06 kWh/m2	3.45 kWh/m2	57%
Plot 2	117.7	8.06 kWh/m2	3.45 kWh/m2	57%
Plot 3	158.3	8.18 kWh/m2	3.4 kWh/m2	58%
Plot 4	156.2	8.32 kWh/m2	3.48 kWh/m2	58%
Plot 5	165.5	8.07 kWh/m2	3.39 kWh/m2	58%
Plot 6	228.4	7.5 kWh/m2	2.94 kWh/m2	61%
Plot 7	211.0	8.08 kWh/m2	3.06 kWh/m2	62%
Plot 8	211.0	8.08 kWh/m2	3.06 kWh/m2	62%
Plot 9	99.9	9.64 kWh/m2	3.92 kWh/m2	59%
			Average DER<TER	**59%**

Primary Energy

Dwelling	Size m2	Target Primary Energy	Dwelling Primary Energy	Reduction
Plot 1	117.7	44.04 kWh/m2	35.92 kWh/m2	18%
Plot 2	117.7	44.04 kWh/m2	35.92 kWh/m2	18%
Plot 3	158.3	43.29 kWh/m2	35.54 kWh/m2	18%
Plot 4	156.2	44.04 kWh/m2	36.38 kWh/m2	17%
Plot 5	165.5	43.03 kWh/m2	35.39 kWh/m2	18%
Plot 6	228.4	39.98 kWh/m2	30.69 kWh/m2	23%
Plot 7	211.0	42.74 kWh/m2	31.89 kWh/m2	25%
Plot 8	211.0	42.74 kWh/m2	31.89 kWh/m2	25%
Plot 9	99.9	50.71 kWh/m2	41.18 kWh/m2	19%
			Average DPER<TPER	**20%**

Fabric Efficiency

Dwelling	Size m2	Target Fabric Efficiency	Dwelling Fabric Efficiency	% Reduction
Plot 1	117.7	44.26 kWh/m2	41.2 kWh/m2	7%
Plot 2	117.7	44.26 kWh/m2	41.2 kWh/m2	7%
Plot 3	158.3	40.9 kWh/m2	38.74 kWh/m2	5%
Plot 4	156.2	41.22 kWh/m2	39.16 kWh/m2	5%
Plot 5	165.5	42.36 kWh/m2	40.24 kWh/m2	5%
Plot 6	228.4	39.44 kWh/m2	37.63 kWh/m2	5%
Plot 7	211.0	40.76 kWh/m2	39.01 kWh/m2	4%
Plot 8	211.0	40.76 kWh/m2	39.01 kWh/m2	4%
Plot 9	99.9	42.47 kWh/m2	39.83 kWh/m2	6%
Average DFEE<TFEE				**5%**

Conclusion

With the proposed fabric specification and high-efficiency Air Source Heat Pumps installed it can be demonstrated through the attached Draft SAP Calculations for the nine proposed dwellings that the average reduction in Carbon Emissions is predicted to be 59%, the average Primary Energy reduction is predicted to be 20% and the average Fabric Efficiency is predicted to be 5% in-line with Horsham District Council's strategic policy 35 regarding climate change.

When the project progresses to Building Regulations stage, detailed design-stage SAP assessments, BREL compliance reports, U-value calculations and predicted EPCs will be produced for each of the nine dwellings to meet compliance with Building Regulations Approved Document Part L (the conservation of fuel and power).

Report by:

Nick Gill
DipDOCEA, CfSH Assessor, BPEC & ATTMA Engineer.

Appendix 1

Draft SAP Calculations & Predicted EPCs (plots 1-9)

Summary for Input Data

elmhurst energy

Plot Reference	Plot 1	**Issued on Date**	17/12/2025
Assessment Reference	3574a	**Plot Type Ref**	3533a
Plot Address	Plot 1, The Daisycroft, Henfield, West Sussex, BN5 9RN	**SAP Version**	10.2

SAP Rating	84 B	**DER**	3.45	**TER**	8.06
Environmental	97 A	**% DER < TER**			57.20
CO_2 Emissions (t/year)	0.35	**DFEE**	41.20	**TFEE**	44.26
Compliance Check	See BREL	**% DFEE < TFEE**			6.92
% DPER < TPER	18.44	**DPER**	35.92	**TPER**	44.04

Assessor Details	Mr. Nick Gill	**Assessor ID**	AW10-0001
Client	052, JVB Construction		

SUMMARY FOR INPUT DATA FOR: New Build (As Designed)

Orientation	North	
Property Tenture	1	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	Bungalow, Detached	
2.0 Number of Storeys	1	
3.0 Date Built	2025	
4.0 Sheltered Sides	1	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	148.88	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	48.00 m	117.70 m²	2.46 m

8.0 Living Area 55.00 m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External walls	Cavity Wall	Cavity wall : plasterboard on dabs, AAC block, filled cavity, any outside structure	0.18	60.00	125.00	97.70	0.00	None	27.30	Enter Gross Area

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
TF walls	Plasterboard on timber frame	9.00	196.00

10.0 External Roofs

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Code	Shelter Factor	Calculation Type	Openings
Roof	External Plane Roof	Plasterboard, insulated at ceiling level	0.13	9.00	120.00	118.80	None	0.00	Enter Gross Area	1.20

11.0 Heat Loss Floors

Description	Type	Storey Index	Construction	U-Value (W/m²K)	Shelter Code	Shelter Factor	Kappa (kJ/m²K)	Area (m²)
Ground floor	Ground Floor - Solid	Lowest occupied	Suspended concrete floor, carpeted	0.12	None	0.00	75.00	117.70

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Windows	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.70	1.20
Roof window	Manufacturer	Roof Window	Double Low-E Soft 0.05			0.63		0.70	1.30

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
N facing openings	Windows	External walls	North	9.40	

Summary for Input Data

E facing openings	Windows	External walls	East	2.50	
S facing openings	Windows	External walls	South	12.20	
W facing openings	Windows	External walls	West	3.20	
RL	Roof window	Roof	South	0.60	40
RL	Roof window	Roof	North	0.60	40

14.0 Conservatory None

15.0 Draught Proofing 0 %

16.0 Draught Lobby No

17.0 Thermal Bridging Calculate Bridges

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E2 Other lintels (including other steel lintels)	Independently assessed	13.20	0.03	0.03	No
E3 Sill	Independently assessed	8.80	0.02	0.02	No
E4 Jamb	Independently assessed	29.00	0.02	0.02	No
E5 Ground floor (normal)	Independently assessed	48.00	0.06	0.06	No
E16 Corner (normal)	Independently assessed	15.60	0.04	0.04	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	10.40	-0.08	-0.08	No
E11 Eaves (insulation at rafter level)	Independently assessed	25.00	0.02	0.02	No
E12 Gable (insulation at ceiling level)	Independently assessed	22.00	0.04	0.04	No

Y-value 0.01 W/m²K

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present: No

20.0 Fans, Open Fireplaces, Flues

Number of open chimneys	0
Number of open flues	0
Number of chimneys/flues attached to closed fire	0
Number of flues attached to solid fuel boiler	0
Number of flues attached to other heater	0
Number of blocked chimneys	0
Number of intermittent extract fans	3
Number of passive vents	0
Number of flueless gas fires	0

21.0 Fixed Cooling System No

22.0 Pressure Testing Yes

Designed AP_{50} 5.00 m³/(h.m²) @ 50 Pa

Test Method: Blower Door

22.0 Lighting

No Fixed Lighting: No

Name	Efficacy	Power	Capacity	Count
Lights	80.00	5.00	400.00	24

24.0 Main Heating 1 Database

Percentage of Heat	100.00 %
Database Ref. No.	111044
Fuel Type	Electricity
In Winter	313.21
In Summer	274.72
Model Name	PUZ-WZ60VAA
Manufacturer	Mitsubishi Electric Europe B.V.
System Type	Heat Pump
Controls SAP Code	2207
Controls description	Time and temperature zone control by arrangement
Is MHS Pumped	Pump in unheated space

Summary for Input Data

elmhurst energy

Heating Pump Age	2013 or later
Heat Emitter	Underfloor
Underfloor Heating	Yes - Pipes in thin screed
Flow Temperature	Enter value
Flow Temperature Value	35.00

25.0 Main Heating 2 — None

26.0 Heat Networks — None

27.0 Secondary Heating — None

28.0 Water Heating

Water Heating	Main Heating 1
SAP Code	901
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	Yes
Cold Water Source	From mains
Bath Count	1
Immersion Only Heating Hot Water	No

28.1 Showers

Description	Shower Type	Flow Rate [l/min]	Rated Power [kW]	Connected	Connected To
Shower	Combi boiler or unvented hot water system	9.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	210.00	L
Loss	1.58	kWh/day
Pipes insulation	Fully insulated primary pipework	

31.0 Thermal Store — None

34.0 Small-scale Hydro — None

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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

Predicted Energy Assessment

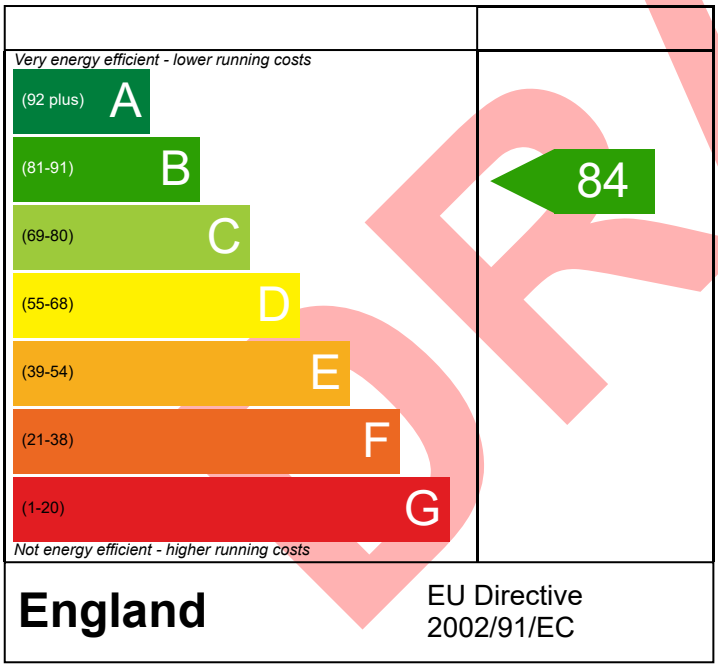
Plot 1, The Daisycroft, Henfield, West Sussex, BN5 9RN

Dwelling type:	Bungalow, Detached
Date of assessment:	17/12/2025
SAP Version:	10.2
Produced by:	Nick Gill
Total floor area:	117.7 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

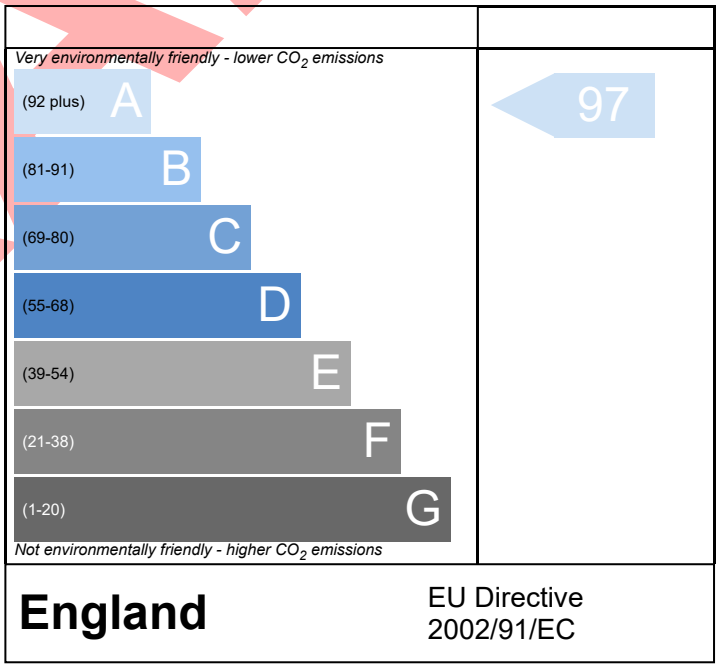
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

Summary for Input Data

elmhurst energy

Plot Reference	Plot 2	**Issued on Date**	17/12/2025
Assessment Reference	3574b	**Plot Type Ref**	3533b
Plot Address	Plot 2, The Daisycroft, Henfield, West Sussex, BN5 9RN	**SAP Version**	10.2

SAP Rating	84 B	**DER**	3.45	**TER**	8.06
Environmental	97 A	**% DER < TER**			57.20
CO_2 Emissions (t/year)	0.35	**DFEE**	41.20	**TFEE**	44.26
Compliance Check	See BREL	**% DFEE < TFEE**			6.92
% DPER < TPER	18.44	**DPER**	35.92	**TPER**	44.04

Assessor Details	Mr. Nick Gill	**Assessor ID**	AW10-0001
Client	052, JVB Construction		

SUMMARY FOR INPUT DATA FOR: New Build (As Designed)

Orientation	North	
Property Tenture	1	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	Bungalow, Detached	
2.0 Number of Storeys	1	
3.0 Date Built	2025	
4.0 Sheltered Sides	1	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	148.88	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	48.00 m	117.70 m²	2.46 m

8.0 Living Area 55.00 m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External walls	Cavity Wall	Cavity wall : plasterboard on dabs, AAC block, filled cavity, any outside structure	0.18	60.00	125.00	97.70	0.00	None	27.30	Enter Gross Area

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
TF walls	Plasterboard on timber frame	9.00	196.00

10.0 External Roofs

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Code	Shelter Factor	Calculation Type	Openings
Roof	External Plane Roof	Plasterboard, insulated at ceiling level	0.13	9.00	120.00	118.80	None	0.00	Enter Gross Area	1.20

11.0 Heat Loss Floors

Description	Type	Storey Index	Construction	U-Value (W/m²K)	Shelter Code	Shelter Factor	Kappa (kJ/m²K)	Area (m²)
Ground floor	Ground Floor - Solid	Lowest occupied	Suspended concrete floor, carpeted	0.12	None	0.00	75.00	117.70

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Windows	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.70	1.20
Roof window	Manufacturer	Roof Window	Double Low-E Soft 0.05			0.63		0.70	1.30

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
N facing openings	Windows	External walls	North	9.40	

Summary for Input Data

elmhurst energy

E facing openings	Windows	External walls	East	3.20	
S facing openings	Windows	External walls	South	12.20	
W facing openings	Windows	External walls	West	2.50	
RL	Roof window	Roof	South	0.60	40
RL	Roof window	Roof	North	0.60	40

14.0 Conservatory None

15.0 Draught Proofing 0 %

16.0 Draught Lobby No

17.0 Thermal Bridging Calculate Bridges

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E2 Other lintels (including other steel lintels)	Independently assessed	13.20	0.03	0.03	No
E3 Sill	Independently assessed	8.80	0.02	0.02	No
E4 Jamb	Independently assessed	29.00	0.02	0.02	No
E5 Ground floor (normal)	Independently assessed	48.00	0.06	0.06	No
E16 Corner (normal)	Independently assessed	15.60	0.04	0.04	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	10.40	-0.08	-0.08	No
E11 Eaves (insulation at rafter level)	Independently assessed	25.00	0.02	0.02	No
E12 Gable (insulation at ceiling level)	Independently assessed	22.00	0.04	0.04	No

Y-value 0.01 W/m²K

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present: No

20.0 Fans, Open Fireplaces, Flues

Number of open chimneys	0
Number of open flues	0
Number of chimneys/flues attached to closed fire	0
Number of flues attached to solid fuel boiler	0
Number of flues attached to other heater	0
Number of blocked chimneys	0
Number of intermittent extract fans	3
Number of passive vents	0
Number of flueless gas fires	0

21.0 Fixed Cooling System No

22.0 Pressure Testing Yes

Designed AP_{50} 5.00 m³/(h.m²) @ 50 Pa

Test Method: Blower Door

22.0 Lighting

No Fixed Lighting: No

Name	Efficacy	Power	Capacity	Count
Lights	80.00	5.00	400.00	24

24.0 Main Heating 1 Database

Percentage of Heat	100.00 %
Database Ref. No.	111044
Fuel Type	Electricity
In Winter	313.21
In Summer	274.72
Model Name	PUZ-WZ60VAA
Manufacturer	Mitsubishi Electric Europe B.V.
System Type	Heat Pump
Controls SAP Code	2207
Controls description	Time and temperature zone control by arrangement
Is MHS Pumped	Pump in unheated space

Summary for Input Data

elmhurst energy

Heating Pump Age	2013 or later
Heat Emitter	Underfloor
Underfloor Heating	Yes - Pipes in thin screed
Flow Temperature	Enter value
Flow Temperature Value	35.00

25.0 Main Heating 2 — None

26.0 Heat Networks — None

27.0 Secondary Heating — None

28.0 Water Heating

Water Heating	Main Heating 1
SAP Code	901
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	Yes
Cold Water Source	From mains
Bath Count	1
Immersion Only Heating Hot Water	No

28.1 Showers

Description	Shower Type	Flow Rate [l/min]	Rated Power [kW]	Connected	Connected To
Shower	Combi boiler or unvented hot water system	9.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	210.00	L
Loss	1.58	kWh/day
Pipes insulation	Fully insulated primary pipework	

31.0 Thermal Store — None

34.0 Small-scale Hydro — None

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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

Predicted Energy Assessment

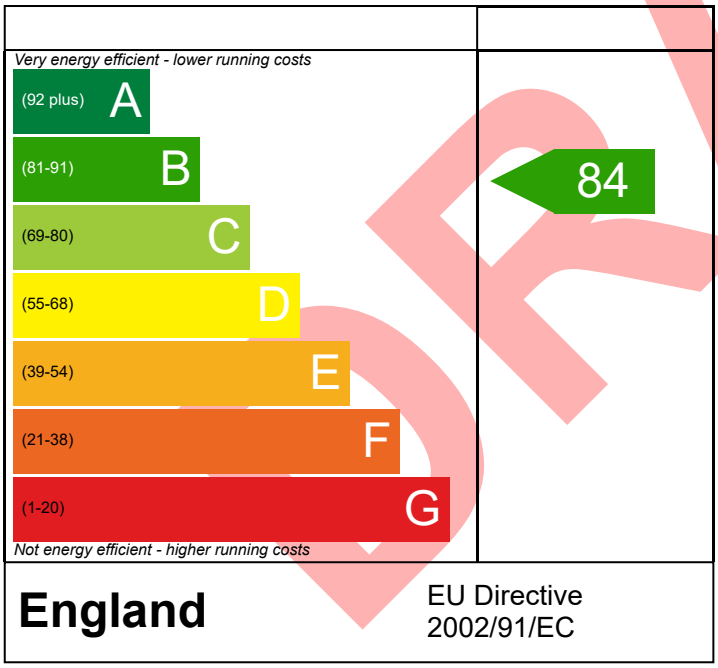
Plot 2, The Daisycroft, Henfield, West Sussex, BN5 9RN

Dwelling type:	Bungalow, Detached
Date of assessment:	17/12/2025
SAP Version:	10.2
Produced by:	Nick Gill
Total floor area:	117.7 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

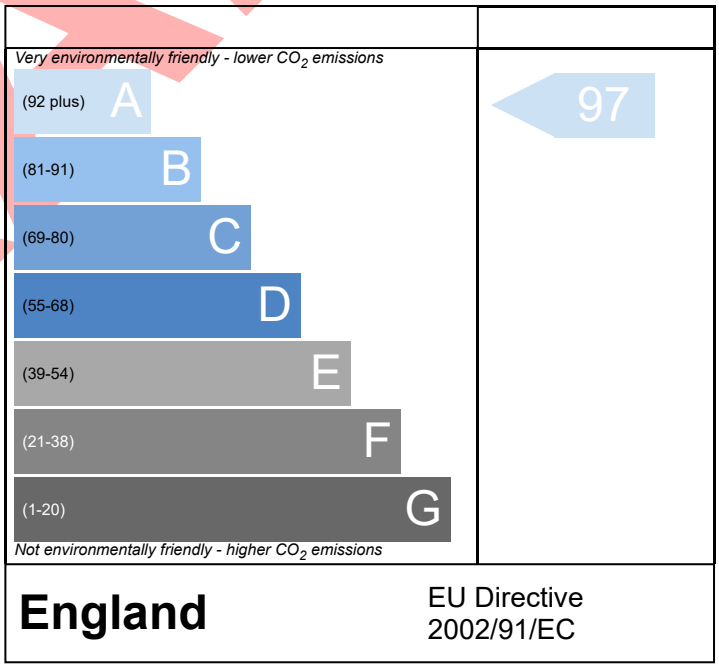
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

Summary for Input Data

elmhurst energy

Plot Reference	Plot 3	**Issued on Date**	17/12/2025
Assessment Reference	3574c	**Plot Type Ref**	3533b
Plot Address	Plot 3, The Daisycroft, Henfield, West Sussex, BN5 9RN	**SAP Version**	10.2

SAP Rating	83 B	**DER**	3.40	**TER**	8.18
Environmental	97 A	**% DER < TER**			58.44
CO_2 Emissions (t/year)	0.49	**DFEE**	38.74	**TFEE**	40.90
Compliance Check	See BREL	**% DFEE < TFEE**			5.29
% DPER < TPER	17.91	**DPER**	35.54	**TPER**	43.29

Assessor Details	Mr. Nick Gill	**Assessor ID**	AW10-0001
Client	052, JVB Construction		

SUMMARY FOR INPUT DATA FOR: New Build (As Designed)

Orientation	East	
Property Tenture	1	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	House, Detached	
2.0 Number of Storeys	2	
3.0 Date Built	2025	
4.0 Sheltered Sides	1	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	123.53	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	47.00 m	104.50 m²	2.60 m
1st Storey:	8.00 m	58.30 m²	2.60 m

8.0 Living Area 56.00 m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External walls	Cavity Wall	Cavity wall : plasterboard on dabs, AAC block, filled cavity, any outside structure	0.18	60.00	145.00	105.30	0.00	None	39.70	Enter Gross Area

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
TF walls	Plasterboard on timber frame	9.00	235.00

10.0 External Roofs

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Code	Shelter Factor	Calculation Type	Openings
Roof	External Plane Roof	Plasterboard, insulated at ceiling level	0.13	9.00	115.00	113.20	None	0.00	Enter Gross Area	1.80

10.2 Internal Ceilings

Description	Storey	Construction	Kappa	Area (m²)
Internal Ceiling 1	Lowest occupied	Plasterboard ceiling, carpeted chipboard floor	9.00	104.50

11.0 Heat Loss Floors

Description	Type	Storey Index	Construction	U-Value (W/m²K)	Shelter Code	Shelter Factor	Kappa (kJ/m²K)	Area (m²)
Ground floor	Ground Floor - Solid	Lowest occupied	Suspended concrete floor, carpeted	0.12	None	0.00	75.00	104.50

11.2 Internal Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Floor 1	+1	Plasterboard ceiling, carpeted chipboard floor	18.00	104.50

Summary for Input Data

elmhurst energy

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Windows	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.70	1.20
Roof window	Manufacturer	Roof Window	Double Low-E Soft 0.05			0.63		0.70	1.30

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
N facing openings	Windows	External walls	East	7.40	
E facing openings	Windows	External walls	South	11.40	
S facing openings	Windows	External walls	West	2.40	
W facing openings	Windows	External walls	North	18.50	
RL	Roof window	Roof	West	1.20	40
RL	Roof window	Roof	East	0.60	40

14.0 Conservatory	None	
15.0 Draught Proofing	0	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E2 Other lintels (including other steel lintels)	Independently assessed	18.40	0.03	0.03	No
E3 Sill	Independently assessed	11.60	0.02	0.02	No
E4 Jamb	Independently assessed	34.60	0.02	0.02	No
E5 Ground floor (normal)	Independently assessed	47.00	0.06	0.06	No
E16 Corner (normal)	Independently assessed	15.60	0.04	0.04	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	10.40	-0.08	-0.08	No
E11 Eaves (insulation at rafter level)	Independently assessed	25.00	0.02	0.02	No
E12 Gable (insulation at ceiling level)	Independently assessed	22.00	0.04	0.04	No
E6 Intermediate floor within a dwelling	Independently assessed	11.20	0.00	0.00	No

Y-value	0.01	W/m²K

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	No	

20.0 Fans, Open Fireplaces, Flues

Number of open chimneys	0	
Number of open flues	0	
Number of chimneys/flues attached to closed fire	0	
Number of flues attached to solid fuel boiler	0	
Number of flues attached to other heater	0	
Number of blocked chimneys	0	
Number of intermittent extract fans	5	
Number of passive vents	0	
Number of flueless gas fires	0	
21.0 Fixed Cooling System	No	
22.0 Pressure Testing	Yes	
Designed AP_{50}	5.00	m³/(h.m²) @ 50 Pa
Test Method	Blower Door	

22.0 Lighting

No Fixed Lighting	No				
	Name	**Efficacy**	**Power**	**Capacity**	**Count**
	Lights	80.00	5.00	400.00	24

24.0 Main Heating 1	Database	
Percentage of Heat	100.00	%
Database Ref. No.	110868	
Fuel Type	Electricity	
In Winter	349.84	
In Summer	178.46	

Summary for Input Data

Model Name	PUZ-WZ85VAA
Manufacturer	Mitsubishi Electric Europe B.V.
System Type	Heat Pump
Controls SAP Code	2207
Controls description	Time and temperature zone control by arrangement
Is MHS Pumped	Pump in unheated space
Heating Pump Age	2013 or later
Heat Emitter	Underfloor
Underfloor Heating	Yes - Pipes in thin screed
Flow Temperature	Enter value
Flow Temperature Value	35.00

25.0 Main Heating 2 None

26.0 Heat Networks None

27.0 Secondary Heating None

28.0 Water Heating

Water Heating	Main Heating 1
SAP Code	901
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	Yes
Cold Water Source	From mains
Bath Count	1
Immersion Only Heating Hot Water	No

28.1 Showers

Description	Shower Type	Flow Rate [l/min]	Rated Power [kW]	Connected	Connected To
Shower	Combi boiler or unvented hot water system	9.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder Hot Water Cylinder

Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	210.00	L
Loss	1.85	kWh/day
Pipes insulation	Fully insulated primary pipework	

31.0 Thermal Store None

34.0 Small-scale Hydro None

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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

Predicted Energy Assessment

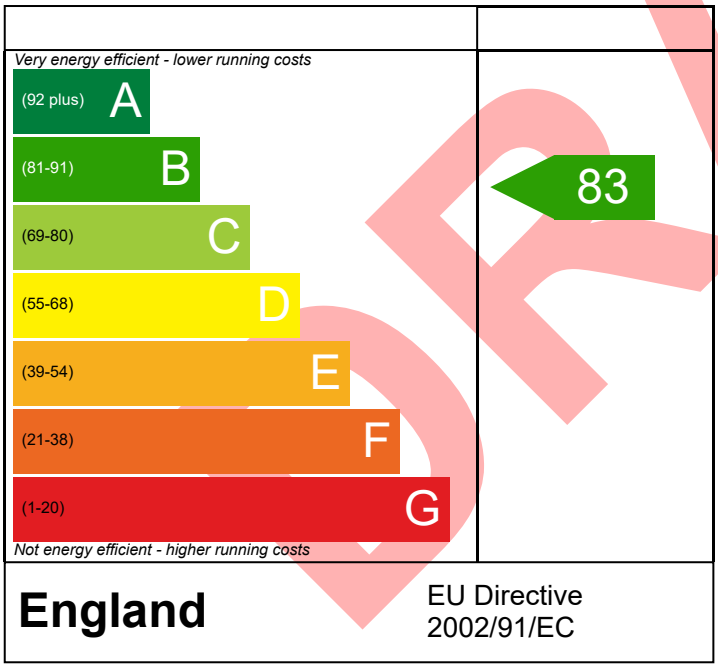
Plot 3, The Daisycroft, Henfield, West Sussex, BN5 9RN

Dwelling type:	House, Detached
Date of assessment:	17/12/2025
SAP Version:	10.2
Produced by:	Nick Gill
Total floor area:	162.8 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

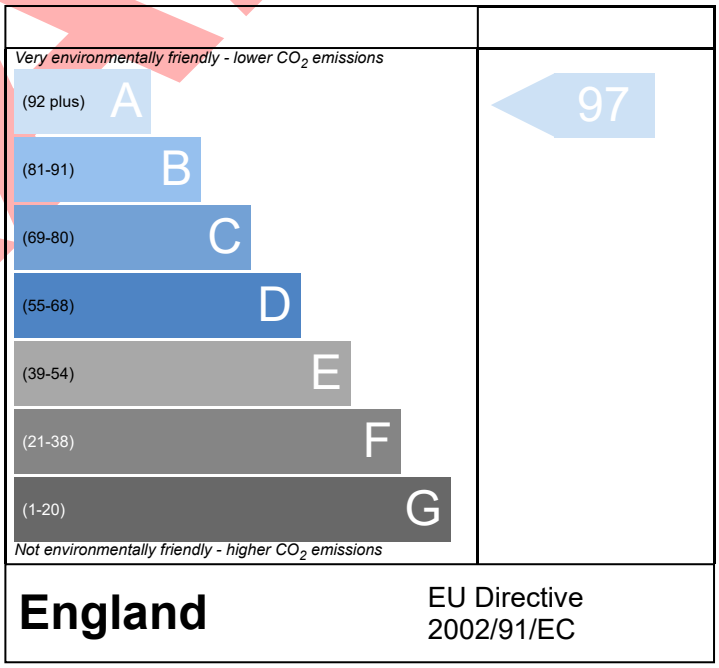
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

Summary for Input Data

elmhurst energy

Plot Reference	Plot 4	**Issued on Date**	17/12/2025
Assessment Reference	3574d	**Plot Type Ref**	3533d
Plot Address	Plot 4, The Daisycroft, Henfield, West Sussex, BN5 9RN	**SAP Version**	10.2

SAP Rating	83 B	**DER**	3.48	**TER**	8.32
Environmental	96 A	**% DER < TER**			58.17
CO_2 Emissions (t/year)	0.49	**DFEE**	39.16	**TFEE**	41.22
Compliance Check	See BREL	**% DFEE < TFEE**			5.00
% DPER < TPER	17.39	**DPER**	36.38	**TPER**	44.04

Assessor Details	Mr. Nick Gill	**Assessor ID**	AW10-0001
Client	052, JVB Construction		

SUMMARY FOR INPUT DATA FOR: New Build (As Designed)

Orientation	East	
Property Tenture	1	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	House, Detached	
2.0 Number of Storeys	2	
3.0 Date Built	2025	
4.0 Sheltered Sides	1	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	125.38	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	47.00 m	102.40 m²	2.60 m
1st Storey:	8.00 m	53.80 m²	2.60 m

8.0 Living Area	56.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External walls	Cavity Wall	Cavity wall : plasterboard on dabs, AAC block, filled cavity, any outside structure	0.18	60.00	141.00	101.30	0.00	None	39.70	Enter Gross Area

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
TF walls	Plasterboard on timber frame	9.00	230.00

10.0 External Roofs

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Code	Shelter Factor	Calculation Type	Openings
Roof	External Plane Roof	Plasterboard, insulated at ceiling level	0.13	9.00	112.00	110.20	None	0.00	Enter Gross Area	1.80

10.2 Internal Ceilings

Description	Storey	Construction	Kappa	Area (m²)
Internal Ceiling 1	Lowest occupied	Plasterboard ceiling, carpeted chipboard floor	9.00	102.40

11.0 Heat Loss Floors

Description	Type	Storey Index	Construction	U-Value (W/m²K)	Shelter Code	Shelter Factor	Kappa (kJ/m²K)	Area (m²)
Ground floor	Ground Floor - Solid	Lowest occupied	Suspended concrete floor, carpeted	0.12	None	0.00	75.00	102.40

11.2 Internal Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Floor 1	+1	Plasterboard ceiling, carpeted chipboard floor	18.00	102.40

Summary for Input Data

elmhurst energy

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Windows	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.70	1.20
Roof window	Manufacturer	Roof Window	Double Low-E Soft 0.05			0.63		0.70	1.30

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
N facing openings	Windows	External walls	East	7.40	
E facing openings	Windows	External walls	South	11.40	
S facing openings	Windows	External walls	West	2.40	
W facing openings	Windows	External walls	North	18.50	
RL	Roof window	Roof	West	1.20	40
RL	Roof window	Roof	East	0.60	40

14.0 Conservatory	None	
15.0 Draught Proofing	0	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E2 Other lintels (including other steel lintels)	Independently assessed	18.40	0.03	0.03	No
E3 Sill	Independently assessed	11.60	0.02	0.02	No
E4 Jamb	Independently assessed	34.60	0.02	0.02	No
E5 Ground floor (normal)	Independently assessed	47.00	0.06	0.06	No
E16 Corner (normal)	Independently assessed	15.60	0.04	0.04	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	10.40	-0.08	-0.08	No
E11 Eaves (insulation at rafter level)	Independently assessed	25.00	0.02	0.02	No
E12 Gable (insulation at ceiling level)	Independently assessed	22.00	0.04	0.04	No
E6 Intermediate floor within a dwelling	Independently assessed	11.20	0.00	0.00	No

Y-value	0.01	W/m²K

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	No	

20.0 Fans, Open Fireplaces, Flues

Number of open chimneys	0	
Number of open flues	0	
Number of chimneys/flues attached to closed fire	0	
Number of flues attached to solid fuel boiler	0	
Number of flues attached to other heater	0	
Number of blocked chimneys	0	
Number of intermittent extract fans	5	
Number of passive vents	0	
Number of flueless gas fires	0	
21.0 Fixed Cooling System	No	
22.0 Pressure Testing	Yes	
Designed AP_{50}	5.00	m³/(h.m²) @ 50 Pa
Test Method	Blower Door	

22.0 Lighting

No Fixed Lighting	No				
	Name	**Efficacy**	**Power**	**Capacity**	**Count**
	Lights	80.00	5.00	400.00	24

24.0 Main Heating 1	Database	
Percentage of Heat	100.00	%
Database Ref. No.	110868	
Fuel Type	Electricity	
In Winter	349.04	
In Summer	178.42	

Summary for Input Data

Model Name	PUZ-WZ85VAA
Manufacturer	Mitsubishi Electric Europe B.V.
System Type	Heat Pump
Controls SAP Code	2207
Controls description	Time and temperature zone control by arrangement
Is MHS Pumped	Pump in unheated space
Heating Pump Age	2013 or later
Heat Emitter	Underfloor
Underfloor Heating	Yes - Pipes in thin screed
Flow Temperature	Enter value
Flow Temperature Value	35.00

25.0 Main Heating 2 None

26.0 Heat Networks None

27.0 Secondary Heating None

28.0 Water Heating

Water Heating	Main Heating 1
SAP Code	901
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	Yes
Cold Water Source	From mains
Bath Count	1
Immersion Only Heating Hot Water	No

28.1 Showers

Description	Shower Type	Flow Rate [l/min]	Rated Power [kW]	Connected	Connected To
Shower	Combi boiler or unvented hot water system	9.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder Hot Water Cylinder

Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	210.00	L
Loss	1.85	kWh/day
Pipes insulation	Fully insulated primary pipework	

31.0 Thermal Store None

34.0 Small-scale Hydro None

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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

Predicted Energy Assessment

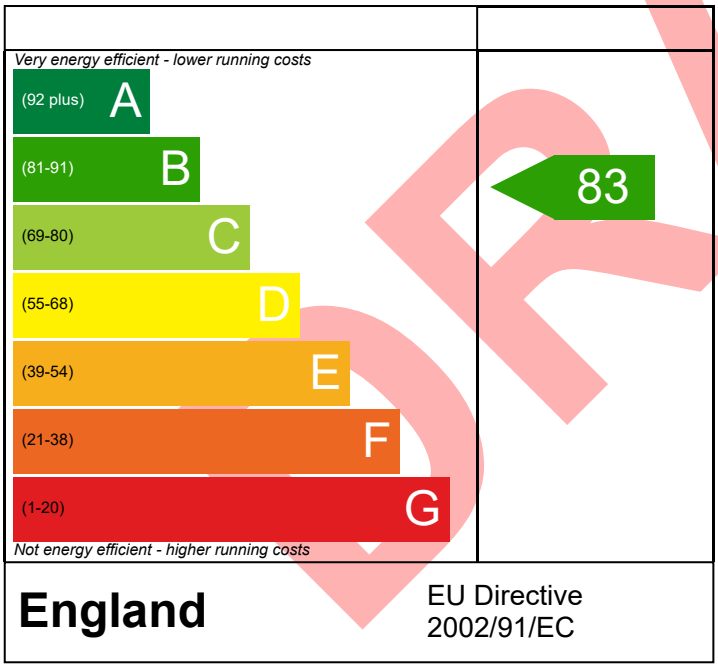
Plot 4, The Daisycroft, Henfield, West Sussex, BN5 9RN

Dwelling type:	House, Detached
Date of assessment:	17/12/2025
SAP Version:	10.2
Produced by:	Nick Gill
Total floor area:	156.2 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

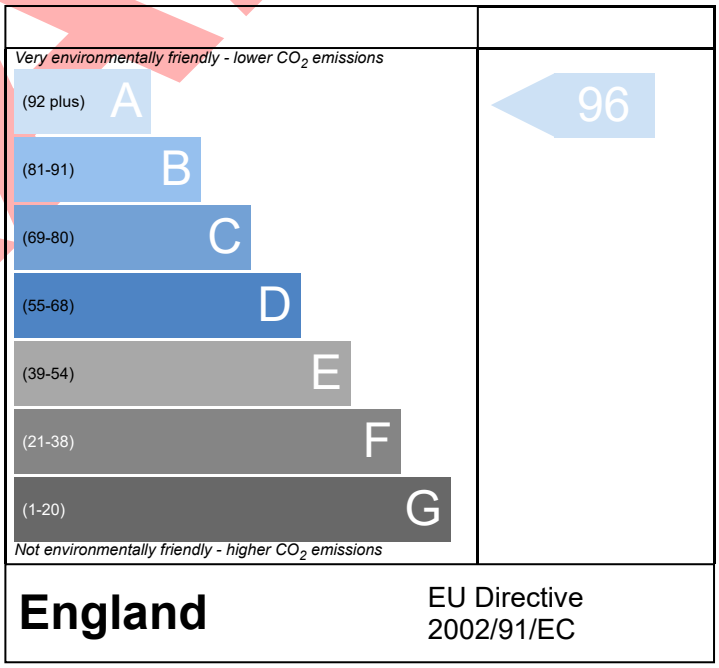
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

Summary for Input Data

elmhurst energy

Plot Reference	Plot 5	**Issued on Date**	17/12/2025
Assessment Reference	3574e	**Plot Type Ref**	3533e
Plot Address	Plot 5, The Daisycroft, Henfield, West Sussex, BN5 9RN	**SAP Version**	10.2

SAP Rating	83 B	**DER**	3.39	**TER**	8.07
Environmental	96 A	**% DER < TER**			57.99
CO_2 Emissions (t/year)	0.52	**DFEE**	40.24	**TFEE**	42.36
Compliance Check	See BREL	**% DFEE < TFEE**			5.00
% DPER < TPER	17.76	**DPER**	35.39	**TPER**	43.03

Assessor Details	Mr. Nick Gill	**Assessor ID**	AW10-0001
Client	052, JVB Construction		

SUMMARY FOR INPUT DATA FOR: New Build (As Designed)

Orientation	East	
Property Tenture	1	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	House, Detached	
2.0 Number of Storeys	2	
3.0 Date Built	2025	
4.0 Sheltered Sides	1	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	135.21	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	53.00 m	117.70 m²	2.60 m
1st Storey:	9.40 m	53.80 m²	2.60 m

8.0 Living Area	58.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External walls	Cavity Wall	Cavity wall : plasterboard on dabs, AAC block, filled cavity, any outside structure	0.18	60.00	168.00	128.30	0.00	None	39.70	Enter Gross Area

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
TF walls	Plasterboard on timber frame	9.00	255.00

10.0 External Roofs

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Code	Shelter Factor	Calculation Type	Openings
Roof	External Plane Roof	Plasterboard, insulated at ceiling level	0.13	9.00	134.00	132.20	None	0.00	Enter Gross Area	1.80

10.2 Internal Ceilings

Description	Storey	Construction	Kappa	Area (m²)
Internal Ceiling 1	Lowest occupied	Plasterboard ceiling, carpeted chipboard floor	9.00	117.70

11.0 Heat Loss Floors

Description	Type	Storey Index	Construction	U-Value (W/m²K)	Shelter Code	Shelter Factor	Kappa (kJ/m²K)	Area (m²)
Ground floor	Ground Floor - Solid	Lowest occupied	Suspended concrete floor, carpeted	0.12	None	0.00	75.00	117.70

11.2 Internal Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Floor 1	+1	Plasterboard ceiling, carpeted chipboard floor	18.00	117.70

Summary for Input Data

elmhurst energy

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Windows	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.70	1.20
Roof window	Manufacturer	Roof Window	Double Low-E Soft 0.05			0.63		0.70	1.30

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
N facing openings	Windows	External walls	East	7.40	
E facing openings	Windows	External walls	South	11.40	
S facing openings	Windows	External walls	West	2.40	
W facing openings	Windows	External walls	North	18.50	
RL	Roof window	Roof	West	1.20	40
RL	Roof window	Roof	East	0.60	40

14.0 Conservatory	None	
15.0 Draught Proofing	0	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E2 Other lintels (including other steel lintels)	Independently assessed	18.40	0.03	0.03	No
E3 Sill	Independently assessed	11.60	0.02	0.02	No
E4 Jamb	Independently assessed	34.60	0.02	0.02	No
E5 Ground floor (normal)	Independently assessed	47.00	0.06	0.06	No
E16 Corner (normal)	Independently assessed	15.60	0.04	0.04	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	10.40	-0.08	-0.08	No
E11 Eaves (insulation at rafter level)	Independently assessed	25.00	0.02	0.02	No
E12 Gable (insulation at ceiling level)	Independently assessed	22.00	0.04	0.04	No
E6 Intermediate floor within a dwelling	Independently assessed	11.20	0.00	0.00	No

Y-value	0.01	W/m²K

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	No	

20.0 Fans, Open Fireplaces, Flues

Number of open chimneys	0	
Number of open flues	0	
Number of chimneys/flues attached to closed fire	0	
Number of flues attached to solid fuel boiler	0	
Number of flues attached to other heater	0	
Number of blocked chimneys	0	
Number of intermittent extract fans	5	
Number of passive vents	0	
Number of flueless gas fires	0	
21.0 Fixed Cooling System	No	
22.0 Pressure Testing	Yes	
Designed AP_{50}	5.00	m³/(h.m²) @ 50 Pa
Test Method	Blower Door	

22.0 Lighting

No Fixed Lighting	No				
	Name	**Efficacy**	**Power**	**Capacity**	**Count**
	Lights	80.00	5.00	400.00	24

24.0 Main Heating 1	Database	
Percentage of Heat	100.00	%
Database Ref. No.	110868	
Fuel Type	Electricity	
In Winter	351.90	
In Summer	178.56	

Summary for Input Data

Model Name	PUZ-WZ85VAA
Manufacturer	Mitsubishi Electric Europe B.V.
System Type	Heat Pump
Controls SAP Code	2207
Controls description	Time and temperature zone control by arrangement
Is MHS Pumped	Pump in unheated space
Heating Pump Age	2013 or later
Heat Emitter	Underfloor
Underfloor Heating	Yes - Pipes in thin screed
Flow Temperature	Enter value
Flow Temperature Value	35.00

25.0 Main Heating 2 None

26.0 Heat Networks None

27.0 Secondary Heating None

28.0 Water Heating

Water Heating	Main Heating 1
SAP Code	901
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	Yes
Cold Water Source	From mains
Bath Count	1
Immersion Only Heating Hot Water	No

28.1 Showers

Description	Shower Type	Flow Rate [l/min]	Rated Power [kW]	Connected	Connected To
Shower	Combi boiler or unvented hot water system	9.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder Hot Water Cylinder

Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	210.00	L
Loss	1.85	kWh/day
Pipes insulation	Fully insulated primary pipework	

31.0 Thermal Store None

34.0 Small-scale Hydro None

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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

Predicted Energy Assessment

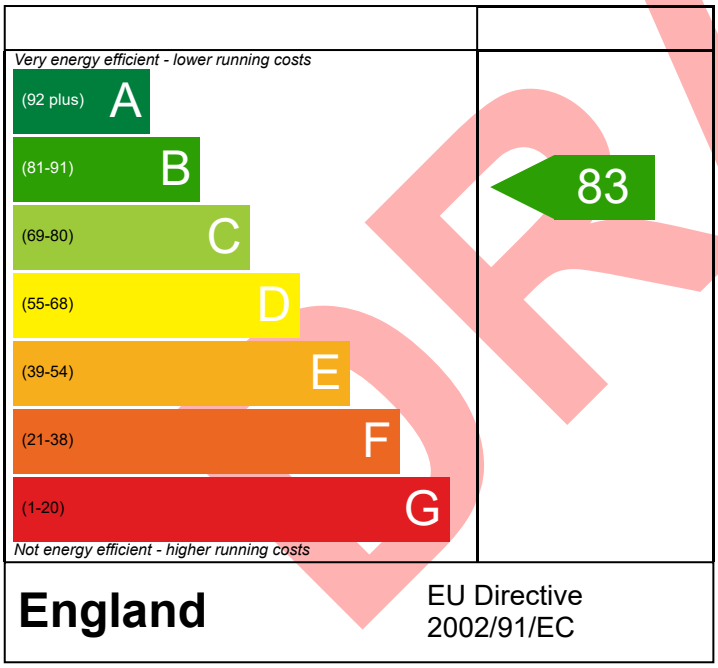
Plot 5, The Daisycroft, Henfield, West Sussex, BN5 9RN

Dwelling type:	House, Detached
Date of assessment:	17/12/2025
SAP Version:	10.2
Produced by:	Nick Gill
Total floor area:	171.5 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

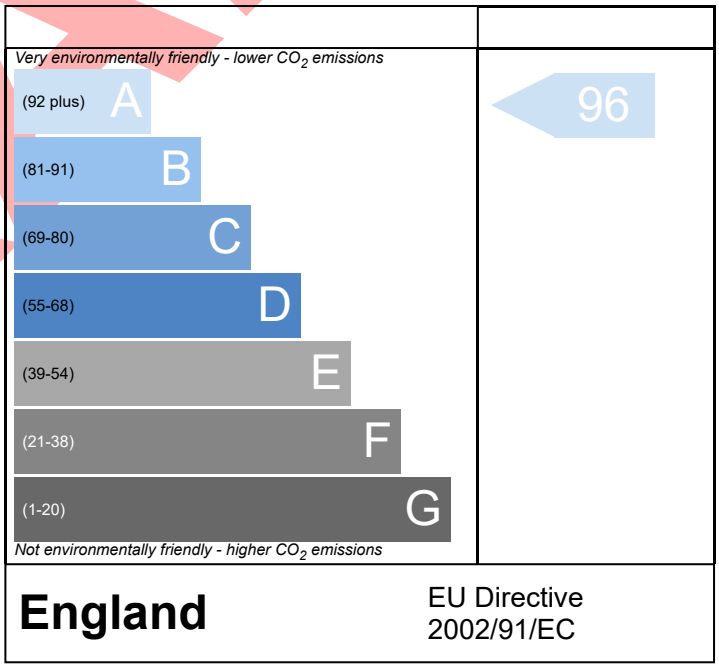
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

Summary for Input Data

elmhurst energy

Plot Reference	Plot 6	**Issued on Date**	17/12/2025
Assessment Reference	3574f	**Plot Type Ref**	3533e
Plot Address	Plot 6, The Daisycroft, Henfield, West Sussex, BN5 9RN	**SAP Version**	10.2

SAP Rating	84 B	**DER**	2.94	**TER**	7.50
Environmental	97 A	**% DER < TER**			60.80
CO_2 Emissions (t/year)	0.6	**DFEE**	37.63	**TFEE**	39.44
Compliance Check	See BREL	**% DFEE < TFEE**			4.57
% DPER < TPER	23.23	**DPER**	30.69	**TPER**	39.98

Assessor Details	Mr. Nick Gill	**Assessor ID**	AW10-0001
Client	052, JVB Construction		

SUMMARY FOR INPUT DATA FOR: New Build (As Designed)

Orientation	West	
Property Tenture	1	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	House, Detached	
2.0 Number of Storeys	2	
3.0 Date Built	2025	
4.0 Sheltered Sides	1	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	130.98	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	53.00 m	131.50 m²	2.60 m
1st Storey:	9.40 m	97.90 m²	2.60 m

8.0 Living Area	65.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External walls	Cavity Wall	Cavity wall : plasterboard on dabs, AAC block, filled cavity, any outside structure	0.18	60.00	248.00	218.60	0.00	None	29.40	Enter Gross Area

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
TF walls	Plasterboard on timber frame	9.00	247.00

10.0 External Roofs

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Code	Shelter Factor	Calculation Type	Openings
Roof	External Plane Roof	Plasterboard, insulated at ceiling level	0.13	9.00	145.00	143.80	None	0.00	Enter Gross Area	1.20

10.2 Internal Ceilings

Description	Storey	Construction	Kappa	Area (m²)
Internal Ceiling 1	Lowest occupied	Plasterboard ceiling, carpeted chipboard floor	9.00	131.50

11.0 Heat Loss Floors

Description	Type	Storey Index	Construction	U-Value (W/m²K)	Shelter Code	Shelter Factor	Kappa (kJ/m²K)	Area (m²)
Ground floor	Ground Floor - Solid	Lowest occupied	Suspended concrete floor, carpeted	0.12	None	0.00	75.00	131.50

11.2 Internal Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Floor 1	+1	Plasterboard ceiling, carpeted chipboard floor	18.00	131.50

Summary for Input Data

elmhurst energy

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Windows	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.70	1.20
Roof window	Manufacturer	Roof Window	Double Low-E Soft 0.05			0.63		0.70	1.30

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
N facing openings	Windows	External walls	West	1.40	
E facing openings	Windows	External walls	North	3.40	
S facing openings	Windows	External walls	East	8.60	
W facing openings	Windows	External walls	South	16.00	
RL	Roof window	Roof	East	0.60	40
RL	Roof window	Roof	West	0.60	40

14.0 Conservatory	None	
15.0 Draught Proofing	0	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E2 Other lintels (including other steel lintels)	Independently assessed	20.60	0.03	0.03	No
E3 Sill	Independently assessed	12.80	0.02	0.02	No
E4 Jamb	Independently assessed	36.80	0.02	0.02	No
E5 Ground floor (normal)	Independently assessed	53.00	0.06	0.06	No
E16 Corner (normal)	Independently assessed	15.60	0.04	0.04	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	10.40	-0.08	-0.08	No
E11 Eaves (insulation at rafter level)	Independently assessed	25.00	0.02	0.02	No
E12 Gable (insulation at ceiling level)	Independently assessed	22.00	0.04	0.04	No
E6 Intermediate floor within a dwelling	Independently assessed	11.20	0.00	0.00	No
E14 Flat roof	Table K1 - Default	9.60	0.16	0.16	No
E24 Eaves (insulation at ceiling level - inverted)	Table K1 - Default	9.70	0.15	0.15	No

Y-value	0.02	W/m²K
19.0 Mechanical Ventilation		
Mechanical Ventilation		
Mechanical Ventilation System Present	No	
20.0 Fans, Open Fireplaces, Flues		
Number of open chimneys	0	
Number of open flues	0	
Number of chimneys/flues attached to closed fire	0	
Number of flues attached to solid fuel boiler	0	
Number of flues attached to other heater	0	
Number of blocked chimneys	0	
Number of intermittent extract fans	5	
Number of passive vents	0	
Number of flueless gas fires	0	
21.0 Fixed Cooling System	No	
22.0 Pressure Testing	Yes	
Designed AP_{50}	5.00	m³/(h.m²) @ 50 Pa
Test Method	Blower Door	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lights	80.00	5.00	400.00	36

24.0 Main Heating 1	Database	
Percentage of Heat	100.00	%
Database Ref. No.	110868	
Fuel Type	Electricity	
In Winter	353.35	

Summary for Input Data

In Summer	178.77
Model Name	PUZ-WZ85VAA
Manufacturer	Mitsubishi Electric Europe B.V.
System Type	Heat Pump
Controls SAP Code	2207
Controls description	Time and temperature zone control by arrangement
Is MHS Pumped	Pump in unheated space
Heating Pump Age	2013 or later
Heat Emitter	Underfloor
Underfloor Heating	Yes - Pipes in thin screed
Flow Temperature	Enter value
Flow Temperature Value	35.00

25.0 Main Heating 2 — None

26.0 Heat Networks — None

27.0 Secondary Heating — None

28.0 Water Heating

Water Heating	Main Heating 1
SAP Code	901
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	Yes
Cold Water Source	From mains
Bath Count	1
Immersion Only Heating Hot Water	No

28.1 Showers

Description	Shower Type	Flow Rate [l/min]	Rated Power [kW]	Connected	Connected To
Shower	Combi boiler or unvented hot water system	9.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	210.00	L
Loss	1.85	kWh/day
Pipes insulation	Fully insulated primary pipework	

31.0 Thermal Store — None

34.0 Small-scale Hydro — None

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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

Predicted Energy Assessment

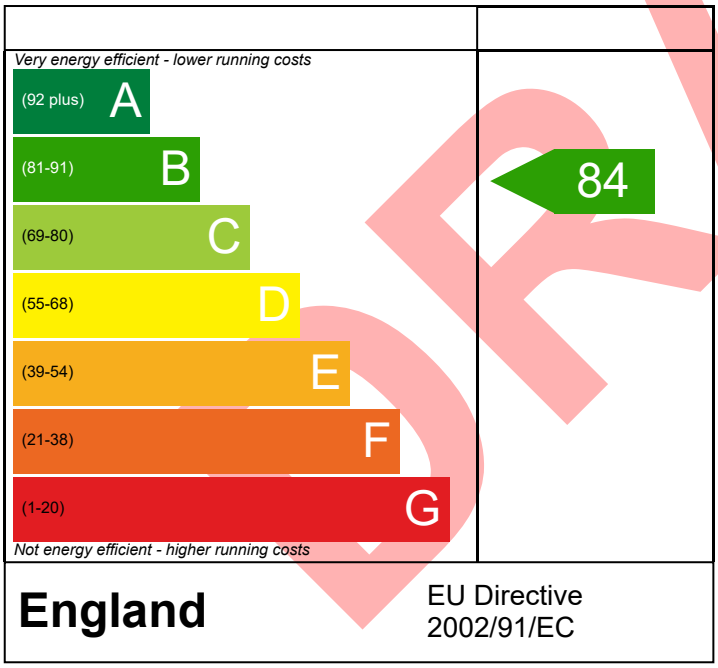
Plot 6, The Daisycroft, Henfield, West Sussex, BN5 9RN

Dwelling type:	House, Detached
Date of assessment:	17/12/2025
SAP Version:	10.2
Produced by:	Nick Gill
Total floor area:	229.4 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

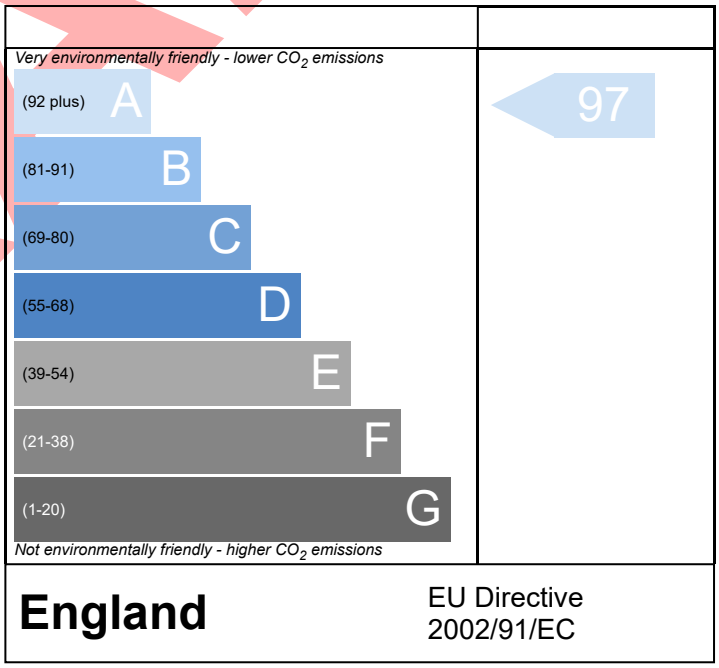
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

Summary for Input Data

Plot Reference	Plot 7	**Issued on Date**	17/12/2025
Assessment Reference	3574g	**Plot Type Ref**	3533e
Plot Address	Plot 7, The Daisycroft, Henfield, West Sussex, BN5 9RN	**SAP Version**	10.2

SAP Rating	84 B	**DER**	3.06	**TER**	8.08
Environmental	97 A	**% DER < TER**			62.13
CO_2 Emissions (t/year)	0.58	**DFEE**	39.01	**TFEE**	40.76
Compliance Check	See BREL	**% DFEE < TFEE**			4.28
% DPER < TPER	25.39	**DPER**	31.89	**TPER**	42.74

Assessor Details	Mr. Nick Gill	**Assessor ID**	AW10-0001
Client	052, JVB Construction		

SUMMARY FOR INPUT DATA FOR: New Build (As Designed)

Orientation	West	
Property Tenture	1	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	House, Detached	
2.0 Number of Storeys	2	
3.0 Date Built	2025	
4.0 Sheltered Sides	1	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	125.21	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	53.00 m	114.80 m²	2.60 m
1st Storey:	9.40 m	97.90 m²	2.60 m

8.0 Living Area	58.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External walls	Cavity Wall	Cavity wall : plasterboard on dabs, AAC block, filled cavity, any outside structure	0.18	60.00	233.00	193.30	0.00	None	39.70	Enter Gross Area

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
TF walls	Plasterboard on timber frame	9.00	247.00

10.0 External Roofs

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Code	Shelter Factor	Calculation Type	Openings
Roof	External Plane Roof	Plasterboard, insulated at ceiling level	0.13	9.00	123.60	122.40	None	0.00	Enter Gross Area	1.20

10.2 Internal Ceilings

Description	Storey	Construction	Kappa	Area (m²)
Internal Ceiling 1	Lowest occupied	Plasterboard ceiling, carpeted chipboard floor	9.00	114.80

11.0 Heat Loss Floors

Description	Type	Storey Index	Construction	U-Value (W/m²K)	Shelter Code	Shelter Factor	Kappa (kJ/m²K)	Area (m²)
Ground floor	Ground Floor - Solid	Lowest occupied	Suspended concrete floor, carpeted	0.12	None	0.00	75.00	114.80

11.2 Internal Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Floor 1	+1	Plasterboard ceiling, carpeted chipboard floor	18.00	114.80

Summary for Input Data

elmhurst energy

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Windows	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.70	1.20
Roof window	Manufacturer	Roof Window	Double Low-E Soft 0.05			0.63		0.70	1.30

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
N facing openings	Windows	External walls	West	4.70	
E facing openings	Windows	External walls	North	19.00	
S facing openings	Windows	External walls	East	1.40	
W facing openings	Windows	External walls	South	14.60	
RL	Roof window	Roof	East	0.60	40
RL	Roof window	Roof	West	0.60	40

14.0 Conservatory	None	
15.0 Draught Proofing	0	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E2 Other lintels (including other steel lintels)	Independently assessed	18.40	0.03	0.03	No
E3 Sill	Independently assessed	12.20	0.02	0.02	No
E4 Jamb	Independently assessed	33.80	0.02	0.02	No
E5 Ground floor (normal)	Independently assessed	47.00	0.06	0.06	No
E16 Corner (normal)	Independently assessed	15.60	0.04	0.04	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	10.40	-0.08	-0.08	No
E11 Eaves (insulation at rafter level)	Independently assessed	25.00	0.02	0.02	No
E12 Gable (insulation at ceiling level)	Independently assessed	22.00	0.04	0.04	No
E6 Intermediate floor within a dwelling	Independently assessed	36.00	0.00	0.00	No
E14 Flat roof	Table K1 - Default	9.60	0.16	0.16	No
E24 Eaves (insulation at ceiling level - inverted)	Table K1 - Default	9.70	0.15	0.15	No

Y-value	0.02	W/m²K

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	No	

20.0 Fans, Open Fireplaces, Flues

Number of open chimneys	0	
Number of open flues	0	
Number of chimneys/flues attached to closed fire	0	
Number of flues attached to solid fuel boiler	0	
Number of flues attached to other heater	0	
Number of blocked chimneys	0	
Number of intermittent extract fans	5	
Number of passive vents	0	
Number of flueless gas fires	0	
21.0 Fixed Cooling System	No	
22.0 Pressure Testing	Yes	
Designed AP_{50}	5.00	m³/(h.m²) @ 50 Pa
Test Method	Blower Door	

22.0 Lighting

No Fixed Lighting	No				
	Name	**Efficacy**	**Power**	**Capacity**	**Count**
	Lights	80.00	5.00	400.00	36

24.0 Main Heating 1	Database	
Percentage of Heat	100.00	%
Database Ref. No.	110868	
Fuel Type	Electricity	
In Winter	353.31	

Summary for Input Data

In Summer	178.75
Model Name	PUZ-WZ85VAA
Manufacturer	Mitsubishi Electric Europe B.V.
System Type	Heat Pump
Controls SAP Code	2207
Controls description	Time and temperature zone control by arrangement
Is MHS Pumped	Pump in unheated space
Heating Pump Age	2013 or later
Heat Emitter	Underfloor
Underfloor Heating	Yes - Pipes in thin screed
Flow Temperature	Enter value
Flow Temperature Value	35.00

25.0 Main Heating 2 — None

26.0 Heat Networks — None

27.0 Secondary Heating — None

28.0 Water Heating

Water Heating	Main Heating 1
SAP Code	901
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	Yes
Cold Water Source	From mains
Bath Count	1
Immersion Only Heating Hot Water	No

28.1 Showers

Description	Shower Type	Flow Rate [l/min]	Rated Power [kW]	Connected	Connected To
Shower	Combi boiler or unvented hot water system	9.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	210.00	L
Loss	1.85	kWh/day
Pipes insulation	Fully insulated primary pipework	

31.0 Thermal Store — None

34.0 Small-scale Hydro — None

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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

Predicted Energy Assessment

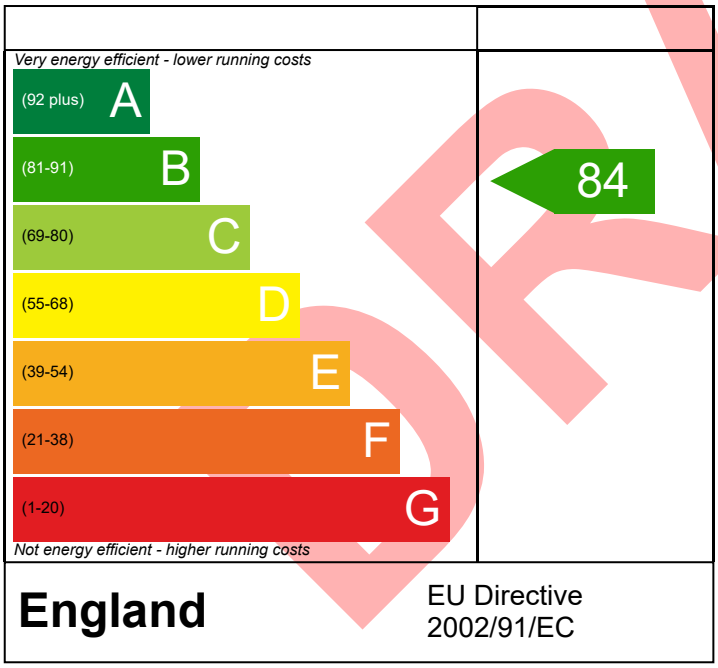
Plot 7, The Daisycroft, Henfield, West Sussex, BN5 9RN

Dwelling type:	House, Detached
Date of assessment:	17/12/2025
SAP Version:	10.2
Produced by:	Nick Gill
Total floor area:	212.7 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

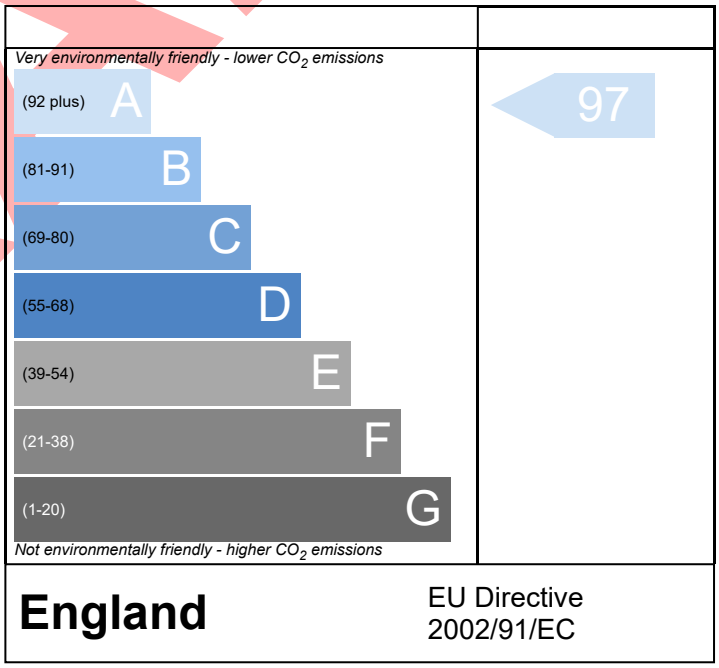
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

Summary for Input Data

Plot Reference	Plot 8	**Issued on Date**	17/12/2025
Assessment Reference	3574h	**Plot Type Ref**	3533e
Plot Address	Plot 8, The Daisycroft, Henfield, West Sussex, BN5 9RN	**SAP Version**	10.2

SAP Rating	84 B	**DER**	3.06	**TER**	8.08
Environmental	97 A	**% DER < TER**			62.13
CO_2 Emissions (t/year)	0.58	**DFEE**	39.01	**TFEE**	40.76
Compliance Check	See BREL	**% DFEE < TFEE**			4.28
% DPER < TPER	25.39	**DPER**	31.89	**TPER**	42.74

Assessor Details	Mr. Nick Gill	**Assessor ID**	AW10-0001
Client	052, JVB Construction		

SUMMARY FOR INPUT DATA FOR: New Build (As Designed)

Orientation	West	
Property Tenture	1	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	House, Detached	
2.0 Number of Storeys	2	
3.0 Date Built	2025	
4.0 Sheltered Sides	1	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	125.21	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	53.00 m	114.80 m²	2.60 m
1st Storey:	9.40 m	97.90 m²	2.60 m

8.0 Living Area	58.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External walls	Cavity Wall	Cavity wall : plasterboard on dabs, AAC block, filled cavity, any outside structure	0.18	60.00	233.00	193.30	0.00	None	39.70	Enter Gross Area

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
TF walls	Plasterboard on timber frame	9.00	247.00

10.0 External Roofs

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Code	Shelter Factor	Calculation Type	Openings
Roof	External Plane Roof	Plasterboard, insulated at ceiling level	0.13	9.00	123.60	122.40	None	0.00	Enter Gross Area	1.20

10.2 Internal Ceilings

Description	Storey	Construction	Kappa	Area (m²)
Internal Ceiling 1	Lowest occupied	Plasterboard ceiling, carpeted chipboard floor	9.00	114.80

11.0 Heat Loss Floors

Description	Type	Storey Index	Construction	U-Value (W/m²K)	Shelter Code	Shelter Factor	Kappa (kJ/m²K)	Area (m²)
Ground floor	Ground Floor - Solid	Lowest occupied	Suspended concrete floor, carpeted	0.12	None	0.00	75.00	114.80

11.2 Internal Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Floor 1	+1	Plasterboard ceiling, carpeted chipboard floor	18.00	114.80

Summary for Input Data

elmhurst energy

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Windows	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.70	1.20
Roof window	Manufacturer	Roof Window	Double Low-E Soft 0.05			0.63		0.70	1.30

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
N facing openings	Windows	External walls	West	1.40	
E facing openings	Windows	External walls	North	19.00	
S facing openings	Windows	External walls	East	4.70	
W facing openings	Windows	External walls	South	14.60	
RL	Roof window	Roof	East	0.60	40
RL	Roof window	Roof	West	0.60	40

14.0 Conservatory	None	
15.0 Draught Proofing	0	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E2 Other lintels (including other steel lintels)	Independently assessed	18.40	0.03	0.03	No
E3 Sill	Independently assessed	12.20	0.02	0.02	No
E4 Jamb	Independently assessed	33.80	0.02	0.02	No
E5 Ground floor (normal)	Independently assessed	47.00	0.06	0.06	No
E16 Corner (normal)	Independently assessed	15.60	0.04	0.04	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	10.40	-0.08	-0.08	No
E11 Eaves (insulation at rafter level)	Independently assessed	25.00	0.02	0.02	No
E12 Gable (insulation at ceiling level)	Independently assessed	22.00	0.04	0.04	No
E6 Intermediate floor within a dwelling	Independently assessed	36.00	0.00	0.00	No
E14 Flat roof	Table K1 - Default	9.60	0.16	0.16	No
E24 Eaves (insulation at ceiling level - inverted)	Table K1 - Default	9.70	0.15	0.15	No

Y-value	0.02	W/m²K

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	No	

20.0 Fans, Open Fireplaces, Flues

Number of open chimneys	0	
Number of open flues	0	
Number of chimneys/flues attached to closed fire	0	
Number of flues attached to solid fuel boiler	0	
Number of flues attached to other heater	0	
Number of blocked chimneys	0	
Number of intermittent extract fans	5	
Number of passive vents	0	
Number of flueless gas fires	0	
21.0 Fixed Cooling System	No	
22.0 Pressure Testing	Yes	
Designed AP_{50}	5.00	m³/(h.m²) @ 50 Pa
Test Method	Blower Door	

22.0 Lighting

No Fixed Lighting	No				
	Name	**Efficacy**	**Power**	**Capacity**	**Count**
	Lights	80.00	5.00	400.00	36

24.0 Main Heating 1	Database	
Percentage of Heat	100.00	%
Database Ref. No.	110868	
Fuel Type	Electricity	
In Winter	353.31	

Summary for Input Data

In Summer	178.75
Model Name	PUZ-WZ85VAA
Manufacturer	Mitsubishi Electric Europe B.V.
System Type	Heat Pump
Controls SAP Code	2207
Controls description	Time and temperature zone control by arrangement
Is MHS Pumped	Pump in unheated space
Heating Pump Age	2013 or later
Heat Emitter	Underfloor
Underfloor Heating	Yes - Pipes in thin screed
Flow Temperature	Enter value
Flow Temperature Value	35.00

25.0 Main Heating 2 — None

26.0 Heat Networks — None

27.0 Secondary Heating — None

28.0 Water Heating

Water Heating	Main Heating 1
SAP Code	901
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	Yes
Cold Water Source	From mains
Bath Count	1
Immersion Only Heating Hot Water	No

28.1 Showers

Description	Shower Type	Flow Rate [l/min]	Rated Power [kW]	Connected	Connected To
Shower	Combi boiler or unvented hot water system	9.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	210.00	L
Loss	1.85	kWh/day
Pipes insulation	Fully insulated primary pipework	

31.0 Thermal Store — None

34.0 Small-scale Hydro — None

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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

Predicted Energy Assessment

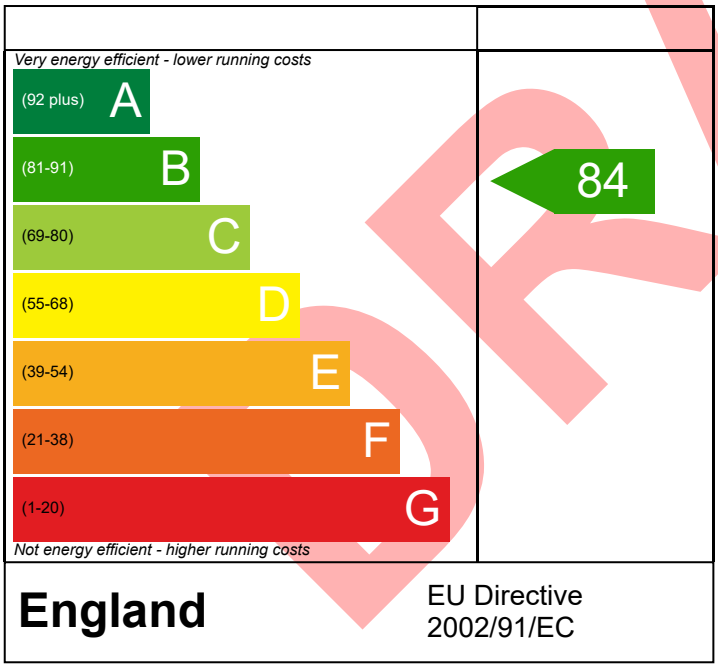
Plot 8, The Daisycroft, Henfield, West Sussex, BN5 9RN

Dwelling type:	House, Detached
Date of assessment:	17/12/2025
SAP Version:	10.2
Produced by:	Nick Gill
Total floor area:	212.7 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

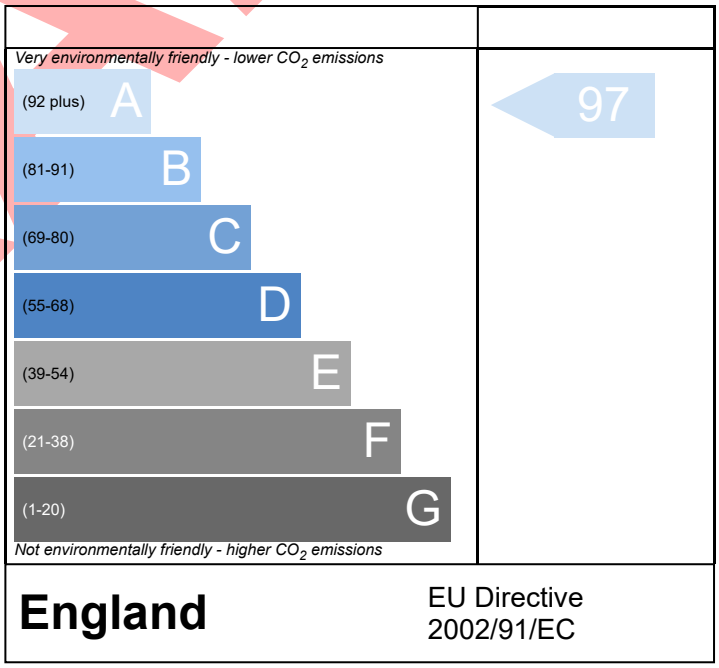
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

Summary for Input Data

Plot Reference	Plot 9	**Issued on Date**	17/12/2025
Assessment Reference	3574i	**Plot Type Ref**	3533e
Plot Address	Plot 9, The Daisycroft, Henfield, West Sussex, BN5 9RN	**SAP Version**	10.2

SAP Rating	82 B	**DER**	3.92	**TER**	9.64
Environmental	96 A	**% DER < TER**			59.34
CO_2 Emissions (t/year)	0.42	**DFEE**	39.83	**TFEE**	42.47
Compliance Check	See BREL	**% DFEE < TFEE**			6.22
% DPER < TPER	18.79	**DPER**	41.18	**TPER**	50.71

Assessor Details	Mr. Nick Gill	**Assessor ID**	AW10-0001
Client	052, JVB Construction		

SUMMARY FOR INPUT DATA FOR: New Build (As Designed)

Orientation	East	
Property Tenture	1	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	House, Detached	
2.0 Number of Storeys	2	
3.0 Date Built	2025	
4.0 Sheltered Sides	1	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	141.40	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	No	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	39.00 m	80.30 m²	2.60 m
1st Storey:	8.00 m	39.00 m²	2.60 m

8.0 Living Area	40.00	m²

9.0 External Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Res	Shelter	Openings	Area Calculation Type
External walls	Cavity Wall	Cavity wall : plasterboard on dabs, AAC block, filled cavity, any outside structure	0.18	60.00	132.00	103.90	0.00	None	28.10	Enter Gross Area

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
TF walls	Plasterboard on timber frame	9.00	186.00

10.0 External Roofs

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Code	Shelter Factor	Calculation Type	Openings
Roof	External Plane Roof	Plasterboard, insulated at ceiling level	0.13	9.00	86.80	85.60	None	0.00	Enter Gross Area	1.20

10.2 Internal Ceilings

Description	Storey	Construction	Kappa	Area (m²)
Internal Ceiling 1	Lowest occupied	Plasterboard ceiling, carpeted chipboard floor	9.00	80.30

11.0 Heat Loss Floors

Description	Type	Storey Index	Construction	U-Value (W/m²K)	Shelter Code	Shelter Factor	Kappa (kJ/m²K)	Area (m²)
Ground floor	Ground Floor - Solid	Lowest occupied	Suspended concrete floor, carpeted	0.12	None	0.00	75.00	80.30

11.2 Internal Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Floor 1	+1	Plasterboard ceiling, carpeted chipboard floor	18.00	80.30

Summary for Input Data

elmhurst energy

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Windows	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.70	1.20
Roof window	Manufacturer	Roof Window	Double Low-E Soft 0.05			0.63		0.70	1.30

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
N facing openings	Windows	External walls	East	2.80	
E facing openings	Windows	External walls	South	8.60	
S facing openings	Windows	External walls	West	1.40	
W facing openings	Windows	External walls	North	15.30	
RL	Roof window	Roof	West	0.60	40
RL	Roof window	Roof	East	0.60	40

14.0 Conservatory	None	
15.0 Draught Proofing	0	%
16.0 Draught Lobby	No	

17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E2 Other lintels (including other steel lintels)	Independently assessed	16.80	0.03	0.03	No
E3 Sill	Independently assessed	9.80	0.02	0.02	No
E4 Jamb	Independently assessed	28.80	0.02	0.02	No
E5 Ground floor (normal)	Independently assessed	39.00	0.06	0.06	No
E16 Corner (normal)	Independently assessed	15.60	0.04	0.04	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	5.20	-0.08	-0.08	No
E11 Eaves (insulation at rafter level)	Independently assessed	18.00	0.02	0.02	No
E12 Gable (insulation at ceiling level)	Independently assessed	16.00	0.04	0.04	No
E6 Intermediate floor within a dwelling	Independently assessed	8.60	0.00	0.00	No

Y-value	0.02	W/m²K

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	No	

20.0 Fans, Open Fireplaces, Flues

Number of open chimneys	0	
Number of open flues	0	
Number of chimneys/flues attached to closed fire	0	
Number of flues attached to solid fuel boiler	0	
Number of flues attached to other heater	0	
Number of blocked chimneys	0	
Number of intermittent extract fans	3	
Number of passive vents	0	
Number of flueless gas fires	0	

21.0 Fixed Cooling System	No	

22.0 Pressure Testing	Yes	
Designed AP_{50}	5.00	m³/(h.m²) @ 50 Pa
Test Method	Blower Door	

22.0 Lighting

No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Lights	80.00	5.00	400.00	24

24.0 Main Heating 1	Database	
Percentage of Heat	100.00	%
Database Ref. No.	110868	
Fuel Type	Electricity	
In Winter	342.59	
In Summer	179.18	

Summary for Input Data

Model Name	PUZ-WZ85VAA
Manufacturer	Mitsubishi Electric Europe B.V.
System Type	Heat Pump
Controls SAP Code	2207
Controls description	Time and temperature zone control by arrangement
Is MHS Pumped	Pump in unheated space
Heating Pump Age	2013 or later
Heat Emitter	Underfloor
Underfloor Heating	Yes - Pipes in thin screed
Flow Temperature	Enter value
Flow Temperature Value	35.00

25.0 Main Heating 2 None

26.0 Heat Networks None

27.0 Secondary Heating None

28.0 Water Heating

Water Heating	Main Heating 1
SAP Code	901
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	Yes
Cold Water Source	From mains
Bath Count	1
Immersion Only Heating Hot Water	No

28.1 Showers

Description	Shower Type	Flow Rate [l/min]	Rated Power [kW]	Connected	Connected To
Shower	Combi boiler or unvented hot water system	9.00		No	

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder Hot Water Cylinder

Cylinder Stat	Yes	
Cylinder In Heated Space	Yes	
Independent Time Control	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	210.00	L
Loss	1.85	kWh/day
Pipes insulation	Fully insulated primary pipework	

31.0 Thermal Store None

34.0 Small-scale Hydro None

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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

Predicted Energy Assessment

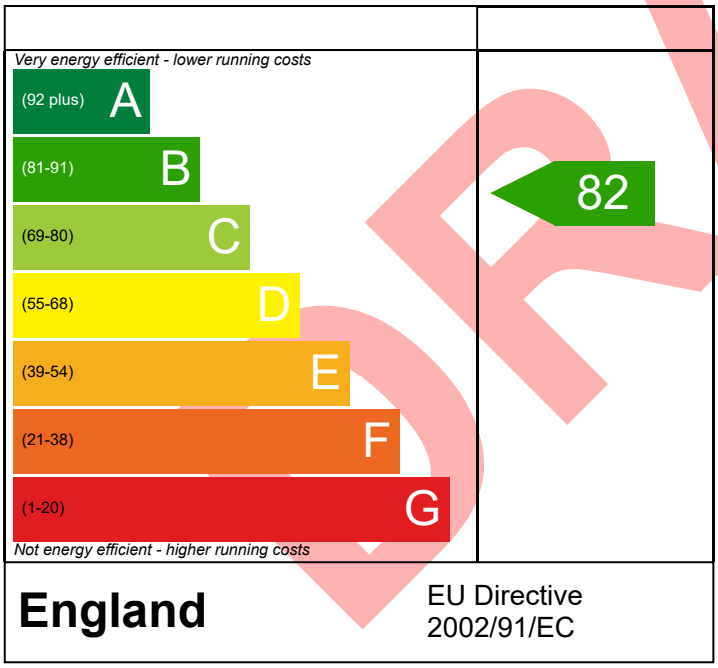
Plot 9, The Daisycroft, Henfield, West Sussex, BN5 9RN

Dwelling type:	House, Detached
Date of assessment:	17/12/2025
SAP Version:	10.2
Produced by:	Nick Gill
Total floor area:	119.3 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

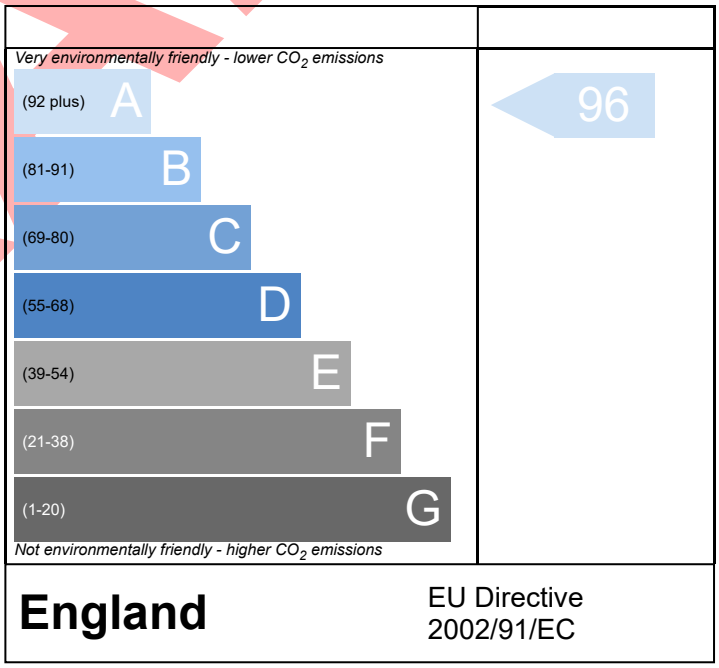
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.