Summary for Input Data

Property Reference	C12-00-02	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	C12-00-02
Property	C12-00-02, Horsham Enterprise Park		

SAP Rating	83 B	**DER**	5.11	**TER**	13.80
Environmental	97 A	**% DER < TER**			62.97
CO_2 Emissions (t/year)	0.23	**DFEE**	27.38	**TFEE**	29.81
Compliance Check	See BREL	**% DFEE < TFEE**			8.13
% DPER < TPER	27.46	**DPER**	53.58	**TPER**	73.86

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

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

Orientation	Northwest	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	Flat, Mid-Terrace	
Position of Flat	Ground-floor flat	
Which Floor	0	
2.0 Number of Storeys	1	
3.0 Date Built	2025	
3.0 Property Age Band	L	
4.0 Sheltered Sides	2	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	286.13	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	Yes	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	12.40 m	52.70 m²	2.50 m

8.0 Living Area	23.92	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 Wall	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.15	110.00	15.50	5.19	0.00	None	10.31	Enter Gross Area
Sheltered	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.18	110.00	15.50	13.38	0.90	Stairwell Access Corridor 4	2.12	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall	Filled Cavity with Edge Sealing	Single plasterboard on dabs both sides, lightweight aggregate blocks, cavity or cavity fill	0.00	110.00	42.50	0.00	None

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Walls	Plasterboard on timber frame	9.00	79.98

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Ceiling	Precast concrete plank floor (screed laid on rubber), carpeted	30.00	52.70

11.0 Heat Loss Floors

Summary for Input Data

elmhurst energy

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	0.10	None	0.00	75.00	52.70

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Solid Door	Manufacturer	Solid Door				0.00			1.20
Glazing	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.80	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
FSD	Solid Door	Sheltered	North West	2.12	0
RW	Glazing	External Wall	South East	3.46	0
RGD	Glazing	External Wall	South East	4.69	0
FW	Glazing	External Wall	North West	2.16	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
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	6.68	0.02	0.02	RCD	No
E3 Sill	Independently assessed	3.65	0.02	0.02	RCD	No
E4 Jamb	Independently assessed	17.00	0.01	0.01	RCD	No
E5 Ground floor (normal)	Independently assessed	12.40	0.08	0.08	RCD	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	12.40	0.05	0.05	RCD	No
E16 Corner (normal)	Independently assessed	0.00	0.05	0.05	RCD	No
P1 Party wall - Ground floor	Table K1 - Default	17.00	0.32	0.32	Default	No
P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	17.00	0.00	0.00	Default	No
E18 Party wall between dwellings	Independently assessed	10.00	0.06	0.06	RCD	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	0.00	-0.10	-0.10	RCD	No

Y-value	0.10	W/m²K
Description	Bridge	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500500
Configuration	2
MVHR Duct Insulated	Uninsulated Ducts
Manufacturer SFP	0.59
Duct Type	Rigid
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 2

19.1 Mechanical extract ventilation - Decentralised

SFP	Fan/Room Type	Count
0.13	In Room Fan Kitchen	1
0.11	In Room Fan Other Wet Room	3
0.00	In Duct Fan Kitchen	0
0.00	In Duct Fan Other Wet Room	0
0.10	Through Wall Fan Kitchen	0
0.10	Through Wall Fan Other Wet Room	0

20.0 Fans, Open Fireplaces, Flues

Summary for Input Data

elmhurst energy

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	0	
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}	3.00	$m^3/(h.m^2)$ @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Low energy Lighting	85.00	5.00	425.00	10

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	194.18	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	Modulating	
HETAS approved System	No	
Is MHS Pumped	Pump in heated space	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Underfloor Heating	Yes - Pipes in thin screed	
Flow Temperature	Enter value	
Flow Temperature Value	55.00	
25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	100834	
Fuel Type	Electricity	
SAP Code	0	
In Winter	301.93	
In Summer	194.18	
Model Name	Compact P	
Manufacturer	Nilan AS	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	

Summary for Input Data

Flow Temperature	Enter value	
26.0 Heat Networks	None	
27.0 Secondary Heating	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	
Baths connected to WWHRS	0	
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
8 lpm	Unknown	8.00		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	
Insulation Thickness	0	
Cylinder Volume	180.00	L
Loss	0.84	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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

Predicted Energy Assessment

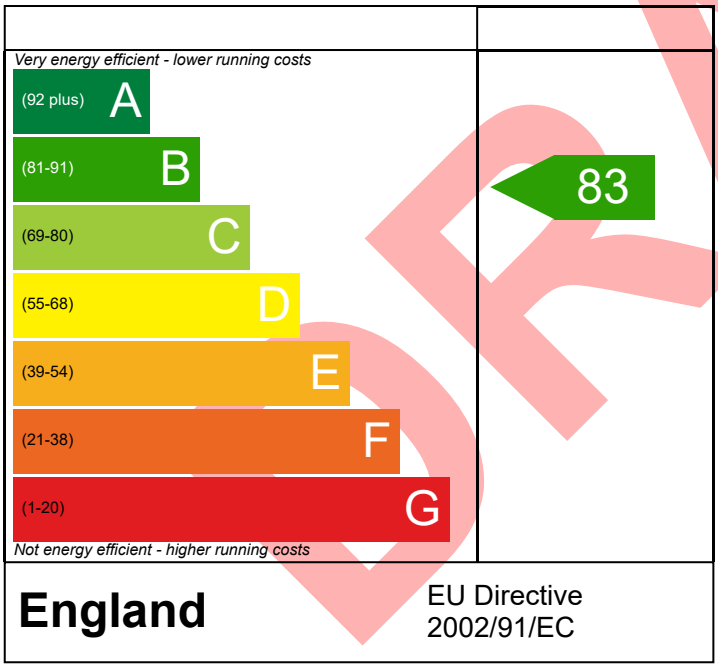
C12-00-02, Horsham Enterprise Park

Dwelling type:	Flat, Mid-Terrace
Date of assessment:	15/10/2025
Produced by:	Charlotte Russell
Total floor area:	52.7 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.

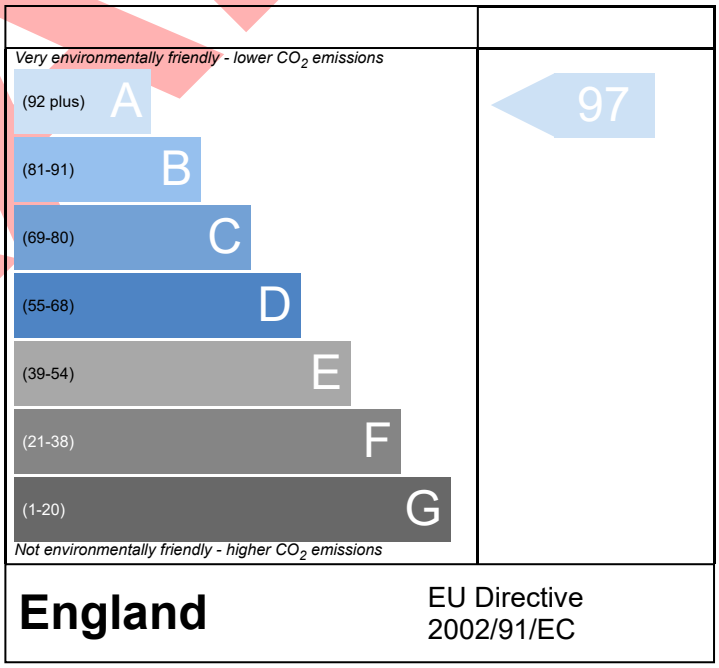
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

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.

Thermal Bridging

elmhurst energy

Property Reference	C12-00-02	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	Mid-Terrace Flat
Property	C12-00-02, Horsham Enterprise Park		

SAP Rating	83 B	**DER**	5.11	**TER**	13.80
Environmental	97 A	**% DER < TER**			62.97
CO_2 Emissions (t/year)	0.23	**DFEE**	27.38	**TFEE**	29.81
Compliance Check	See BREL	**% DFEE < TFEE**			8.13
% DPER < TPER	27.46	**DPER**	53.58	**TPER**	73.86

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

	Junction details	Source Type	Psi (W/mK)	Length (m)	Result	Reference
External wall	E2 Other lintels (including other steel lintels)	Independently assessed	0.022	6.68	0.15	RCD
External wall	E3 Sill	Independently assessed	0.016	3.65	0.06	RCD
External wall	E4 Jamb	Independently assessed	0.011	17.00	0.19	RCD
External wall	E5 Ground floor (normal)	Independently assessed	0.076	12.40	0.94	RCD
External wall	E7 Party floor between dwellings (in blocks of flats)	Independently assessed	0.053	12.40	0.66	RCD
External wall	E16 Corner (normal)	Independently assessed	0.051	0.00	0.00	RCD
Party wall	P1 Party wall - Ground floor	Table K1 - Default	0.320	17.00	5.44	Default
Party wall	P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	0.000	17.00	0.00	Default
External wall	E18 Party wall between dwellings	Independently assessed	0.057	10.00	0.57	RCD
External wall	E17 Corner (inverted – internal area greater than external area)	Independently assessed	-0.104	0.00	-0.00	RCD

Total: 96.13 W/mK:

Y-Value: 0.10 W/m²K:

Summary for Input Data

Property Reference	C12-01-01	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	C12-01-01
Property	C12-01-01, Horsham Enterprise Park		

SAP Rating	80 C	**DER**	5.39	**TER**	14.58
Environmental	96 A	**% DER < TER**			63.03
CO_2 Emissions (t/year)	0.34	**DFEE**	32.37	**TFEE**	41.46
Compliance Check	See BREL	**% DFEE < TFEE**			21.94
% DPER < TPER	27.75	**DPER**	56.17	**TPER**	77.74

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

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

Orientation	Northwest	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	Flat, Mid-Terrace	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2025	
3.0 Property Age Band	L	
4.0 Sheltered Sides	2	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	263.44	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	Yes	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	28.34 m	74.97 m²	2.50 m

8.0 Living Area	27.27	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 Wall	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.15	110.00	48.05	33.44	0.00	None	14.61	Enter Gross Area
Sheltered	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.18	110.00	22.80	20.68	0.90	Stairwell Access Corridor 4	2.12	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall	Filled Cavity with Edge Sealing	Single plasterboard on dabs both sides, lightweight aggregate blocks, cavity or cavity fill	0.00	110.00	15.75	0.00	None

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Walls	Plasterboard on timber frame	9.00	132.62

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Ceiling	Precast concrete plank floor (screed laid on rubber), carpeted	30.00	74.97

11.0 Heat Loss Floors

Summary for Input Data

Description	Type	Storey Index	Construction	U-Value (W/m²K)	Shelter Code	Shelter Factor	Kappa (kJ/m²K)	Area (m²)
Exposed Floor	Exposed Floor - Solid	Lowest occupied	Other	0.12	None	0.00	75.00	74.97

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Solid Door	Manufacturer	Solid Door				0.00			1.20
Glazing	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.80	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
FSD	Solid Door	Sheltered	North West	2.12	0
RW	Glazing	External Wall	South East	5.52	0
LSGD	Glazing	External Wall	North East	2.32	0
LSW	Glazing	External Wall	North East	6.77	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
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	9.01	0.02	0.02	RCD	No
E3 Sill	Independently assessed	7.00	0.02	0.02	RCD	No
E4 Jamb	Independently assessed	21.64	0.01	0.01	RCD	No
E20 Exposed floor (normal)	Independently assessed	28.34	0.05	0.05	RCD	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	28.34	0.05	0.05	RCD	No
E16 Corner (normal)	Independently assessed	7.50	0.05	0.05	RCD	No
P7 Party Wall - Exposed floor (normal)	Table K1 - Default	6.30	0.48	0.48	Default	No
P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	6.30	0.00	0.00	Default	No
E18 Party wall between dwellings	Independently assessed	2.50	0.06	0.06	RCD	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	0.00	-0.10	-0.10	RCD	No
E25 Staggered party wall between dwellings	Table K1 - Default	2.50	0.24	0.24	E25 - Default	No

Y-value	0.05	W/m²K
Description	Bridge	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500500
Configuration	2
MVHR Duct Insulated	Uninsulated Ducts
Manufacturer SFP	0.59
Duct Type	Rigid
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 2

19.1 Mechanical extract ventilation - Decentralised

SFP	Fan/Room Type	Count
0.13	In Room Fan Kitchen	1
0.11	In Room Fan Other Wet Room	3
0.00	In Duct Fan Kitchen	0
0.00	In Duct Fan Other Wet Room	0
0.10	Through Wall Fan Kitchen	0
0.10	Through Wall Fan Other Wet Room	0

Summary for Input Data

elmhurst energy

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	0
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}	3.00	$m^3/(h.m^2)$ @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

22.0 Lighting

No Fixed Lighting: No

Name	Efficacy	Power	Capacity	Count
Low energy Lighting	85.00	5.00	425.00	10

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	194.18	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	Modulating	
HETAS approved System	No	
Is MHS Pumped	Pump in heated space	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Underfloor Heating	Yes - Pipes in thin screed	
Flow Temperature	Enter value	
Flow Temperature Value	55.00	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	100834	
Fuel Type	Electricity	
SAP Code	0	
In Winter	308.21	
In Summer	194.18	
Model Name	Compact P	
Manufacturer	Nilan AS	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	

Summary for Input Data

Flow Temperature	Enter value	
26.0 Heat Networks	None	
27.0 Secondary Heating	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	
Baths connected to WWHRS	0	
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
8 lpm	Unknown	8.00		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	
Insulation Thickness	0	
Cylinder Volume	180.00	L
Loss	0.84	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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

Predicted Energy Assessment

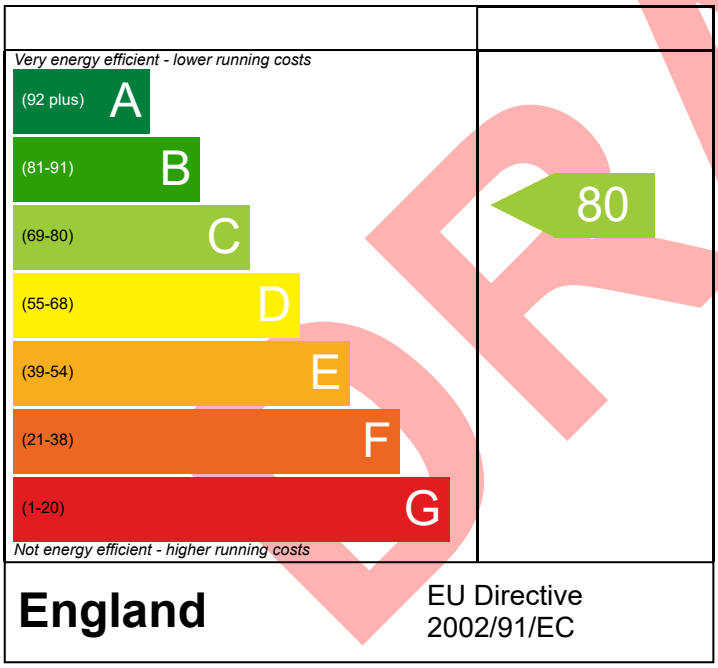
C12-01-01, Horsham Enterprise Park

Dwelling type:	Flat, Mid-Terrace
Date of assessment:	15/10/2025
Produced by:	Charlotte Russell
Total floor area:	74.97 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.

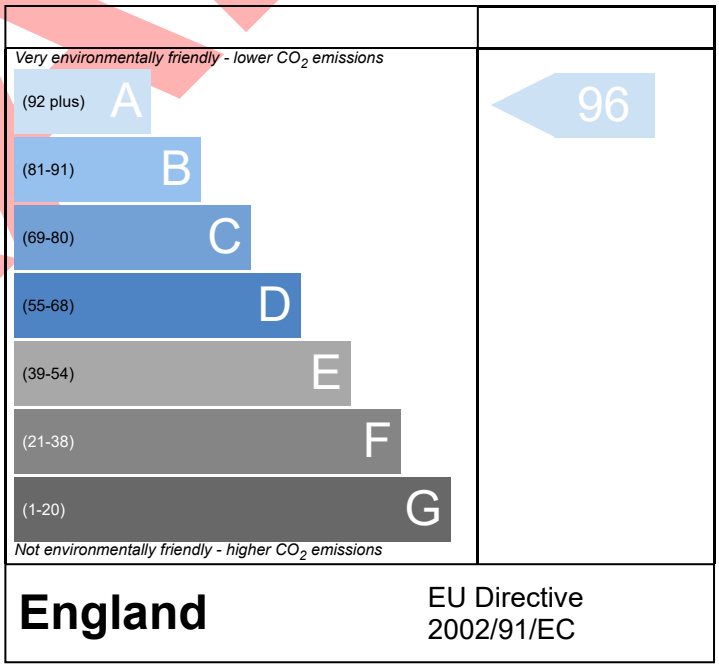
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

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.

Thermal Bridging

Property Reference	C12-01-01	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	Mid-Terrace Flat
Property	C12-01-01, Horsham Enterprise Park		

SAP Rating	80 C	**DER**	5.39	**TER**	14.58
Environmental	96 A	**% DER < TER**			63.03
CO_2 Emissions (t/year)	0.34	**DFEE**	32.37	**TFEE**	41.46
Compliance Check	See BREL	**% DFEE < TFEE**			21.94
% DPER < TPER	27.75	**DPER**	56.17	**TPER**	77.74

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

	Junction details	Source Type	Psi (W/mK)	Length (m)	Result	Reference
External wall	E2 Other lintels (including other steel lintels)	Independently assessed	0.022	9.01	0.20	RCD
External wall	E3 Sill	Independently assessed	0.016	7.00	0.11	RCD
External wall	E4 Jamb	Independently assessed	0.011	21.64	0.24	RCD
External wall	E20 Exposed floor (normal)	Independently assessed	0.054	28.34	1.53	RCD
External wall	E7 Party floor between dwellings (in blocks of flats)	Independently assessed	0.053	28.34	1.50	RCD
External wall	E16 Corner (normal)	Independently assessed	0.051	7.50	0.38	RCD
Party wall	P7 Party Wall - Exposed floor (normal)	Table K1 - Default	0.480	6.30	3.02	Default
Party wall	P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	0.000	6.30	0.00	Default
External wall	E18 Party wall between dwellings	Independently assessed	0.057	2.50	0.14	RCD
External wall	E17 Corner (inverted – internal area greater than external area)	Independently assessed	-0.104	0.00	-0.00	RCD
External wall	E25 Staggered party wall between dwellings	Table K1 - Default	0.240	2.50	0.60	E25 - Default

Total: 119.43 W/mK:

Y-Value: 0.05 W/m²K:

Summary for Input Data

Property Reference	C12-02-02	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	C12-02-02
Property	C12-02-02, Horsham Enterprise Park		

SAP Rating	87 B	**DER**	3.94	**TER**	12.20
Environmental	97 A	**% DER < TER**			67.70
CO_2 Emissions (t/year)	0.19	**DFEE**	18.07	**TFEE**	22.06
Compliance Check	See BREL	**% DFEE < TFEE**			18.08
% DPER < TPER	35.85	**DPER**	41.89	**TPER**	65.31

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

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

Orientation	Northwest	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	Flat, Mid-Terrace	
Position of Flat	Mid-floor flat	
Which Floor	2	
2.0 Number of Storeys	1	
3.0 Date Built	2025	
3.0 Property Age Band	L	
4.0 Sheltered Sides	2	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	256.60	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	Yes	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	15.74 m	52.93 m²	2.50 m

8.0 Living Area	25.03	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 Wall	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.15	110.00	28.60	19.21	0.00	None	9.39	Enter Gross Area
Sheltered	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.18	110.00	10.75	8.63	0.90	Stairwell Access Corridor 4	2.12	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall	Filled Cavity with Edge Sealing	Single plasterboard on dabs both sides, lightweight aggregate blocks, cavity or cavity fill	0.00	110.00	37.00	0.00	None

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Walls	Plasterboard on timber frame	9.00	69.68

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Ceiling	Precast concrete plank floor (screed laid on rubber), carpeted	30.00	52.93

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor	Lowest occupied	Precast concrete planks floor, screed, carpeted	40.00	52.93

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Solid Door	Manufacturer	Solid Door				0.00			1.20
Glazing	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.80	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
FSD	Solid Door	Sheltered	North West	2.12	0
RW	Glazing	External Wall	South East	3.46	0
RGD	Glazing	External Wall	South East	4.69	0
FW	Glazing	External Wall	North West	1.24	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
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	6.00	0.02	0.02	RCD	No
E3 Sill	Independently assessed	2.97	0.02	0.02	RCD	No
E4 Jamb	Independently assessed	18.92	0.01	0.01	RCD	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	31.48	0.05	0.05	RCD	No
E16 Corner (normal)	Independently assessed	2.50	0.05	0.05	RCD	No
P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	29.60	0.00	0.00	Default	No
E18 Party wall between dwellings	Independently assessed	10.00	0.06	0.06	RCD	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	2.50	-0.10	-0.10	RCD	No
E25 Staggered party wall between dwellings	Table K1 - Default	0.00	0.24	0.24	E25 - Default	No

Y-value	0.06	W/m²K
Description	Bridge	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500500
Configuration	2
MVHR Duct Insulated	Uninsulated Ducts
Manufacturer SFP	0.59
Duct Type	Rigid
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 2

19.1 Mechanical extract ventilation - Decentralised

SFP	Fan/Room Type	Count
0.13	In Room Fan Kitchen	1
0.11	In Room Fan Other Wet Room	3
0.00	In Duct Fan Kitchen	0
0.00	In Duct Fan Other Wet Room	0
0.10	Through Wall Fan Kitchen	0
0.10	Through Wall Fan Other Wet Room	0

Summary for Input Data

elmhurst energy

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	0
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}	3.00	$m^3/(h.m^2)$ @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

22.0 Lighting

No Fixed Lighting: No

Name	Efficacy	Power	Capacity	Count
Low energy Lighting	85.00	5.00	425.00	10

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	194.18	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	Modulating	
HETAS approved System	No	
Is MHS Pumped	Pump in heated space	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Underfloor Heating	Yes - Pipes in thin screed	
Flow Temperature	Enter value	
Flow Temperature Value	55.00	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	100834	
Fuel Type	Electricity	
SAP Code	0	
In Winter	294.62	
In Summer	194.18	
Model Name	Compact P	
Manufacturer	Nilan AS	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	

Summary for Input Data

Flow Temperature	Enter value	
26.0 Heat Networks	None	
27.0 Secondary Heating	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	
Baths connected to WWHRS	0	
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
8 lpm	Unknown	8.00		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	
Insulation Thickness	0	
Cylinder Volume	180.00	L
Loss	0.84	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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

Predicted Energy Assessment

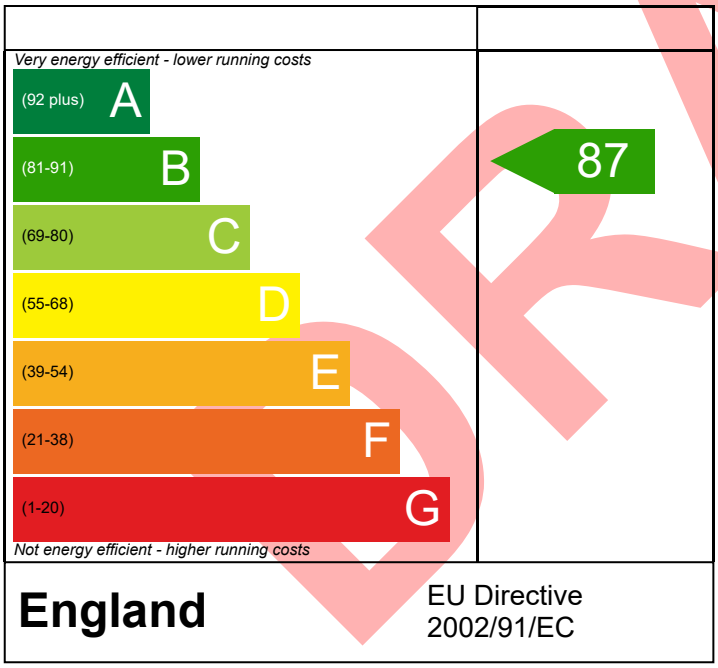
C12-02-02, Horsham Enterprise Park

Dwelling type:	Flat, Mid-Terrace
Date of assessment:	15/10/2025
Produced by:	Charlotte Russell
Total floor area:	52.93 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.

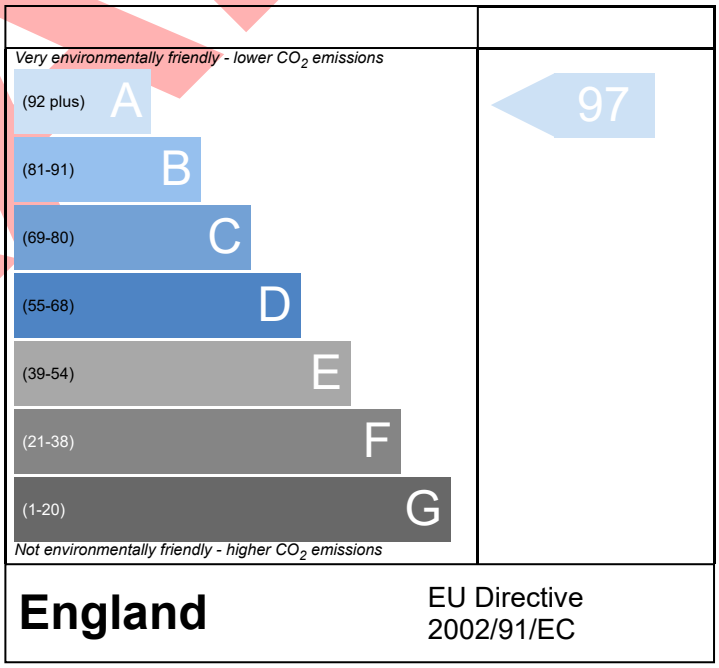
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

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.

Thermal Bridging

Property Reference	C12-02-02	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	Mid-Terrace Flat
Property	C12-02-02, Horsham Enterprise Park		

SAP Rating	87 B	**DER**	3.94	**TER**	12.20
Environmental	97 A	**% DER < TER**			67.70
CO_2 Emissions (t/year)	0.19	**DFEE**	18.07	**TFEE**	22.06
Compliance Check	See BREL	**% DFEE < TFEE**			18.08
% DPER < TPER	35.85	**DPER**	41.89	**TPER**	65.31

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

	Junction details	Source Type	Psi (W/mK)	Length (m)	Result	Reference
External wall	E2 Other lintels (including other steel lintels)	Independently assessed	0.022	6.00	0.13	RCD
External wall	E3 Sill	Independently assessed	0.016	2.97	0.05	RCD
External wall	E4 Jamb	Independently assessed	0.011	18.92	0.21	RCD
External wall	E7 Party floor between dwellings (in blocks of flats)	Independently assessed	0.053	31.48	1.67	RCD
External wall	E16 Corner (normal)	Independently assessed	0.051	2.50	0.13	RCD
Party wall	P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	0.000	29.60	0.00	Default
External wall	E18 Party wall between dwellings	Independently assessed	0.057	10.00	0.57	RCD
External wall	E17 Corner (inverted – internal area greater than external area)	Independently assessed	-0.104	2.50	-0.26	RCD
External wall	E25 Staggered party wall between dwellings	Table K1 - Default	0.240	0.00	0.00	E25 - Default

Total: 103.97 W/mK:

Y-Value: 0.06 W/m²K:

Summary for Input Data

elmhurst energy

Property Reference	C12-02-05	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	C12-02-05
Property	C12-02-05, Horsham Enterprise Park		

SAP Rating	83 B	**DER**	5.36	**TER**	15.27
Environmental	96 A	**% DER < TER**			64.90
CO_2 Emissions (t/year)	0.24	**DFEE**	29.30	**TFEE**	36.17
Compliance Check	See BREL	**% DFEE < TFEE**			19.00
% DPER < TPER	31.42	**DPER**	56.14	**TPER**	81.86

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

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

Orientation	Southeast	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	Flat, Detached	
Position of Flat	Mid-floor flat	
Which Floor	2	
2.0 Number of Storeys	1	
3.0 Date Built	2025	
3.0 Property Age Band	L	
4.0 Sheltered Sides	2	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	279.31	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	Yes	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	34.32 m	52.51 m²	2.50 m

8.0 Living Area	24.92	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 Wall	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.15	110.00	57.67	49.80	0.00	None	7.87	Enter Gross Area
Sheltered	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.18	110.00	28.13	26.01	0.90	Stairwell Access Corridor 4	2.12	Enter Gross Area

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Walls	Plasterboard on timber frame	9.00	61.26

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Ceiling	Precast concrete plank floor (screed laid on rubber), carpeted	30.00	52.51

11.1 Party Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor	Lowest occupied	Precast concrete planks floor, screed, carpeted	40.00	52.51

12.0 Opening Types

Summary for Input Data

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Solid Door	Manufacturer	Solid Door				0.00			1.20
Glazing	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.80	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
FSD	Solid Door	Sheltered	South East	2.12	0
RSW	Glazing	External Wall	North East	3.71	0
RSGD	Glazing	External Wall	North East	2.32	0
LSW	Glazing	External Wall	South West	1.84	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
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	4.93	0.02	0.02	RCD	No
E3 Sill	Independently assessed	2.92	0.02	0.02	RCD	No
E4 Jamb	Independently assessed	11.56	0.01	0.01	RCD	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	68.64	0.05	0.05	RCD	No
E16 Corner (normal)	Independently assessed	15.00	0.05	0.05	RCD	No
P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	0.00	0.00	0.00	Default	No
E18 Party wall between dwellings	Independently assessed	0.00	0.06	0.06	RCD	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	5.00	-0.10	-0.10	RCD	No
E25 Staggered party wall between dwellings	Table K1 - Default	0.00	0.24	0.24	E25 - Default	No

Y-value	0.05	W/m²K
Description	Bridge	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500500
Configuration	2
MVHR Duct Insulated	Uninsulated Ducts
Manufacturer SFP	0.59
Duct Type	Rigid
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 2

19.1 Mechanical extract ventilation - Decentralised

SFP	Fan/Room Type	Count
0.13	In Room Fan Kitchen	1
0.11	In Room Fan Other Wet Room	3
0.00	In Duct Fan Kitchen	0
0.00	In Duct Fan Other Wet Room	0
0.10	Through Wall Fan Kitchen	0
0.10	Through Wall Fan Other Wet Room	0

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

Summary for Input Data

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	0	
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}	3.00	$m^3/(h.m^2)$ @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Low energy Lighting	85.00	5.00	425.00	10

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	194.18	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	Modulating	
HETAS approved System	No	
Is MHS Pumped	Pump in heated space	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Underfloor Heating	Yes - Pipes in thin screed	
Flow Temperature	Enter value	
Flow Temperature Value	55.00	
25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	100834	
Fuel Type	Electricity	
SAP Code	0	
In Winter	299.98	
In Summer	194.18	
Model Name	Compact P	
Manufacturer	Nilan AS	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Flow Temperature	Enter value	
26.0 Heat Networks	None	

Summary for Input Data

elmhurst energy

27.0 Secondary Heating	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	
Baths connected to WWHRS	0	
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
8 lpm	Unknown	8.00		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	
Insulation Thickness	0	
Cylinder Volume	180.00	L
Loss	0.84	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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

Predicted Energy Assessment

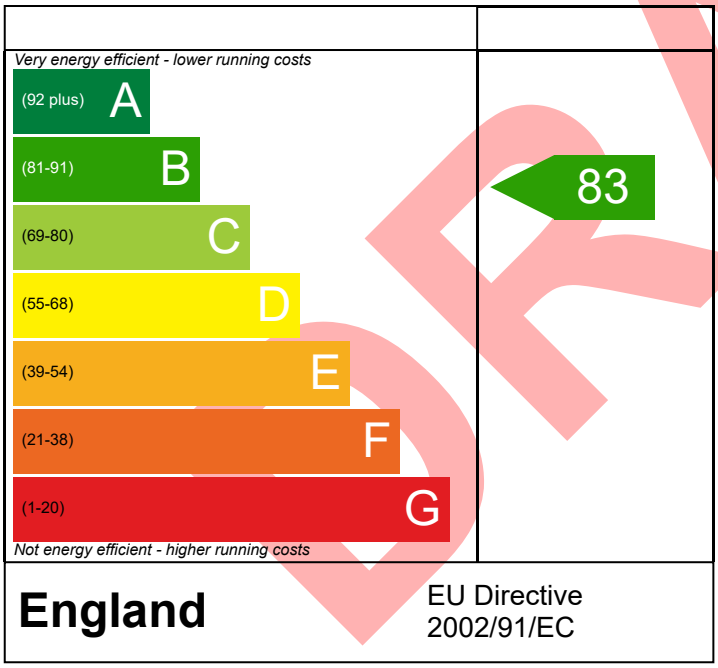
C12-02-05, Horsham Enterprise Park

Dwelling type:	Flat, Detached
Date of assessment:	15/10/2025
Produced by:	Charlotte Russell
Total floor area:	52.51 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.

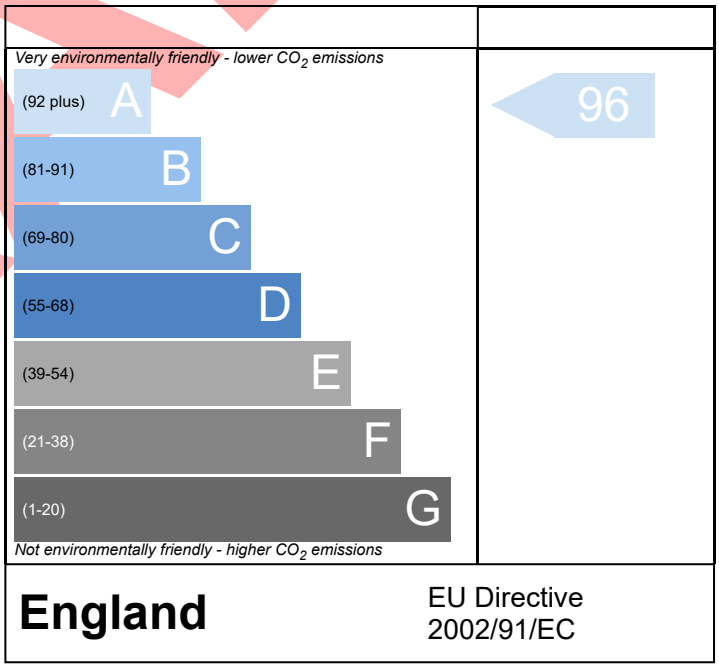
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

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.

Thermal Bridging

Property Reference	C12-02-05	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	Detached Flat
Property	C12-02-05, Horsham Enterprise Park		

SAP Rating	83 B	**DER**	5.36	**TER**	15.27
Environmental	96 A	**% DER < TER**			64.90
CO_2 Emissions (t/year)	0.24	**DFEE**	29.30	**TFEE**	36.17
Compliance Check	See BREL	**% DFEE < TFEE**			19.00
% DPER < TPER	31.42	**DPER**	56.14	**TPER**	81.86

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

	Junction details	Source Type	Psi (W/mK)	Length (m)	Result	Reference
External wall	E2 Other lintels (including other steel lintels)	Independently assessed	0.022	4.93	0.11	RCD
External wall	E3 Sill	Independently assessed	0.016	2.92	0.05	RCD
External wall	E4 Jamb	Independently assessed	0.011	11.56	0.13	RCD
External wall	E7 Party floor between dwellings (in blocks of flats)	Independently assessed	0.053	68.64	3.64	RCD
External wall	E16 Corner (normal)	Independently assessed	0.051	15.00	0.76	RCD
Party wall	P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	0.000	0.00	0.00	Default
External wall	E18 Party wall between dwellings	Independently assessed	0.057	0.00	0.00	RCD
External wall	E17 Corner (inverted – internal area greater than external area)	Independently assessed	-0.104	5.00	-0.52	RCD
External wall	E25 Staggered party wall between dwellings	Table K1 - Default	0.240	0.00	0.00	E25 - Default

Total: 108.05 W/mK:

Y-Value: 0.05 W/m²K:

Summary for Input Data

Property Reference	C12-03-03	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	C12-03-03
Property	C12-03-03, Horsham Enterprise Park		

SAP Rating	86 B	**DER**	4.21	**TER**	12.63
Environmental	97 A	**% DER < TER**			66.67
CO_2 Emissions (t/year)	0.2	**DFEE**	20.74	**TFEE**	24.01
Compliance Check	See BREL	**% DFEE < TFEE**			13.60
% DPER < TPER	34.06	**DPER**	44.56	**TPER**	67.58

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

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

Orientation	Northwest	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	Flat, Mid-Terrace	
Position of Flat	Mid-floor flat	
Which Floor	3	
2.0 Number of Storeys	1	
3.0 Date Built	2025	
3.0 Property Age Band	L	
4.0 Sheltered Sides	2	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	216.14	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	Yes	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	12.40 m	52.70 m²	2.50 m

8.0 Living Area	23.92	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 Wall	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.15	110.00	31.00	18.57	0.00	None	12.43	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall	Filled Cavity with Edge Sealing	Single plasterboard on dabs both sides, lightweight aggregate blocks, cavity or cavity fill	0.00	110.00	42.50	0.00	None

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Walls	Plasterboard on timber frame	9.00	79.98

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
External Roof	External Flat Roof	Plasterboard, insulated flat roof	0.11	9.00	8.49	8.49	None	0.00	Enter Gross Area	0.00

10.1 Party Ceilings

Summary for Input Data

elmhurst energy

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling	Precast concrete planks floor, screed, carpeted	30.00	44.21

11.1 Party Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor	Lowest occupied	Precast concrete planks floor, screed, carpeted	40.00	52.70

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Solid Door	Manufacturer	Solid Door				0.00			1.20
Glazing	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.80	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
FSD	Solid Door	External Wall	North West	2.12	0
RW	Glazing	External Wall	South East	3.46	0
RGD	Glazing	External Wall	South East	4.69	0
FW	Glazing	External Wall	North West	2.16	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
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	6.68	0.02	0.02	RCD	No
E3 Sill	Independently assessed	3.65	0.02	0.02	RCD	No
E4 Jamb	Independently assessed	17.00	0.01	0.01	RCD	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.60	0.05	0.05	RCD	No
E16 Corner (normal)	Independently assessed	0.00	0.05	0.05	RCD	No
P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	31.26	0.00	0.00	Default	No
E18 Party wall between dwellings	Independently assessed	10.00	0.06	0.06	RCD	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	0.00	-0.10	-0.10	RCD	No
E25 Staggered party wall between dwellings	Table K1 - Default	0.00	0.24	0.24	E25 - Default	No
E14 Flat roof	Independently assessed	6.20	0.04	0.04	ROI	No
E24 Eaves (insulation at ceiling level - inverted)	Table K1 - Default	6.20	0.15	0.15		No
P4 Party wall - Roof (insulation at ceiling level)	Table K1 - Default	2.74	0.48	0.48		No

Y-value	0.11	W/m²K
Description	Bridge	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500500
Configuration	2
MVHR Duct Insulated	Uninsulated Ducts
Manufacturer SFP	0.59
Duct Type	Rigid
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 2

19.1 Mechanical extract ventilation - Decentralised

SFP	Fan/Room Type	Count
0.13	In Room Fan Kitchen	1
0.11	In Room Fan Other Wet Room	3

0.00	In Duct Fan Kitchen	0
0.00	In Duct Fan Other Wet Room	0
0.10	Through Wall Fan Kitchen	0
0.10	Through Wall Fan Other Wet Room	0

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	0	
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}	3.00	$m^3/(h.m^2)$ @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

22.0 Lighting

No Fixed Lighting: No

Name	Efficacy	Power	Capacity	Count
Low energy Lighting	85.00	5.00	425.00	10

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	194.18	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	Modulating	
HETAS approved System	No	
Is MHS Pumped	Pump in heated space	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Underfloor Heating	Yes - Pipes in thin screed	
Flow Temperature	Enter value	
Flow Temperature Value	55.00	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	100834	
Fuel Type	Electricity	
SAP Code	0	
In Winter	296.74	
In Summer	194.18	
Model Name	Compact P	

Summary for Input Data

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Manufacturer	Nilan AS
Controls	2100
Delayed Start Stat	No
HETAS approved System	No
Flow Temperature	Enter value

26.0 Heat Networks	None
27.0 Secondary Heating	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
Baths connected to WWHRS	0
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
8 lpm	Unknown	8.00		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	
Insulation Thickness	0	
Cylinder Volume	180.00	L
Loss	0.84	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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

Predicted Energy Assessment

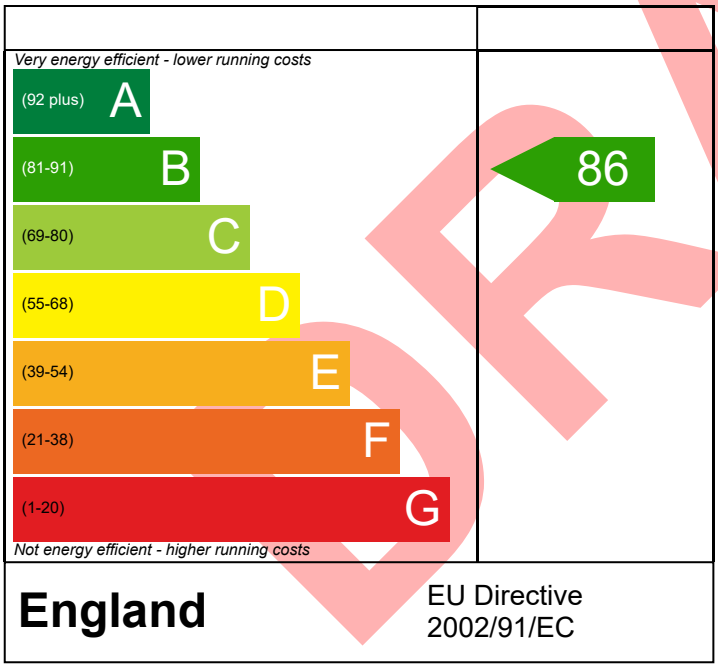
C12-03-03, Horsham Enterprise Park

Dwelling type:	Flat, Mid-Terrace
Date of assessment:	15/10/2025
Produced by:	Charlotte Russell
Total floor area:	52.7 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.

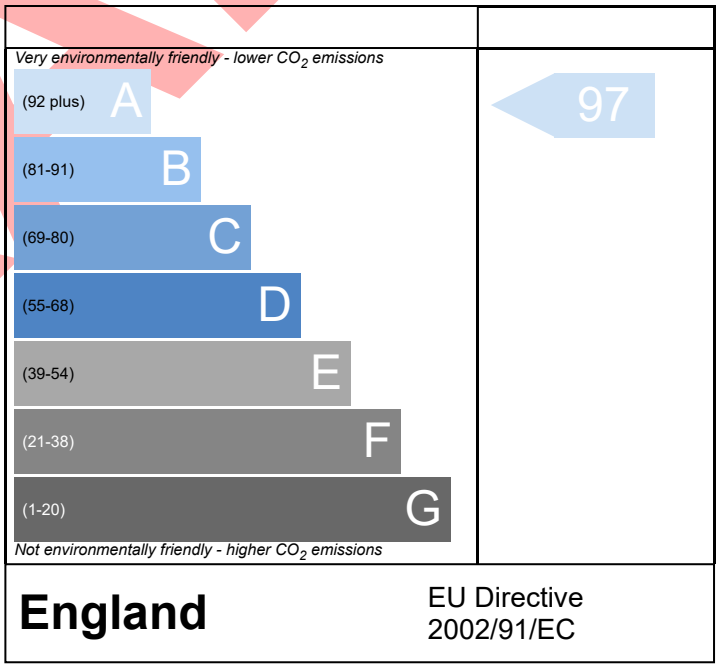
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

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.

Thermal Bridging

elmhurst energy

Property Reference	C12-03-03	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	Mid-Terrace Flat
Property	C12-03-03, Horsham Enterprise Park		

SAP Rating	86 B	**DER**	4.21	**TER**	12.63
Environmental	97 A	**% DER < TER**			66.67
CO_2 Emissions (t/year)	0.2	**DFEE**	20.74	**TFEE**	24.01
Compliance Check	See BREL	**% DFEE < TFEE**			13.60
% DPER < TPER	34.06	**DPER**	44.56	**TPER**	67.58

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

	Junction details	Source Type	Psi (W/mK)	Length (m)	Result	Reference
External wall	E2 Other lintels (including other steel lintels)	Independently assessed	0.022	6.68	0.15	RCD
External wall	E3 Sill	Independently assessed	0.016	3.65	0.06	RCD
External wall	E4 Jamb	Independently assessed	0.011	17.00	0.19	RCD
External wall	E7 Party floor between dwellings (in blocks of flats)	Independently assessed	0.053	18.60	0.99	RCD
External wall	E16 Corner (normal)	Independently assessed	0.051	0.00	0.00	RCD
Party wall	P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	0.000	31.26	0.00	Default
External wall	E18 Party wall between dwellings	Independently assessed	0.057	10.00	0.57	RCD
External wall	E17 Corner (inverted – internal area greater than external area)	Independently assessed	-0.104	0.00	-0.00	RCD
External wall	E25 Staggered party wall between dwellings	Table K1 - Default	0.240	0.00	0.00	E25 - Default
External wall	E14 Flat roof	Independently assessed	0.040	6.20	0.25	ROI
External wall	E24 Eaves (insulation at ceiling level - inverted)	Table K1 - Default	0.150	6.20	0.93	
Party wall	P4 Party wall - Roof (insulation at ceiling level)	Table K1 - Default	0.480	2.74	1.32	

Total: 102.33 W/mK:

Y-Value: 0.11 W/m²K:

Summary for Input Data

elmhurst energy

Property Reference	C12-03-05	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	C12-03-05
Property	C12-03-05, Horsham Enterprise Park		

SAP Rating	80 C	**DER**	6.21	**TER**	16.71
Environmental	96 A	**% DER < TER**			62.84
CO_2 Emissions (t/year)	0.28	**DFEE**	35.01	**TFEE**	42.56
Compliance Check	See BREL	**% DFEE < TFEE**			17.75
% DPER < TPER	27.70	**DPER**	64.82	**TPER**	89.65

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

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

Orientation	Southeast	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	Flat, Detached	
Position of Flat	Top-floor flat	
Which Floor	3	
2.0 Number of Storeys	1	
3.0 Date Built	2025	
3.0 Property Age Band	L	
4.0 Sheltered Sides	2	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	218.31	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	Yes	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	34.32 m	52.51 m²	2.50 m

8.0 Living Area	24.92	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 Wall	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.15	110.00	57.67	49.80	0.00	None	7.87	Enter Gross Area
Sheltered	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.18	110.00	28.13	26.01	0.90	Stairwell Access Corridor 4	2.12	Enter Gross Area

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Walls	Plasterboard on timber frame	9.00	61.26

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
External Roof	External Flat Roof	Plasterboard, insulated flat roof	0.11	9.00	52.51	52.51	None	0.00	Enter Gross Area	0.00

11.1 Party Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor	Lowest occupied	Precast concrete planks floor, screed, carpeted	40.00	52.51

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)
Solid Door	Manufacturer	Solid Door				0.00			1.20
Glazing	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.80	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
FSD	Solid Door	Sheltered	South East	2.12	0
RSW	Glazing	External Wall	North East	3.71	0
RSGD	Glazing	External Wall	North East	2.32	0
LSW	Glazing	External Wall	South West	1.84	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
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	4.93	0.02	0.02	RCD	No
E3 Sill	Independently assessed	2.92	0.02	0.02	RCD	No
E4 Jamb	Independently assessed	11.56	0.01	0.01	RCD	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	34.32	0.05	0.05	RCD	No
E16 Corner (normal)	Independently assessed	15.00	0.05	0.05	RCD	No
P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	0.00	0.00	0.00	Default	No
E18 Party wall between dwellings	Independently assessed	0.00	0.06	0.06	RCD	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	5.00	-0.10	-0.10	RCD	No
E25 Staggered party wall between dwellings	Table K1 - Default	0.00	0.24	0.24	E25 - Default	No
E14 Flat roof	Independently assessed	34.32	0.04	0.04	ROI	No

Y-value	0.03	W/m²K
Description	Bridge	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500500
Configuration	2
MVHR Duct Insulated	Uninsulated Ducts
Manufacturer SFP	0.59
Duct Type	Rigid
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 2

19.1 Mechanical extract ventilation - Decentralised

SFP	Fan/Room Type	Count
0.13	In Room Fan Kitchen	1
0.11	In Room Fan Other Wet Room	3
0.00	In Duct Fan Kitchen	0
0.00	In Duct Fan Other Wet Room	0
0.10	Through Wall Fan Kitchen	0
0.10	Through Wall Fan Other Wet Room	0

20.0 Fans, Open Fireplaces, Flues

Number of open chimneys	0

Summary for Input Data

elmhurst energy

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	0	
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}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Low energy Lighting	85.00	5.00	425.00	10

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	194.18	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	Modulating	
HETAS approved System	No	
Is MHS Pumped	Pump in heated space	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Underfloor Heating	Yes - Pipes in thin screed	
Flow Temperature	Enter value	
Flow Temperature Value	55.00	
25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	100834	
Fuel Type	Electricity	
SAP Code	0	
In Winter	302.93	
In Summer	194.18	
Model Name	Compact P	
Manufacturer	Nilan AS	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Flow Temperature	Enter value	

Summary for Input Data

elmhurst energy

26.0 Heat Networks	None	
27.0 Secondary Heating	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	
Baths connected to WWHRS	0	
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
8 lpm	Unknown	8.00		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	
Insulation Thickness	0	
Cylinder Volume	180.00	L
Loss	0.84	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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

Predicted Energy Assessment

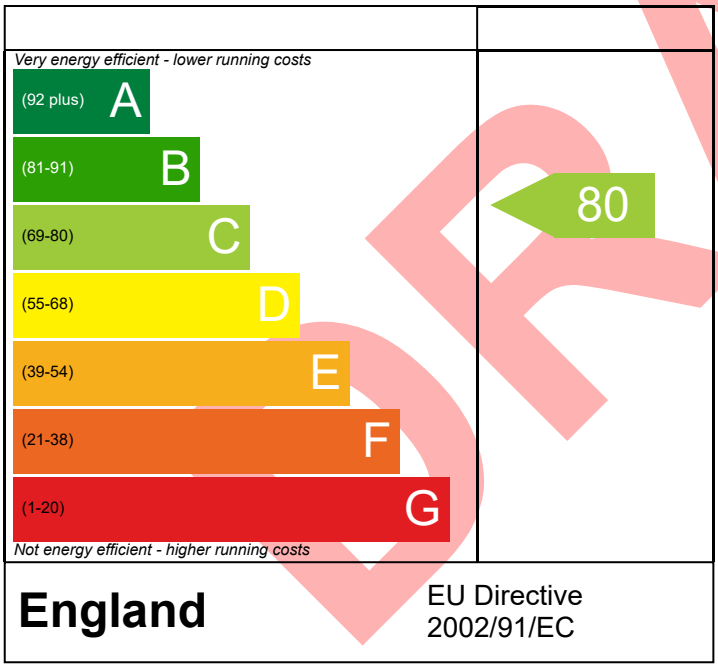
C12-03-05, Horsham Enterprise Park

Dwelling type:	Flat, Detached
Date of assessment:	15/10/2025
Produced by:	Charlotte Russell
Total floor area:	52.51 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.

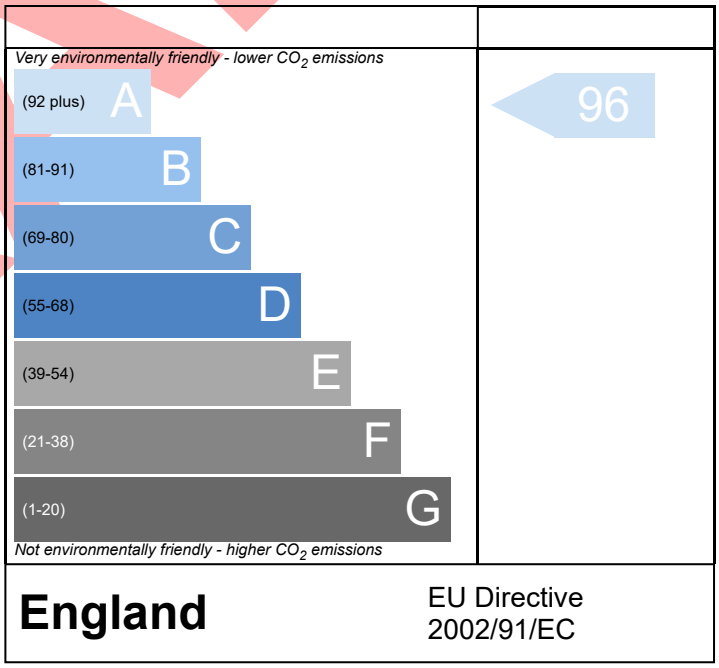
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

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.

Thermal Bridging

Property Reference	C12-03-05	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	Detached Flat
Property	C12-03-05, Horsham Enterprise Park		

SAP Rating	80 C	**DER**	6.21	**TER**	16.71
Environmental	96 A	**% DER < TER**			62.84
CO_2 Emissions (t/year)	0.28	**DFEE**	35.01	**TFEE**	42.56
Compliance Check	See BREL	**% DFEE < TFEE**			17.75
% DPER < TPER	27.70	**DPER**	64.82	**TPER**	89.65

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

	Junction details	Source Type	Psi (W/mK)	Length (m)	Result	Reference
External wall	E2 Other lintels (including other steel lintels)	Independently assessed	0.022	4.93	0.11	RCD
External wall	E3 Sill	Independently assessed	0.016	2.92	0.05	RCD
External wall	E4 Jamb	Independently assessed	0.011	11.56	0.13	RCD
External wall	E7 Party floor between dwellings (in blocks of flats)	Independently assessed	0.053	34.32	1.82	RCD
External wall	E16 Corner (normal)	Independently assessed	0.051	15.00	0.76	RCD
Party wall	P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	0.000	0.00	0.00	Default
External wall	E18 Party wall between dwellings	Independently assessed	0.057	0.00	0.00	RCD
External wall	E17 Corner (inverted – internal area greater than external area)	Independently assessed	-0.104	5.00	-0.52	RCD
External wall	E25 Staggered party wall between dwellings	Table K1 - Default	0.240	0.00	0.00	E25 - Default
External wall	E14 Flat roof	Independently assessed	0.040	34.32	1.37	ROI

Total: 108.05 W/mK:

Y-Value: 0.03 W/m²K:

Summary for Input Data

Property Reference	C12-04-01	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	C12-04-01
Property	C12-04-01, Horsham Enterprise Park		

SAP Rating	79 C	**DER**	6.30	**TER**	15.69
Environmental	96 A	**% DER < TER**			59.85
CO_2 Emissions (t/year)	0.28	**DFEE**	36.44	**TFEE**	37.56
Compliance Check	See BREL	**% DFEE < TFEE**			3.00
% DPER < TPER	21.81	**DPER**	65.72	**TPER**	84.05

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

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

Orientation	Northwest	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	Flat, End-Terrace	
Position of Flat	Top-floor flat	
Which Floor	4	
2.0 Number of Storeys	1	
3.0 Date Built	2025	
3.0 Property Age Band	L	
4.0 Sheltered Sides	2	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	179.36	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	Yes	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	23.73 m	51.34 m²	2.50 m

8.0 Living Area	21.75	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 Wall	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.15	110.00	40.58	22.78	0.00	None	17.80	Enter Gross Area
Sheltered Wall	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.18	110.00	18.75	18.75	0.00	None	0.00	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall	Filled Cavity with Edge Sealing	Single plasterboard on dabs both sides, lightweight aggregate blocks, cavity or cavity fill	0.00	110.00	12.32	0.00	None

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Walls	Plasterboard on timber frame	9.00	85.48

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
External Roof	External Flat Roof	Plasterboard, insulated flat roof	0.11	9.00	51.34	51.34	None	0.00	Enter Gross Area	0.00

Summary for Input Data

elmhurst energy

11.1 Party Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor	Lowest occupied	Precast concrete planks floor, screed, carpeted	40.00	51.34

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Solid Door	Manufacturer	Solid Door				0.00			1.20
Glazing	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.80	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
FSD	Solid Door	External Wall	North West	2.12	0
RW	Glazing	External Wall	South East	7.84	0
LSW	Glazing	External Wall	North East	5.52	0
LSGD	Glazing	External Wall	North East	2.32	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
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	7.77	0.02	0.02	RCD	No
E3 Sill	Independently assessed	5.76	0.02	0.02	RCD	No
E4 Jamb	Independently assessed	22.76	0.01	0.01	RCD	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	23.73	0.05	0.05	RCD	No
E16 Corner (normal)	Independently assessed	7.50	0.05	0.05	RCD	No
P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	4.93	0.00	0.00	Default	No
E18 Party wall between dwellings	Independently assessed	2.50	0.06	0.06	RCD	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	0.00	-0.10	-0.10	RCD	No
E25 Staggered party wall between dwellings	Table K1 - Default	2.50	0.24	0.24	E25 - Default	No
E14 Flat roof	Independently assessed	23.73	0.04	0.04	ROI	No
P4 Party wall - Roof (insulation at ceiling level)	Table K1 - Default	4.93	0.48	0.48		No

Y-value	0.06	W/m²K
Description	Bridge	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500500
Configuration	2
MVHR Duct Insulated	Uninsulated Ducts
Manufacturer SFP	0.59
Duct Type	Rigid
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 2

19.1 Mechanical extract ventilation - Decentralised

SFP	Fan/Room Type	Count
0.13	In Room Fan Kitchen	1
0.11	In Room Fan Other Wet Room	3
0.00	In Duct Fan Kitchen	0
0.00	In Duct Fan Other Wet Room	0
0.10	Through Wall Fan Kitchen	0

0.10	Through Wall Fan Other Wet Room	0

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	0
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}	3.00	$m^3/(h.m^2)$ @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

22.0 Lighting

No Fixed Lighting: No

Name	Efficacy	Power	Capacity	Count
Low energy Lighting	85.00	5.00	425.00	10

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	194.18	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	Modulating	
HETAS approved System	No	
Is MHS Pumped	Pump in heated space	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Underfloor Heating	Yes - Pipes in thin screed	
Flow Temperature	Enter value	
Flow Temperature Value	55.00	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	100834	
Fuel Type	Electricity	
SAP Code	0	
In Winter	305.55	
In Summer	194.18	
Model Name	Compact P	
Manufacturer	Nilan AS	
Controls	2100	

Summary for Input Data

Delayed Start Stat	No	
HETAS approved System	No	
Flow Temperature	Enter value	
26.0 Heat Networks	None	
27.0 Secondary Heating	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	
Baths connected to WWHRS	0	
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
8 lpm	Unknown	8.00		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	
Insulation Thickness	0	
Cylinder Volume	180.00	L
Loss	0.84	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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

Predicted Energy Assessment

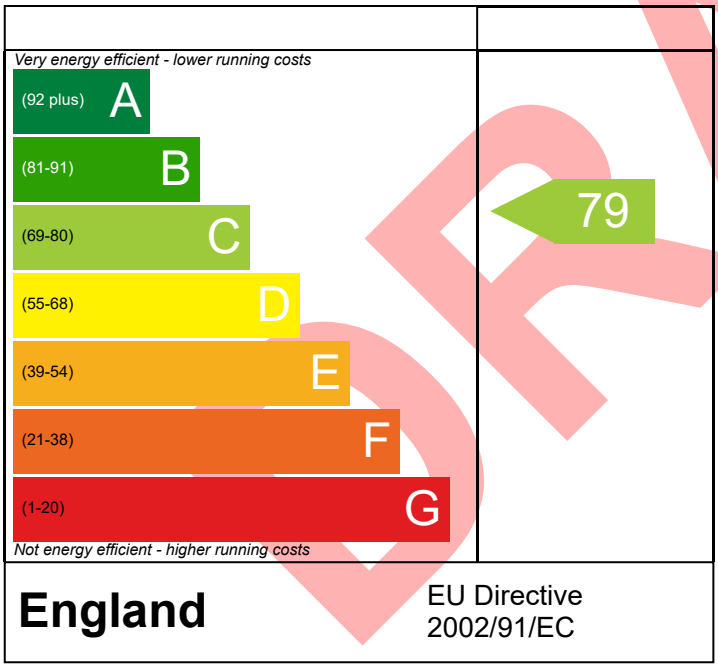
C12-04-01, Horsham Enterprise Park

Dwelling type:	Flat, End-Terrace
Date of assessment:	15/10/2025
Produced by:	Charlotte Russell
Total floor area:	51.34 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.

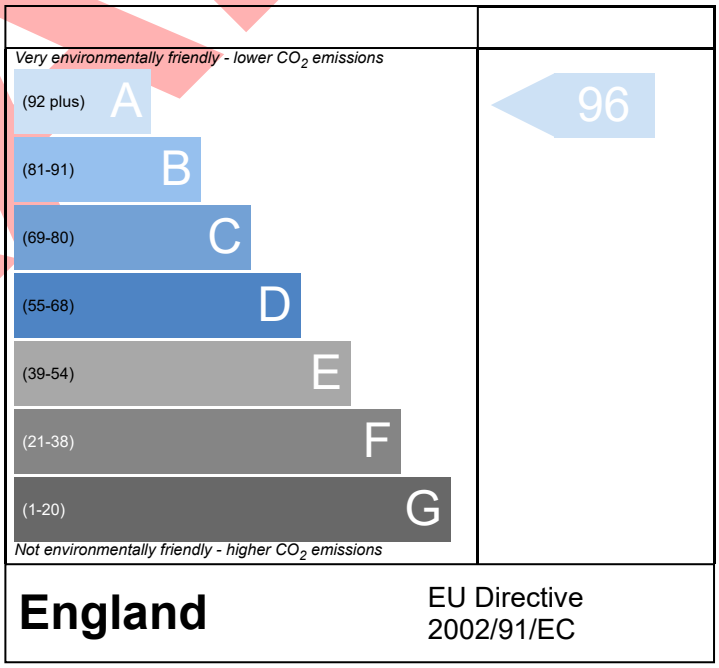
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

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.

Thermal Bridging

elmhurst energy

Property Reference	C12-04-01	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	End-Terrace Flat
Property	C12-04-01, Horsham Enterprise Park		

SAP Rating	79 C	**DER**	6.30	**TER**	15.69
Environmental	96 A	**% DER < TER**			59.85
CO_2 Emissions (t/year)	0.28	**DFEE**	36.44	**TFEE**	37.56
Compliance Check	See BREL	**% DFEE < TFEE**			3.00
% DPER < TPER	21.81	**DPER**	65.72	**TPER**	84.05

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

	Junction details	Source Type	Psi (W/mK)	Length (m)	Result	Reference
External wall	E2 Other lintels (including other steel lintels)	Independently assessed	0.022	7.77	0.17	RCD
External wall	E3 Sill	Independently assessed	0.016	5.76	0.09	RCD
External wall	E4 Jamb	Independently assessed	0.011	22.76	0.25	RCD
External wall	E7 Party floor between dwellings (in blocks of flats)	Independently assessed	0.053	23.73	1.26	RCD
External wall	E16 Corner (normal)	Independently assessed	0.051	7.50	0.38	RCD
Party wall	P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	0.000	4.93	0.00	Default
External wall	E18 Party wall between dwellings	Independently assessed	0.057	2.50	0.14	RCD
External wall	E17 Corner (inverted – internal area greater than external area)	Independently assessed	-0.104	0.00	-0.00	RCD
External wall	E25 Staggered party wall between dwellings	Table K1 - Default	0.240	2.50	0.60	E25 - Default
External wall	E14 Flat roof	Independently assessed	0.040	23.73	0.95	ROI
Party wall	P4 Party wall - Roof (insulation at ceiling level)	Table K1 - Default	0.480	4.93	2.37	

Total: 106.11 W/mK:

Y-Value: 0.06 W/m²K:

Summary for Input Data

Property Reference	C12-04-02	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	C12-04-02
Property	C12-04-02, Horsham Enterprise Park		

SAP Rating	81 B	**DER**	5.67	**TER**	14.43
Environmental	96 A	**% DER < TER**			60.71
CO_2 Emissions (t/year)	0.26	**DFEE**	31.49	**TFEE**	32.14
Compliance Check	See BREL	**% DFEE < TFEE**			2.03
% DPER < TPER	23.23	**DPER**	59.31	**TPER**	77.26

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

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

Orientation	Northwest	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	Flat, Mid-Terrace	
Position of Flat	Top-floor flat	
Which Floor	4	
2.0 Number of Storeys	1	
3.0 Date Built	2025	
3.0 Property Age Band	L	
4.0 Sheltered Sides	2	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	191.29	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	Yes	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	18.12 m	52.15 m²	2.50 m

8.0 Living Area	25.45	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 Wall	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.15	110.00	34.56	20.98	0.00	None	13.58	Enter Gross Area
Sheltered Wall	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.18	110.00	10.75	10.75	0.00	None	0.00	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall	Filled Cavity with Edge Sealing	Single plasterboard on dabs both sides, lightweight aggregate blocks, cavity or cavity fill	0.00	110.00	30.15	0.00	None

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Walls	Plasterboard on timber frame	9.00	68.18

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
External Roof	External Flat Roof	Plasterboard, insulated flat roof	0.11	9.00	52.15	52.15	None	0.00	Enter Gross Area	0.00

Summary for Input Data

elmhurst energy

11.1 Party Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor	Lowest occupied	Precast concrete planks floor, screed, carpeted	40.00	52.15

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Solid Door	Manufacturer	Solid Door				0.00			1.20
Glazing	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.80	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
FSD	Solid Door	External Wall	North West	2.12	0
RW	Glazing	External Wall	South East	10.22	0
FW	Glazing	External Wall	North West	1.24	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
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	6.33	0.02	0.02	RCD	No
E3 Sill	Independently assessed	5.32	0.02	0.02	RCD	No
E4 Jamb	Independently assessed	20.84	0.01	0.01	RCD	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.12	0.05	0.05	RCD	No
E16 Corner (normal)	Independently assessed	2.50	0.05	0.05	RCD	No
P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	12.06	0.00	0.00	Default	No
E18 Party wall between dwellings	Independently assessed	10.00	0.06	0.06	RCD	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	2.50	-0.10	-0.10	RCD	No
E25 Staggered party wall between dwellings	Table K1 - Default	0.00	0.24	0.24	E25 - Default	No
E14 Flat roof	Independently assessed	18.12	0.04	0.04	ROI	No
P4 Party wall - Roof (insulation at ceiling level)	Table K1 - Default	12.06	0.48	0.48		No

Y-value	0.09	W/m²K
Description	Bridge	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500500
Configuration	2
MVHR Duct Insulated	Uninsulated Ducts
Manufacturer SFP	0.59
Duct Type	Rigid
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 2

19.1 Mechanical extract ventilation - Decentralised

SFP	Fan/Room Type	Count
0.13	In Room Fan Kitchen	1
0.11	In Room Fan Other Wet Room	3
0.00	In Duct Fan Kitchen	0
0.00	In Duct Fan Other Wet Room	0
0.10	Through Wall Fan Kitchen	0

0.10	Through Wall Fan Other Wet Room	0

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	0
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}	3.00	$m^3/(h.m^2)$ @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Low energy Lighting	85.00	5.00	425.00	10

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	194.18	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	Modulating	
HETAS approved System	No	
Is MHS Pumped	Pump in heated space	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Underfloor Heating	Yes - Pipes in thin screed	
Flow Temperature	Enter value	
Flow Temperature Value	55.00	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	100834	
Fuel Type	Electricity	
SAP Code	0	
In Winter	304.01	
In Summer	194.18	
Model Name	Compact P	
Manufacturer	Nilan AS	
Controls	2100	

Summary for Input Data

Delayed Start Stat	No	
HETAS approved System	No	
Flow Temperature	Enter value	
26.0 Heat Networks	None	
27.0 Secondary Heating	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	
Baths connected to WWHRS	0	
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
8 lpm	Unknown	8.00		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	
Insulation Thickness	0	
Cylinder Volume	180.00	L
Loss	0.84	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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

Predicted Energy Assessment

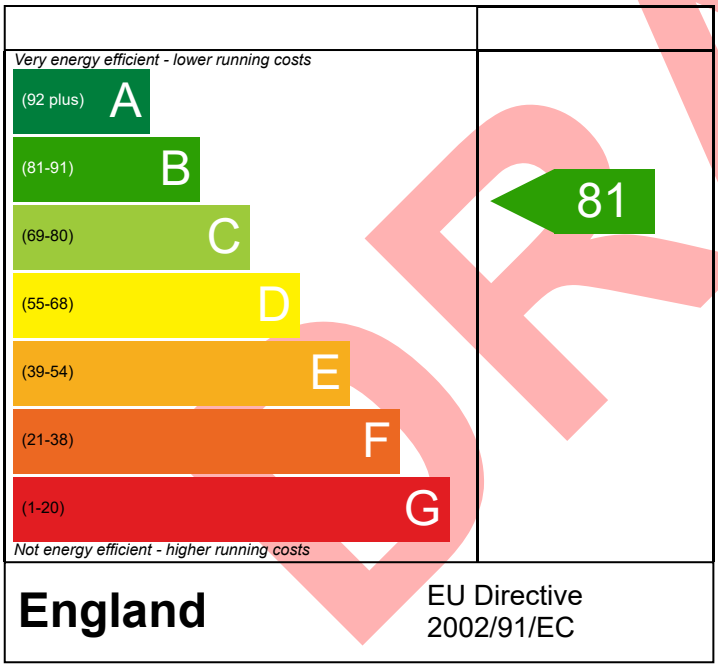
C12-04-02, Horsham Enterprise Park

Dwelling type:	Flat, Mid-Terrace
Date of assessment:	15/10/2025
Produced by:	Charlotte Russell
Total floor area:	52.15 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.

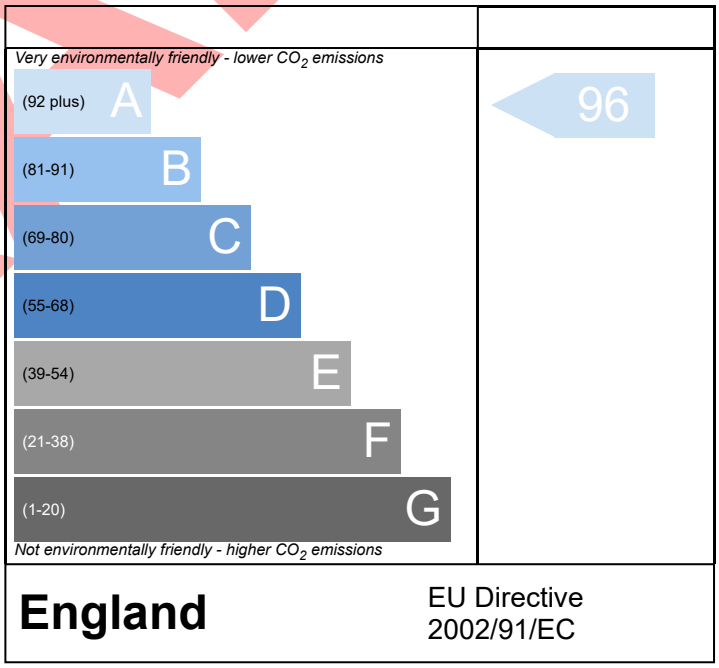
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

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.

Thermal Bridging

Property Reference	C12-04-02	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	Mid-Terrace Flat
Property	C12-04-02, Horsham Enterprise Park		

SAP Rating	81 B	**DER**	5.67	**TER**	14.43
Environmental	96 A	**% DER < TER**			60.71
CO_2 Emissions (t/year)	0.26	**DFEE**	31.49	**TFEE**	32.14
Compliance Check	See BREL	**% DFEE < TFEE**			2.03
% DPER < TPER	23.23	**DPER**	59.31	**TPER**	77.26

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

	Junction details	Source Type	Psi (W/mK)	Length (m)	Result	Reference
External wall	E2 Other lintels (including other steel lintels)	Independently assessed	0.022	6.33	0.14	RCD
External wall	E3 Sill	Independently assessed	0.016	5.32	0.09	RCD
External wall	E4 Jamb	Independently assessed	0.011	20.84	0.23	RCD
External wall	E7 Party floor between dwellings (in blocks of flats)	Independently assessed	0.053	18.12	0.96	RCD
External wall	E16 Corner (normal)	Independently assessed	0.051	2.50	0.13	RCD
Party wall	P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	0.000	12.06	0.00	Default
External wall	E18 Party wall between dwellings	Independently assessed	0.057	10.00	0.57	RCD
External wall	E17 Corner (inverted – internal area greater than external area)	Independently assessed	-0.104	2.50	-0.26	RCD
External wall	E25 Staggered party wall between dwellings	Table K1 - Default	0.240	0.00	0.00	E25 - Default
External wall	E14 Flat roof	Independently assessed	0.040	18.12	0.72	ROI
Party wall	P4 Party wall - Roof (insulation at ceiling level)	Table K1 - Default	0.480	12.06	5.79	

Total: 107.85 W/mK:

Y-Value: 0.09 W/m²K:

Summary for Input Data

Property Reference	C12-04-03	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	C12-04-03
Property	C12-04-03, Horsham Enterprise Park		

SAP Rating	81 B	**DER**	4.86	**TER**	12.60
Environmental	96 A	**% DER < TER**			61.43
CO_2 Emissions (t/year)	0.31	**DFEE**	28.47	**TFEE**	32.21
Compliance Check	See BREL	**% DFEE < TFEE**			11.61
% DPER < TPER	24.23	**DPER**	50.83	**TPER**	67.08

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

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

Orientation	Northwest	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	Flat, End-Terrace	
Position of Flat	Top-floor flat	
Which Floor	4	
2.0 Number of Storeys	1	
3.0 Date Built	2025	
3.0 Property Age Band	L	
4.0 Sheltered Sides	2	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	167.11	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	Yes	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	28.13 m	74.87 m²	2.50 m

8.0 Living Area	31.76	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 Wall	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.15	110.00	70.33	53.30	0.00	None	17.03	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall	Filled Cavity with Edge Sealing	Single plasterboard on dabs both sides, lightweight aggregate blocks, cavity or cavity fill	0.00	110.00	17.83	0.00	None

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Walls	Plasterboard on timber frame	9.00	113.20

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
External Roof	External Flat Roof	Plasterboard, insulated flat roof	0.11	9.00	74.87	74.87	None	0.00	Enter Gross Area	0.00

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor	Lowest occupied	Precast concrete planks floor, screed, carpeted	40.00	74.87

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Solid Door	Manufacturer	Solid Door				0.00			1.20
Glazing	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.80	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
FSD	Solid Door	External Wall	North West	2.12	0
RW	Glazing	External Wall	South East	10.99	0
RSGD	Glazing	External Wall	South West	2.32	0
RSW	Glazing	External Wall	South West	1.60	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
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	9.13	0.02	0.02	RCD	No
E3 Sill	Independently assessed	7.12	0.02	0.02	RCD	No
E4 Jamb	Independently assessed	27.40	0.01	0.01	RCD	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	28.13	0.05	0.05	RCD	No
E16 Corner (normal)	Independently assessed	5.00	0.05	0.05	RCD	No
P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	7.13	0.00	0.00	Default	No
E18 Party wall between dwellings	Independently assessed	5.00	0.06	0.06	RCD	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	0.00	-0.10	-0.10	RCD	No
E25 Staggered party wall between dwellings	Table K1 - Default	0.00	0.24	0.24	E25 - Default	No
E14 Flat roof	Independently assessed	28.13	0.04	0.04	ROI	No
P4 Party wall - Roof (insulation at ceiling level)	Table K1 - Default	7.13	0.48	0.48		No

Y-value	0.05	W/m²K
Description	Bridge	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500500
Configuration	2
MVHR Duct Insulated	Uninsulated Ducts
Manufacturer SFP	0.59
Duct Type	Rigid
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 2

19.1 Mechanical extract ventilation - Decentralised

SFP	Fan/Room Type	Count
0.13	In Room Fan Kitchen	1
0.11	In Room Fan Other Wet Room	3
0.00	In Duct Fan Kitchen	0
0.00	In Duct Fan Other Wet Room	0
0.10	Through Wall Fan Kitchen	0

0.10	Through Wall Fan Other Wet Room	0

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	0
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}	3.00	$m^3/(h.m^2)$ @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

22.0 Lighting

No Fixed Lighting: No

Name	Efficacy	Power	Capacity	Count
Low energy Lighting	85.00	5.00	425.00	10

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	194.18	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	Modulating	
HETAS approved System	No	
Is MHS Pumped	Pump in heated space	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Underfloor Heating	Yes - Pipes in thin screed	
Flow Temperature	Enter value	
Flow Temperature Value	55.00	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	100834	
Fuel Type	Electricity	
SAP Code	0	
In Winter	307.85	
In Summer	194.18	
Model Name	Compact P	
Manufacturer	Nilan AS	
Controls	2100	

Summary for Input Data

Delayed Start Stat	No	
HETAS approved System	No	
Flow Temperature	Enter value	
26.0 Heat Networks	None	
27.0 Secondary Heating	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	
Baths connected to WWHRS	0	
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
8 lpm	Unknown	8.00		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	
Insulation Thickness	0	
Cylinder Volume	180.00	L
Loss	0.84	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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

Predicted Energy Assessment

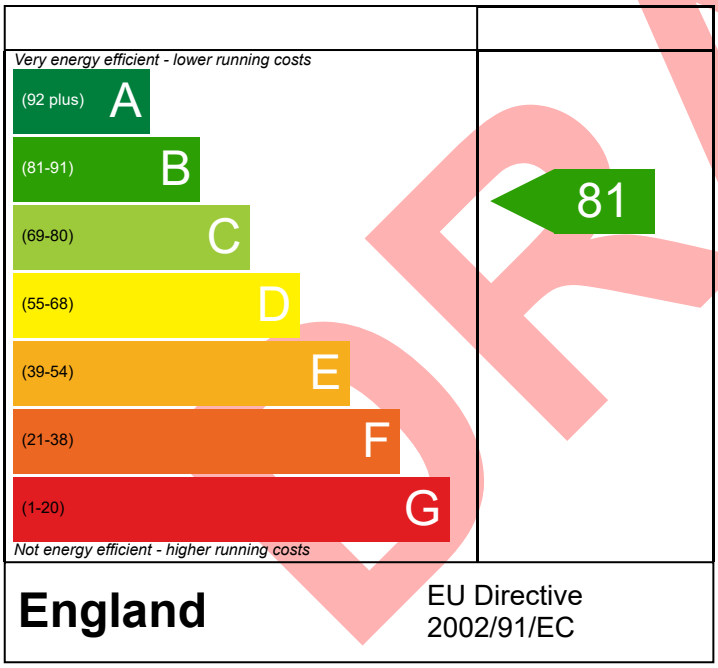
C12-04-03, Horsham Enterprise Park

Dwelling type:	Flat, End-Terrace
Date of assessment:	15/10/2025
Produced by:	Charlotte Russell
Total floor area:	74.87 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.

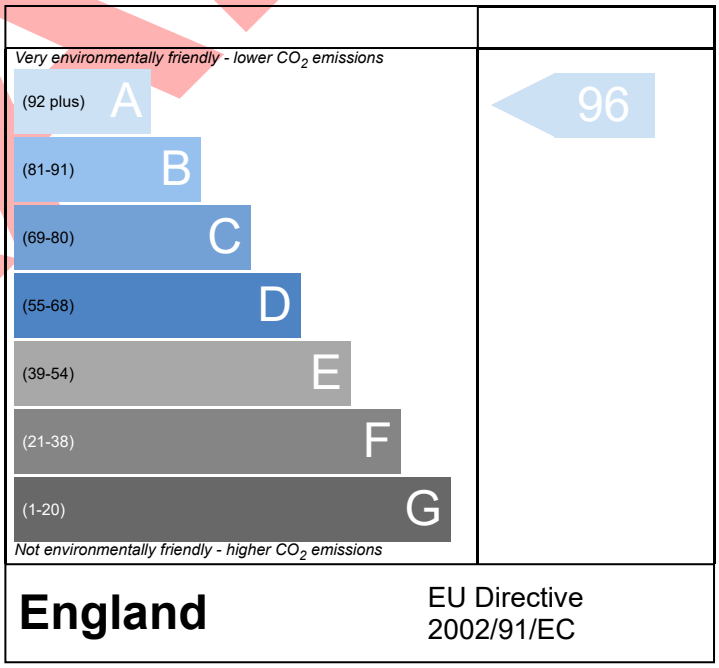
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

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.

Thermal Bridging

elmhurst energy

Property Reference	C12-04-03	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	End-Terrace Flat
Property	C12-04-03, Horsham Enterprise Park		

SAP Rating	81 B	**DER**	4.86	**TER**	12.60
Environmental	96 A	**% DER < TER**			61.43
CO_2 Emissions (t/year)	0.31	**DFEE**	28.47	**TFEE**	32.21
Compliance Check	See BREL	**% DFEE < TFEE**			11.61
% DPER < TPER	24.23	**DPER**	50.83	**TPER**	67.08

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

	Junction details	Source Type	Psi (W/mK)	Length (m)	Result	Reference
External wall	E2 Other lintels (including other steel lintels)	Independently assessed	0.022	9.13	0.20	RCD
External wall	E3 Sill	Independently assessed	0.016	7.12	0.11	RCD
External wall	E4 Jamb	Independently assessed	0.011	27.40	0.30	RCD
External wall	E7 Party floor between dwellings (in blocks of flats)	Independently assessed	0.053	28.13	1.49	RCD
External wall	E16 Corner (normal)	Independently assessed	0.051	5.00	0.26	RCD
Party wall	P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	0.000	7.13	0.00	Default
External wall	E18 Party wall between dwellings	Independently assessed	0.057	5.00	0.29	RCD
External wall	E17 Corner (inverted – internal area greater than external area)	Independently assessed	-0.104	0.00	-0.00	RCD
External wall	E25 Staggered party wall between dwellings	Table K1 - Default	0.240	0.00	0.00	E25 - Default
External wall	E14 Flat roof	Independently assessed	0.040	28.13	1.13	ROI
Party wall	P4 Party wall - Roof (insulation at ceiling level)	Table K1 - Default	0.480	7.13	3.42	

Total: 124.17 W/mK:

Y-Value: 0.05 W/m²K:

Summary for Input Data

Property Reference	C13-00-01	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	C13-00-01
Property	C13-00-01, Horsham Enterprise Park		

SAP Rating	83 B	**DER**	5.28	**TER**	14.94
Environmental	96 A	**% DER < TER**			64.66
CO_2 Emissions (t/year)	0.24	**DFEE**	28.52	**TFEE**	35.04
Compliance Check	See BREL	**% DFEE < TFEE**			18.62
% DPER < TPER	30.93	**DPER**	55.29	**TPER**	80.05

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

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

Orientation	Northwest	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	Flat, End-Terrace	
Position of Flat	Ground-floor flat	
Which Floor	0	
2.0 Number of Storeys	1	
3.0 Date Built	2025	
3.0 Property Age Band	L	
4.0 Sheltered Sides	2	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	291.62	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	Yes	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	22.04 m	52.93 m²	2.50 m

8.0 Living Area	25.03	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 Wall	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.15	110.00	16.93	7.54	0.00	None	9.39	Enter Gross Area
Sheltered	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.18	110.00	38.18	36.06	0.90	Stairwell Access Corridor 4	2.12	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall	Filled Cavity with Edge Sealing	Single plasterboard on dabs both sides, lightweight aggregate blocks, cavity or cavity fill	0.00	110.00	21.25	0.00	None

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Walls	Plasterboard on timber frame	9.00	69.68

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Ceiling	Precast concrete plank floor (screed laid on rubber), carpeted	30.00	52.93

11.0 Heat Loss Floors

Summary for Input Data

elmhurst energy

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	0.10	None	0.00	75.00	52.93

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Solid Door	Manufacturer	Solid Door				0.00			1.20
Glazing	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.80	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
FSD	Solid Door	Sheltered	North West	2.12	0
RW	Glazing	External Wall	South East	3.46	0
RGD	Glazing	External Wall	South East	4.69	0
FW	Glazing	External Wall	North West	1.24	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
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	6.00	0.02	0.02	RCD	No
E3 Sill	Independently assessed	2.97	0.02	0.02	RCD	No
E4 Jamb	Independently assessed	14.28	0.01	0.01	RCD	No
E5 Ground floor (normal)	Independently assessed	22.04	0.08	0.08	RCD	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	22.04	0.05	0.05	RCD	No
E16 Corner (normal)	Independently assessed	7.50	0.05	0.05	RCD	No
P1 Party wall - Ground floor	Table K1 - Default	8.50	0.32	0.32	Default	No
P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	8.50	0.00	0.00	Default	No
E18 Party wall between dwellings	Independently assessed	5.00	0.06	0.06	RCD	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	2.50	-0.10	-0.10	RCD	No

Y-value	0.06	W/m²K
Description	Bridge	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500500
Configuration	2
MVHR Duct Insulated	Uninsulated Ducts
Manufacturer SFP	0.59
Duct Type	Rigid
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 2

19.1 Mechanical extract ventilation - Decentralised

SFP	Fan/Room Type	Count
0.13	In Room Fan Kitchen	1
0.11	In Room Fan Other Wet Room	3
0.00	In Duct Fan Kitchen	0
0.00	In Duct Fan Other Wet Room	0
0.10	Through Wall Fan Kitchen	0
0.10	Through Wall Fan Other Wet Room	0

20.0 Fans, Open Fireplaces, Flues

Summary for Input Data

elmhurst energy

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	0	
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}	3.00	$m^3/(h.m^2)$ @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Low energy Lighting	85.00	5.00	425.00	10

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	194.18	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	Modulating	
HETAS approved System	No	
Is MHS Pumped	Pump in heated space	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Underfloor Heating	Yes - Pipes in thin screed	
Flow Temperature	Enter value	
Flow Temperature Value	55.00	
25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	100834	
Fuel Type	Electricity	
SAP Code	0	
In Winter	302.49	
In Summer	194.18	
Model Name	Compact P	
Manufacturer	Nilan AS	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	

Summary for Input Data

Flow Temperature	Enter value	
26.0 Heat Networks	None	
27.0 Secondary Heating	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	
Baths connected to WWHRS	0	
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
8 lpm	Unknown	8.00		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	
Insulation Thickness	0	
Cylinder Volume	180.00	L
Loss	0.84	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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

Predicted Energy Assessment

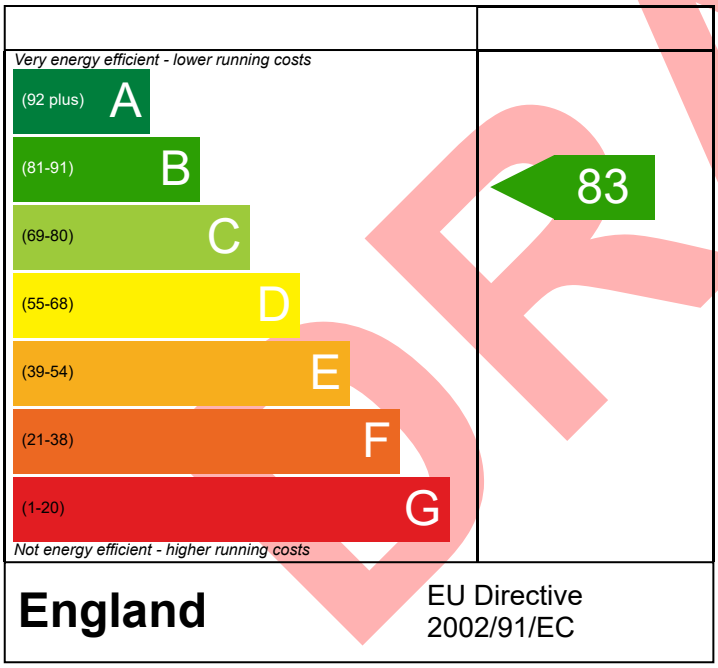
C13-00-01, Horsham Enterprise Park

Dwelling type:	Flat, End-Terrace
Date of assessment:	15/10/2025
Produced by:	Charlotte Russell
Total floor area:	52.93 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.

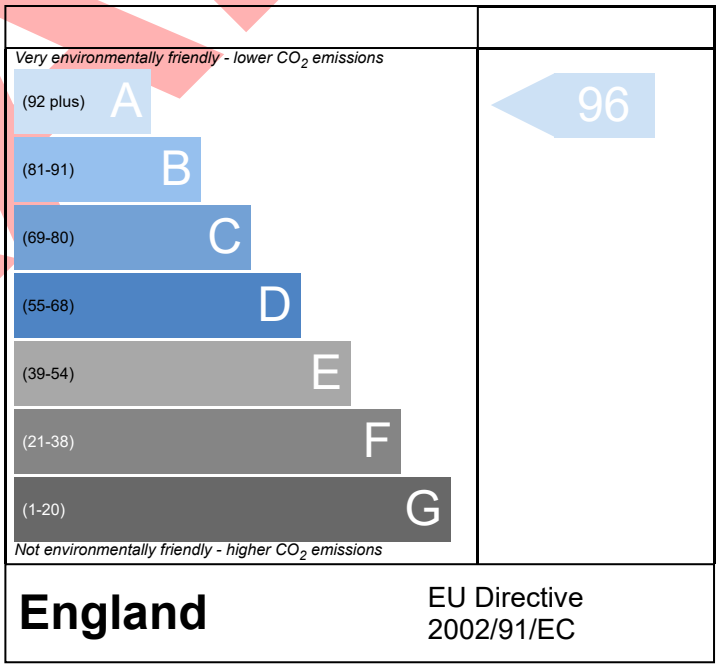
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

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.

Thermal Bridging

Property Reference	C13-00-01	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	End-Terrace Flat
Property	C13-00-01, Horsham Enterprise Park		

SAP Rating	83 B	**DER**	5.28	**TER**	14.94
Environmental	96 A	**% DER < TER**			64.66
CO_2 Emissions (t/year)	0.24	**DFEE**	28.52	**TFEE**	35.04
Compliance Check	See BREL	**% DFEE < TFEE**			18.62
% DPER < TPER	30.93	**DPER**	55.29	**TPER**	80.05

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

	Junction details	Source Type	Psi (W/mK)	Length (m)	Result	Reference
External wall	E2 Other lintels (including other steel lintels)	Independently assessed	0.022	6.00	0.13	RCD
External wall	E3 Sill	Independently assessed	0.016	2.97	0.05	RCD
External wall	E4 Jamb	Independently assessed	0.011	14.28	0.16	RCD
External wall	E5 Ground floor (normal)	Independently assessed	0.076	22.04	1.68	RCD
External wall	E7 Party floor between dwellings (in blocks of flats)	Independently assessed	0.053	22.04	1.17	RCD
External wall	E16 Corner (normal)	Independently assessed	0.051	7.50	0.38	RCD
Party wall	P1 Party wall - Ground floor	Table K1 - Default	0.320	8.50	2.72	Default
Party wall	P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	0.000	8.50	0.00	Default
External wall	E18 Party wall between dwellings	Independently assessed	0.057	5.00	0.29	RCD
External wall	E17 Corner (inverted – internal area greater than external area)	Independently assessed	-0.104	2.50	-0.26	RCD

Total: 99.33 W/mK:

Y-Value: 0.06 W/m²K:

Summary for Input Data

Property Reference	C13-00-03	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	C13-00-03
Property	C13-00-03, Horsham Enterprise Park		

SAP Rating	81 B	**DER**	5.08	**TER**	13.45
Environmental	96 A	**% DER < TER**			62.23
CO_2 Emissions (t/year)	0.32	**DFEE**	30.14	**TFEE**	36.12
Compliance Check	See BREL	**% DFEE < TFEE**			16.57
% DPER < TPER	26.03	**DPER**	53.05	**TPER**	71.72

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

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

Orientation	Southwest	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	Flat, End-Terrace	
Position of Flat	Ground-floor flat	
Which Floor	0	
2.0 Number of Storeys	1	
3.0 Date Built	2025	
3.0 Property Age Band	L	
4.0 Sheltered Sides	2	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	268.33	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	Yes	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	26.74 m	75.68 m²	2.50 m

8.0 Living Area	27.79	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 Wall	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.15	110.00	62.60	51.05	0.00	None	11.55	Enter Gross Area
Sheltered	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.18	110.00	4.25	2.13	0.90	Stairwell Access Corridor 4	2.12	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall	Filled Cavity with Edge Sealing	Single plasterboard on dabs both sides, lightweight aggregate blocks, cavity or cavity fill	0.00	110.00	21.25	0.00	None

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Walls	Plasterboard on timber frame	9.00	127.40

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Ceiling	Precast concrete plank floor (screed laid on rubber), carpeted	30.00	75.68

11.0 Heat Loss Floors

Summary for Input Data

elmhurst energy

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	0.10	None	0.00	75.00	75.68

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Solid Door	Manufacturer	Solid Door				0.00			1.20
Glazing	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.80	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
FSD	Solid Door	Sheltered	South West	2.12	0
RW	Glazing	External Wall	North East	3.71	0
RGD	Glazing	External Wall	North East	2.32	0
LSW	Glazing	External Wall	North West	1.84	0
RSW	Glazing	External Wall	South East	3.68	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
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	7.65	0.02	0.02	RCD	No
E3 Sill	Independently assessed	5.64	0.02	0.02	RCD	No
E4 Jamb	Independently assessed	17.00	0.01	0.01	RCD	No
E5 Ground floor (normal)	Independently assessed	26.74	0.08	0.08	RCD	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	26.74	0.05	0.05	RCD	No
E16 Corner (normal)	Independently assessed	7.50	0.05	0.05	RCD	No
P1 Party wall - Ground floor	Table K1 - Default	8.50	0.32	0.32	Default	No
P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	8.50	0.00	0.00	Default	No
E18 Party wall between dwellings	Independently assessed	1.00	0.06	0.06	RCD	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	0.00	-0.10	-0.10	RCD	No
E25 Staggered party wall between dwellings	Table K1 - Default	2.50	0.24	0.24	Default	No

Y-value	0.05	W/m²K
Description	Bridge	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500500
Configuration	2
MVHR Duct Insulated	Uninsulated Ducts
Manufacturer SFP	0.59
Duct Type	Rigid
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 2

19.1 Mechanical extract ventilation - Decentralised

SFP	Fan/Room Type	Count
0.13	In Room Fan Kitchen	1
0.11	In Room Fan Other Wet Room	3
0.00	In Duct Fan Kitchen	0
0.00	In Duct Fan Other Wet Room	0
0.10	Through Wall Fan Kitchen	0
0.10	Through Wall Fan Other Wet Room	0

Summary for Input Data

elmhurst energy

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	0				
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}	3.00				$m^3/(h.m^2)$ @ 50 Pa
Property Tested?	Yes				
Test Method	Blower Door				
22.0 Lighting					
No Fixed Lighting	No				
	Name	**Efficacy**	**Power**	**Capacity**	**Count**
	Low energy Lighting	85.00	5.00	425.00	10
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	194.18				
Controls SAP Code	2603				
Delayed Start Stat	No				
Burner Control	Modulating				
HETAS approved System	No				
Is MHS Pumped	Pump in heated space				
Heating Pump Age	2013 or later				
Heat Emitter	Radiators				
Underfloor Heating	Yes - Pipes in thin screed				
Flow Temperature	Enter value				
Flow Temperature Value	55.00				
25.0 Main Heating 2	Database				
Percentage of Heat	0.00				%
Database Ref. No.	100834				
Fuel Type	Electricity				
SAP Code	0				
In Winter	308.22				
In Summer	194.18				
Model Name	Compact P				
Manufacturer	Nilan AS				
Controls	2100				
Delayed Start Stat	No				
HETAS approved System	No				

Summary for Input Data

Flow Temperature	Enter value	
26.0 Heat Networks	None	
27.0 Secondary Heating	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	
Baths connected to WWHRS	0	
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
8 lpm	Unknown	8.00		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	
Insulation Thickness	0	
Cylinder Volume	180.00	L
Loss	0.84	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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

Predicted Energy Assessment

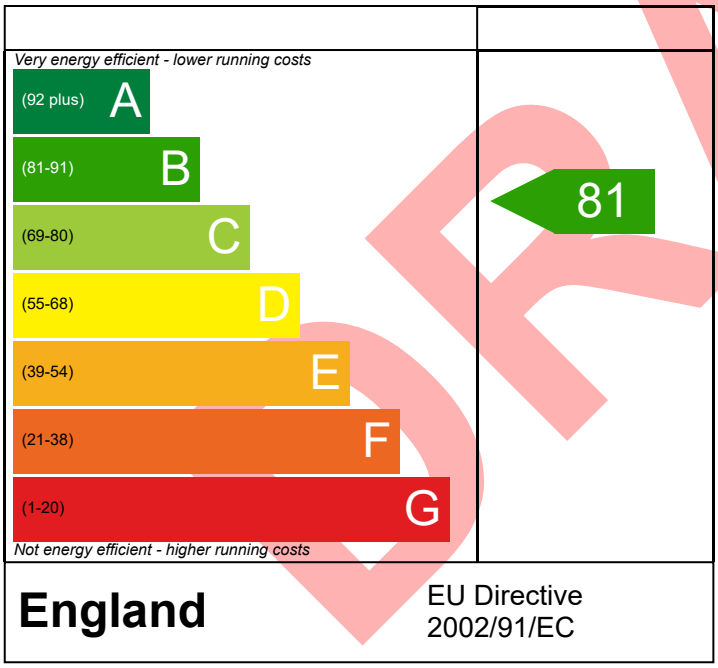
C13-00-03, Horsham Enterprise Park

Dwelling type:	Flat, End-Terrace
Date of assessment:	15/10/2025
Produced by:	Charlotte Russell
Total floor area:	75.68 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.

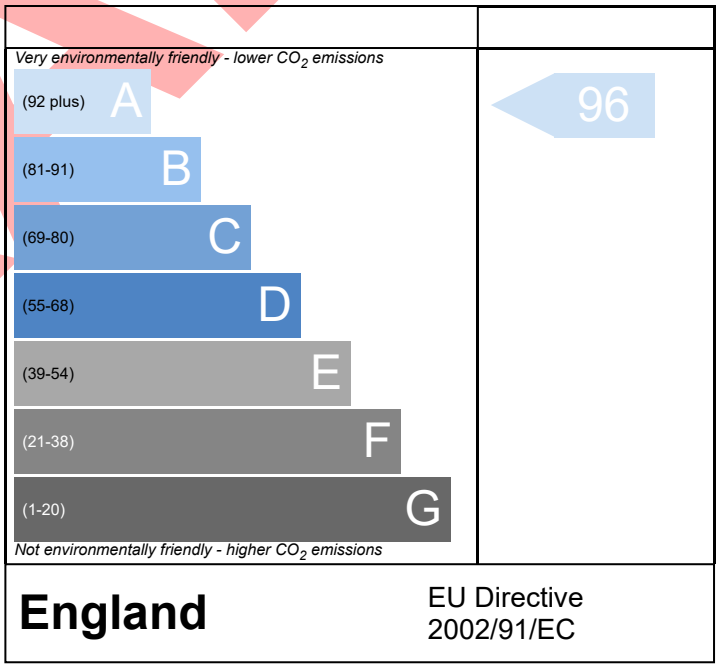
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

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.

Thermal Bridging

Property Reference	C13-00-03	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	End-Terrace Flat
Property	C13-00-03, Horsham Enterprise Park		

SAP Rating	81 B	**DER**	5.08	**TER**	13.45
Environmental	96 A	**% DER < TER**			62.23
CO_2 Emissions (t/year)	0.32	**DFEE**	30.14	**TFEE**	36.12
Compliance Check	See BREL	**% DFEE < TFEE**			16.57
% DPER < TPER	26.03	**DPER**	53.05	**TPER**	71.72

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

	Junction details	Source Type	Psi (W/mK)	Length (m)	Result	Reference
External wall	E2 Other lintels (including other steel lintels)	Independently assessed	0.022	7.65	0.17	RCD
External wall	E3 Sill	Independently assessed	0.016	5.64	0.09	RCD
External wall	E4 Jamb	Independently assessed	0.011	17.00	0.19	RCD
External wall	E5 Ground floor (normal)	Independently assessed	0.076	26.74	2.03	RCD
External wall	E7 Party floor between dwellings (in blocks of flats)	Independently assessed	0.053	26.74	1.42	RCD
External wall	E16 Corner (normal)	Independently assessed	0.051	7.50	0.38	RCD
Party wall	P1 Party wall - Ground floor	Table K1 - Default	0.320	8.50	2.72	Default
Party wall	P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	0.000	8.50	0.00	Default
External wall	E18 Party wall between dwellings	Independently assessed	0.057	1.00	0.06	RCD
External wall	E17 Corner (inverted – internal area greater than external area)	Independently assessed	-0.104	0.00	-0.00	RCD
External wall	E25 Staggered party wall between dwellings	Table K1 - Default	0.240	2.50	0.60	Default

Total: 111.77 W/mK:

Y-Value: 0.05 W/m²K:

Summary for Input Data

elmhurst energy

Property Reference	C13-01-05	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	C13-01-05
Property	C13-01-05, Horsham Enterprise Park		

SAP Rating	65 D	**DER**	15.87	**TER**	38.77
Environmental	93 A	**% DER < TER**			59.07
CO_2 Emissions (t/year)	0.35	**DFEE**	94.76	**TFEE**	114.83
Compliance Check	See BREL	**% DFEE < TFEE**			17.48
% DPER < TPER	21.90	**DPER**	163.70	**TPER**	209.60

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

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

Orientation	Southeast	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	Flat, Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2025	
3.0 Property Age Band	L	
4.0 Sheltered Sides	2	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	709.49	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	Yes	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	34.32 m	25.51 m²	2.50 m

8.0 Living Area	24.92	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 Wall	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.15	110.00	57.68	48.50	0.00	None	9.18	Enter Gross Area
Sheltered	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.18	110.00	28.13	26.01	0.90	Stairwell Access Corridor 4	2.12	Enter Gross Area

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Walls	Plasterboard on timber frame	9.00	61.26

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Ceiling	Precast concrete plank floor (screed laid on rubber), carpeted	30.00	52.51

11.0 Heat Loss Floors

Description	Type	Storey Index	Construction	U-Value (W/m²K)	Shelter Code	Shelter Factor	Kappa (kJ/m²K)	Area (m²)
Exposed Floor	Exposed Floor - Solid	Lowest occupied	Other	0.12	None	0.00	75.00	75.68

12.0 Opening Types

Summary for Input Data

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Solid Door	Manufacturer	Solid Door				0.00			1.20
Glazing	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.80	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
FSD	Solid Door	Sheltered	South East	2.12	0
LSGD	Glazing	External Wall	South West	2.32	0
LSW	Glazing	External Wall	South West	3.71	0
RSW	Glazing	External Wall	North East	3.15	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
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	4.93	0.02	0.02	RCD	No
E3 Sill	Independently assessed	2.92	0.02	0.02	RCD	No
E4 Jamb	Independently assessed	13.48	0.01	0.01	RCD	No
E20 Exposed floor (normal)	Table K1 - Default	34.32	0.32	0.32	Default	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	34.32	0.05	0.05	RCD	No
E16 Corner (normal)	Independently assessed	15.00	0.05	0.05	RCD	No
P1 Party wall - Ground floor	Table K1 - Default	0.00	0.32	0.32	Default	No
P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	0.00	0.00	0.00	Default	No
E18 Party wall between dwellings	Independently assessed	0.00	0.06	0.06	RCD	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	5.00	-0.10	-0.10	RCD	No
E25 Staggered party wall between dwellings	Table K1 - Default	0.00	0.24	0.24	Default	No

Y-value	0.08	W/m²K
Description	Bridge	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500500
Configuration	2
MVHR Duct Insulated	Uninsulated Ducts
Manufacturer SFP	0.59
Duct Type	Rigid
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 2

19.1 Mechanical extract ventilation - Decentralised

SFP	Fan/Room Type	Count
0.13	In Room Fan Kitchen	1
0.11	In Room Fan Other Wet Room	3
0.00	In Duct Fan Kitchen	0
0.00	In Duct Fan Other Wet Room	0
0.10	Through Wall Fan Kitchen	0
0.10	Through Wall Fan Other Wet Room	0

20.0 Fans, Open Fireplaces, Flues

Number of open chimneys	0
Number of open flues	0

Summary for Input Data

elmhurst energy

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	0	
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}	3.00	$m^3/(h.m^2)$ @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Low energy Lighting	85.00	5.00	425.00	10

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	194.18	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	Modulating	
HETAS approved System	No	
Is MHS Pumped	Pump in heated space	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Underfloor Heating	Yes - Pipes in thin screed	
Flow Temperature	Enter value	
Flow Temperature Value	55.00	
25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	100834	
Fuel Type	Electricity	
SAP Code	0	
In Winter	305.96	
In Summer	194.18	
Model Name	Compact P	
Manufacturer	Nilan AS	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Flow Temperature	Enter value	
26.0 Heat Networks	None	

Summary for Input Data

elmhurst energy

27.0 Secondary Heating	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	
Baths connected to WWHRS	0	
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
8 lpm	Unknown	8.00		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	
Insulation Thickness	0	
Cylinder Volume	180.00	L
Loss	0.84	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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

Predicted Energy Assessment

C13-01-05, Horsham Enterprise Park

Dwelling type:	Flat, Detached
Date of assessment:	15/10/2025
Produced by:	Charlotte Russell
Total floor area:	25.51 m²
DRRN:	

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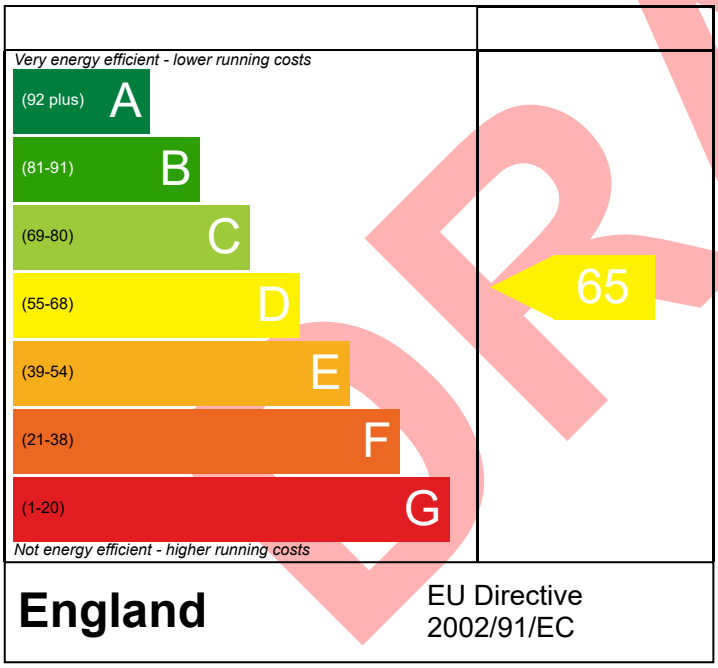
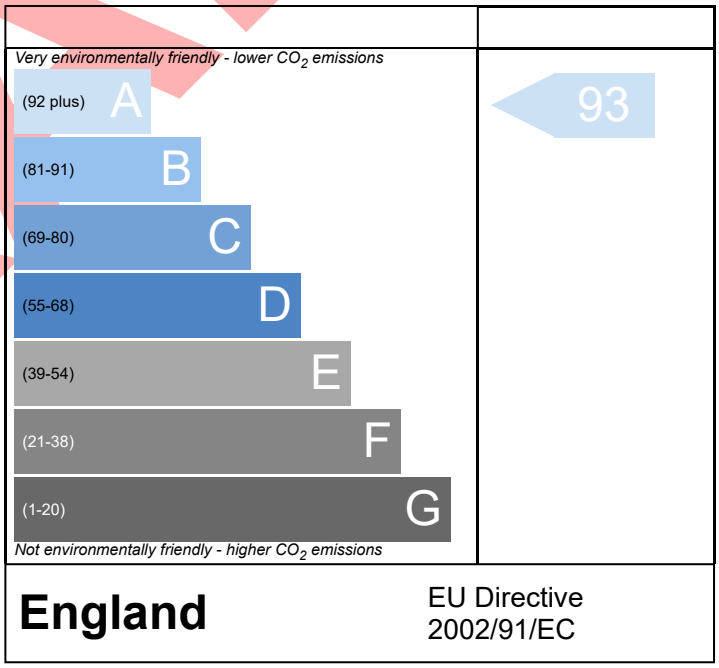
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

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.

Thermal Bridging

Property Reference	C13-01-05	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	Detached Flat
Property	C13-01-05, Horsham Enterprise Park		

SAP Rating	65 D	**DER**	15.87	**TER**	38.77
Environmental	93 A	**% DER < TER**			59.07
CO_2 Emissions (t/year)	0.35	**DFEE**	94.76	**TFEE**	114.83
Compliance Check	See BREL	**% DFEE < TFEE**			17.48
% DPER < TPER	21.90	**DPER**	163.70	**TPER**	209.60

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

	Junction details	Source Type	Psi (W/mK)	Length (m)	Result	Reference
External wall	E2 Other lintels (including other steel lintels)	Independently assessed	0.022	4.93	0.11	RCD
External wall	E3 Sill	Independently assessed	0.016	2.92	0.05	RCD
External wall	E4 Jamb	Independently assessed	0.011	13.48	0.15	RCD
External wall	E20 Exposed floor (normal)	Table K1 - Default	0.320	34.32	10.98	Default
External wall	E7 Party floor between dwellings (in blocks of flats)	Independently assessed	0.053	34.32	1.82	RCD
External wall	E16 Corner (normal)	Independently assessed	0.051	15.00	0.76	RCD
Party wall	P1 Party wall - Ground floor	Table K1 - Default	0.320	0.00	0.00	Default
Party wall	P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	0.000	0.00	0.00	Default
External wall	E18 Party wall between dwellings	Independently assessed	0.057	0.00	0.00	RCD
External wall	E17 Corner (inverted – internal area greater than external area)	Independently assessed	-0.104	5.00	-0.52	RCD
External wall	E25 Staggered party wall between dwellings	Table K1 - Default	0.240	0.00	0.00	Default

Total: 109.97 W/mK:

Y-Value: 0.08 W/m²K:

Summary for Input Data

elmhurst energy

Property Reference	C13-02-05	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	C13-02-05
Property	C13-02-05, Horsham Enterprise Park		

SAP Rating	80 C	**DER**	9.18	**TER**	27.72
Environmental	96 A	**% DER < TER**			66.88
CO_2 Emissions (t/year)	0.2	**DFEE**	50.80	**TFEE**	65.05
Compliance Check	See BREL	**% DFEE < TFEE**			21.91
% DPER < TPER	36.24	**DPER**	95.70	**TPER**	150.11

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

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

Orientation	Southeast	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	Flat, Detached	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2025	
3.0 Property Age Band	L	
4.0 Sheltered Sides	2	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	569.33	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	Yes	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	34.32 m	25.51 m²	2.50 m

8.0 Living Area	24.92	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 Wall	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.15	110.00	57.68	48.50	0.00	None	9.18	Enter Gross Area
Sheltered	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.18	110.00	28.13	26.01	0.90	Stairwell Access Corridor 4	2.12	Enter Gross Area

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Walls	Plasterboard on timber frame	9.00	61.26

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Ceiling	Precast concrete plank floor (screed laid on rubber), carpeted	30.00	52.51

11.1 Party Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor	Lowest occupied	Precast concrete planks floor, screed, carpeted	40.00	52.51

12.0 Opening Types

Summary for Input Data

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Solid Door	Manufacturer	Solid Door				0.00			1.20
Glazing	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.80	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
FSD	Solid Door	Sheltered	South East	2.12	0
LSGD	Glazing	External Wall	South West	2.32	0
LSW	Glazing	External Wall	South West	3.71	0
RSW	Glazing	External Wall	North East	3.15	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
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	4.93	0.02	0.02	RCD	No
E3 Sill	Independently assessed	2.92	0.02	0.02	RCD	No
E4 Jamb	Independently assessed	13.48	0.01	0.01	RCD	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	68.64	0.05	0.05	RCD	No
E16 Corner (normal)	Independently assessed	15.00	0.05	0.05	RCD	No
P1 Party wall - Ground floor	Table K1 - Default	0.00	0.32	0.32	Default	No
P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	0.00	0.00	0.00	Default	No
E18 Party wall between dwellings	Independently assessed	0.00	0.06	0.06	RCD	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	5.00	-0.10	-0.10	RCD	No
E25 Staggered party wall between dwellings	Table K1 - Default	0.00	0.24	0.24	Default	No

Y-value	0.05	W/m²K
Description	Bridge	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500500
Configuration	2
MVHR Duct Insulated	Uninsulated Ducts
Manufacturer SFP	0.59
Duct Type	Rigid
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 2

19.1 Mechanical extract ventilation - Decentralised

SFP	Fan/Room Type	Count
0.13	In Room Fan Kitchen	1
0.11	In Room Fan Other Wet Room	3
0.00	In Duct Fan Kitchen	0
0.00	In Duct Fan Other Wet Room	0
0.10	Through Wall Fan Kitchen	0
0.10	Through Wall Fan Other Wet Room	0

20.0 Fans, Open Fireplaces, Flues

Number of open chimneys	0
Number of open flues	0

Summary for Input Data

elmhurst energy

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	0	
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}	3.00	$m^3/(h.m^2)$ @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Low energy Lighting	85.00	5.00	425.00	10

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	194.18	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	Modulating	
HETAS approved System	No	
Is MHS Pumped	Pump in heated space	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Underfloor Heating	Yes - Pipes in thin screed	
Flow Temperature	Enter value	
Flow Temperature Value	55.00	
25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	100834	
Fuel Type	Electricity	
SAP Code	0	
In Winter	296.38	
In Summer	194.18	
Model Name	Compact P	
Manufacturer	Nilan AS	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Flow Temperature	Enter value	
26.0 Heat Networks	None	

Summary for Input Data

elmhurst energy

27.0 Secondary Heating	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	
Baths connected to WWHRS	0	
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
8 lpm	Unknown	8.00		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	
Insulation Thickness	0	
Cylinder Volume	180.00	L
Loss	0.84	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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

Predicted Energy Assessment

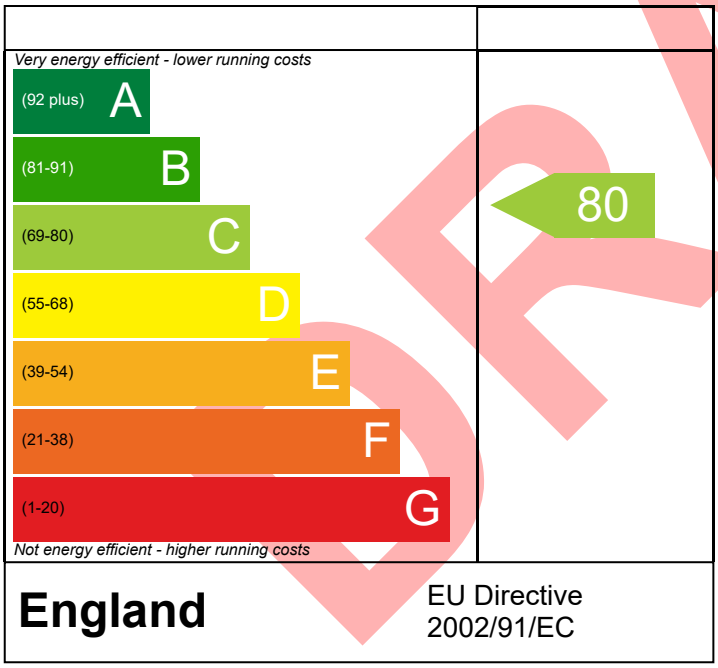
C13-02-05, Horsham Enterprise Park

Dwelling type:	Flat, Detached
Date of assessment:	15/10/2025
Produced by:	Charlotte Russell
Total floor area:	25.51 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.

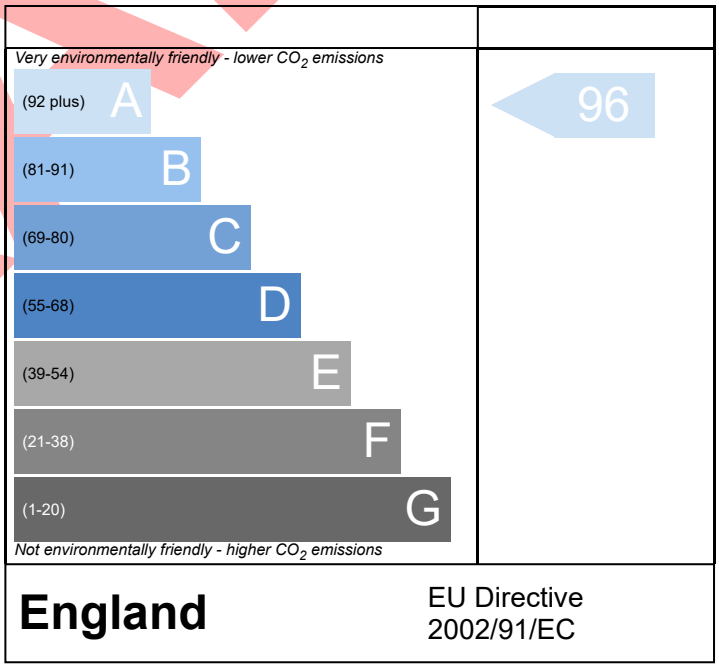
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

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.

Thermal Bridging

elmhurst energy

Property Reference	C13-02-05	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	Detached Flat
Property	C13-02-05, Horsham Enterprise Park		

SAP Rating	80 C	**DER**	9.18	**TER**	27.72
Environmental	96 A	**% DER < TER**			66.88
CO_2 Emissions (t/year)	0.2	**DFEE**	50.80	**TFEE**	65.05
Compliance Check	See BREL	**% DFEE < TFEE**			21.91
% DPER < TPER	36.24	**DPER**	95.70	**TPER**	150.11

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

	Junction details	Source Type	Psi (W/mK)	Length (m)	Result	Reference
External wall	E2 Other lintels (including other steel lintels)	Independently assessed	0.022	4.93	0.11	RCD
External wall	E3 Sill	Independently assessed	0.016	2.92	0.05	RCD
External wall	E4 Jamb	Independently assessed	0.011	13.48	0.15	RCD
External wall	E7 Party floor between dwellings (in blocks of flats)	Independently assessed	0.053	68.64	3.64	RCD
External wall	E16 Corner (normal)	Independently assessed	0.051	15.00	0.76	RCD
Party wall	P1 Party wall - Ground floor	Table K1 - Default	0.320	0.00	0.00	Default
Party wall	P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	0.000	0.00	0.00	Default
External wall	E18 Party wall between dwellings	Independently assessed	0.057	0.00	0.00	RCD
External wall	E17 Corner (inverted – internal area greater than external area)	Independently assessed	-0.104	5.00	-0.52	RCD
External wall	E25 Staggered party wall between dwellings	Table K1 - Default	0.240	0.00	0.00	Default

Total: 109.97 W/mK:

Y-Value: 0.05 W/m²K:

Summary for Input Data

Property Reference	C13-03-02	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	C13-03-02
Property	C13-03-02, Horsham Enterprise Park		

SAP Rating	86 B	**DER**	4.29	**TER**	12.80
Environmental	97 A	**% DER < TER**			66.48
CO_2 Emissions (t/year)	0.2	**DFEE**	21.02	**TFEE**	24.84
Compliance Check	See BREL	**% DFEE < TFEE**			15.37
% DPER < TPER	33.72	**DPER**	45.40	**TPER**	68.49

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

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

Orientation	Northwest	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	Flat, End-Terrace	
Position of Flat	Mid-floor flat	
Which Floor	3	
2.0 Number of Storeys	1	
3.0 Date Built	2025	
3.0 Property Age Band	L	
4.0 Sheltered Sides	2	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	245.90	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	Yes	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	15.74 m	52.93 m²	2.50 m

8.0 Living Area	25.03	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 Wall	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.15	110.00	28.60	19.21	0.00	None	9.39	Enter Gross Area
Sheltered	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.18	110.00	10.75	8.63	0.90	Stairwell Access Corridor 4	2.12	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall	Filled Cavity with Edge Sealing	Single plasterboard on dabs both sides, lightweight aggregate blocks, cavity or cavity fill	0.00	110.00	37.00	0.00	None

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Walls	Plasterboard on timber frame	9.00	69.68

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
Flat Roof	External Flat Roof	Plasterboard, insulated flat roof	0.11	9.00	9.27	9.27	None	0.00	Enter Gross Area	0.00

Summary for Input Data

elmhurst energy

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Ceiling	Precast concrete plank floor (screed laid on rubber), carpeted	30.00	43.65

11.1 Party Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor	Lowest occupied	Precast concrete planks floor, screed, carpeted	40.00	52.93

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Solid Door	Manufacturer	Solid Door				0.00			1.20
Glazing	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.80	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
FSD	Solid Door	Sheltered	North West	2.12	0
RW	Glazing	External Wall	South East	3.46	0
RGD	Glazing	External Wall	South East	4.69	0
FW	Glazing	External Wall	North West	1.24	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
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	6.00	0.02	0.02	RCD	No
E3 Sill	Independently assessed	2.97	0.02	0.02	RCD	No
E4 Jamb	Independently assessed	14.28	0.01	0.01	RCD	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	24.71	0.05	0.05	RCD	No
E16 Corner (normal)	Independently assessed	2.50	0.05	0.05	RCD	No
P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	26.86	0.00	0.00	Default	No
E18 Party wall between dwellings	Independently assessed	10.00	0.06	0.06	RCD	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	2.50	-0.10	-0.10	RCD	No
E14 Flat roof	Independently assessed	6.77	0.04	0.04	ROI	No
P4 Party wall - Roof (insulation at ceiling level)	Table K1 - Default	2.74	0.48	0.48		No
E24 Eaves (insulation at ceiling level - inverted)	Table K1 - Default	6.77	0.15	0.15	Default	No

Y-value	0.10	W/m²K
Description	Bridge	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500500
Configuration	2
MVHR Duct Insulated	Uninsulated Ducts
Manufacturer SFP	0.59
Duct Type	Rigid
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 2

19.1 Mechanical extract ventilation - Decentralised

SFP	Fan/Room Type	Count
0.13	In Room Fan Kitchen	1
0.11	In Room Fan Other Wet Room	3

0.00	In Duct Fan Kitchen	0
0.00	In Duct Fan Other Wet Room	0
0.10	Through Wall Fan Kitchen	0
0.10	Through Wall Fan Other Wet Room	0

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	0	
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}	3.00	$m^3/(h.m^2)$ @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

22.0 Lighting

No Fixed Lighting: No

Name	Efficacy	Power	Capacity	Count
Low energy Lighting	85.00	5.00	425.00	10

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	194.18	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	Modulating	
HETAS approved System	No	
Is MHS Pumped	Pump in heated space	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Underfloor Heating	Yes - Pipes in thin screed	
Flow Temperature	Enter value	
Flow Temperature Value	55.00	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	100834	
Fuel Type	Electricity	
SAP Code	0	
In Winter	297.31	
In Summer	194.18	
Model Name	Compact P	

Summary for Input Data

elmhurst energy

Manufacturer	Nilan AS
Controls	2100
Delayed Start Stat	No
HETAS approved System	No
Flow Temperature	Enter value

26.0 Heat Networks	None
27.0 Secondary Heating	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
Baths connected to WWHRS	0
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
8 lpm	Unknown	8.00		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	
Insulation Thickness	0	
Cylinder Volume	180.00	L
Loss	0.84	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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

Predicted Energy Assessment

C13-03-02, Horsham Enterprise Park

Dwelling type:	Flat, End-Terrace
Date of assessment:	15/10/2025
Produced by:	Charlotte Russell
Total floor area:	52.93 m²
DRRN:	

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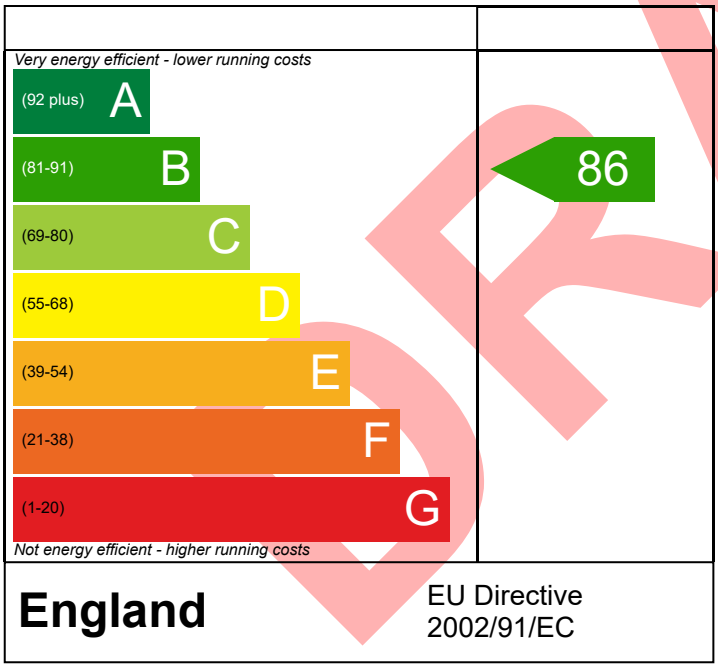
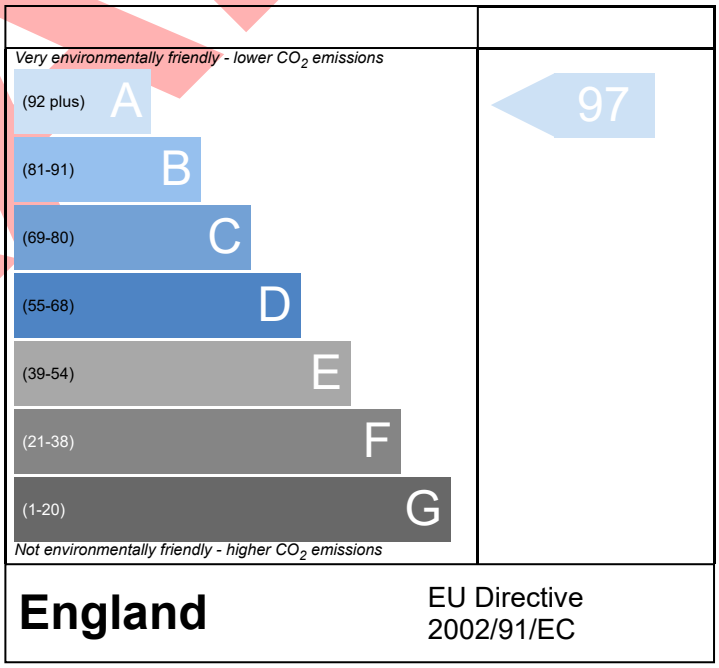
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

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.

Thermal Bridging

Property Reference	C13-03-02	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	End-Terrace Flat
Property	C13-03-02, Horsham Enterprise Park		

SAP Rating	86 B	**DER**	4.29	**TER**	12.80
Environmental	97 A	**% DER < TER**			66.48
CO_2 Emissions (t/year)	0.2	**DFEE**	21.02	**TFEE**	24.84
Compliance Check	See BREL	**% DFEE < TFEE**			15.37
% DPER < TPER	33.72	**DPER**	45.40	**TPER**	68.49

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

	Junction details	Source Type	Psi (W/mK)	Length (m)	Result	Reference
External wall	E2 Other lintels (including other steel lintels)	Independently assessed	0.022	6.00	0.13	RCD
External wall	E3 Sill	Independently assessed	0.016	2.97	0.05	RCD
External wall	E4 Jamb	Independently assessed	0.011	14.28	0.16	RCD
External wall	E7 Party floor between dwellings (in blocks of flats)	Independently assessed	0.053	24.71	1.31	RCD
External wall	E16 Corner (normal)	Independently assessed	0.051	2.50	0.13	RCD
Party wall	P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	0.000	26.86	0.00	Default
External wall	E18 Party wall between dwellings	Independently assessed	0.057	10.00	0.57	RCD
External wall	E17 Corner (inverted – internal area greater than external area)	Independently assessed	-0.104	2.50	-0.26	RCD
External wall	E14 Flat roof	Independently assessed	0.040	6.77	0.27	ROI
Party wall	P4 Party wall - Roof (insulation at ceiling level)	Table K1 - Default	0.480	2.74	1.32	
External wall	E24 Eaves (insulation at ceiling level - inverted)	Table K1 - Default	0.150	6.77	1.02	Default

Total: 106.10 W/mK:

Y-Value: 0.10 W/m²K:

Summary for Input Data

Property Reference	C13-03-04	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	C13-03-04
Property	C13-03-04, Horsham Enterprise Park		

SAP Rating	82 B	**DER**	4.66	**TER**	12.52
Environmental	96 A	**% DER < TER**			62.78
CO_2 Emissions (t/year)	0.3	**DFEE**	26.99	**TFEE**	31.69
Compliance Check	See BREL	**% DFEE < TFEE**			14.83
% DPER < TPER	26.76	**DPER**	48.84	**TPER**	66.69

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

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

Orientation	Southwest	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	Flat, End-Terrace	
Position of Flat	Mid-floor flat	
Which Floor	3	
2.0 Number of Storeys	1	
3.0 Date Built	2025	
3.0 Property Age Band	L	
4.0 Sheltered Sides	2	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	201.82	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	Yes	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	26.74 m	75.68 m²	2.50 m

8.0 Living Area	27.79	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 Wall	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.15	110.00	66.85	53.18	0.00	None	13.67	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall	Filled Cavity with Edge Sealing	Single plasterboard on dabs both sides, lightweight aggregate blocks, cavity or cavity fill	0.00	110.00	21.25	0.00	None

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Walls	Plasterboard on timber frame	9.00	127.40

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
External Roof	External Flat Roof	Plasterboard, insulated flat roof	0.11	9.00	39.11	39.11	None	0.00	Enter Gross Area	0.00

10.1 Party Ceilings

Summary for Input Data

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Ceiling	Precast concrete plank floor (screed laid on rubber), carpeted	30.00	36.58

11.1 Party Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor	Lowest occupied	Precast concrete planks floor, screed, carpeted	40.00	75.68

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Solid Door	Manufacturer	Solid Door				0.00			1.20
Glazing	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.80	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
FSD	Solid Door	External Wall	South West	2.12	0
RW	Glazing	External Wall	North East	3.71	0
RGD	Glazing	External Wall	North East	2.32	0
LSW	Glazing	External Wall	North West	1.84	0
RSW	Glazing	External Wall	South East	3.68	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
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	7.65	0.02	0.02	RCD	No
E3 Sill	Independently assessed	5.64	0.02	0.02	RCD	No
E4 Jamb	Independently assessed	17.00	0.01	0.01	RCD	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	26.74	0.05	0.05	RCD	No
E16 Corner (normal)	Independently assessed	7.50	0.05	0.05	RCD	No
P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	15.63	0.00	0.00	Default	No
E18 Party wall between dwellings	Independently assessed	1.00	0.06	0.06	RCD	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	0.00	-0.10	-0.10	RCD	No
E25 Staggered party wall between dwellings	Table K1 - Default	2.50	0.24	0.24	Default	No
P4 Party wall - Roof (insulation at ceiling level)	Table K1 - Default	1.37	0.48	0.48		No
E14 Flat roof	Independently assessed	1.70	0.04	0.04	ROI	No
E24 Eaves (insulation at ceiling level - inverted)	Table K1 - Default	17.39	0.15	0.15	Default	No

Y-value	0.06	W/m²K
Description	Bridge	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500500
Configuration	2
MVHR Duct Insulated	Uninsulated Ducts
Manufacturer SFP	0.59
Duct Type	Rigid
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 2

19.1 Mechanical extract ventilation - Decentralised

SFP	Fan/Room Type	Count
0.13	In Room Fan Kitchen	1

0.11	In Room Fan Other Wet Room	3
0.00	In Duct Fan Kitchen	0
0.00	In Duct Fan Other Wet Room	0
0.10	Through Wall Fan Kitchen	0
0.10	Through Wall Fan Other Wet Room	0

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	0
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}	3.00	$m^3/(h.m^2)$ @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Low energy Lighting	85.00	5.00	425.00	10

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	194.18	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	Modulating	
HETAS approved System	No	
Is MHS Pumped	Pump in heated space	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Underfloor Heating	Yes - Pipes in thin screed	
Flow Temperature	Enter value	
Flow Temperature Value	55.00	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	100834	
Fuel Type	Electricity	
SAP Code	0	
In Winter	307.01	

Summary for Input Data

In Summer	194.18	
Model Name	Compact P	
Manufacturer	Nilan AS	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Flow Temperature	Enter value	
26.0 Heat Networks	None	
27.0 Secondary Heating	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	
Baths connected to WWHRS	0	
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
8 lpm	Unknown	8.00		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	
Insulation Thickness	0	
Cylinder Volume	180.00	L
Loss	0.84	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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

Summary for Input Data

None

Predicted Energy Assessment

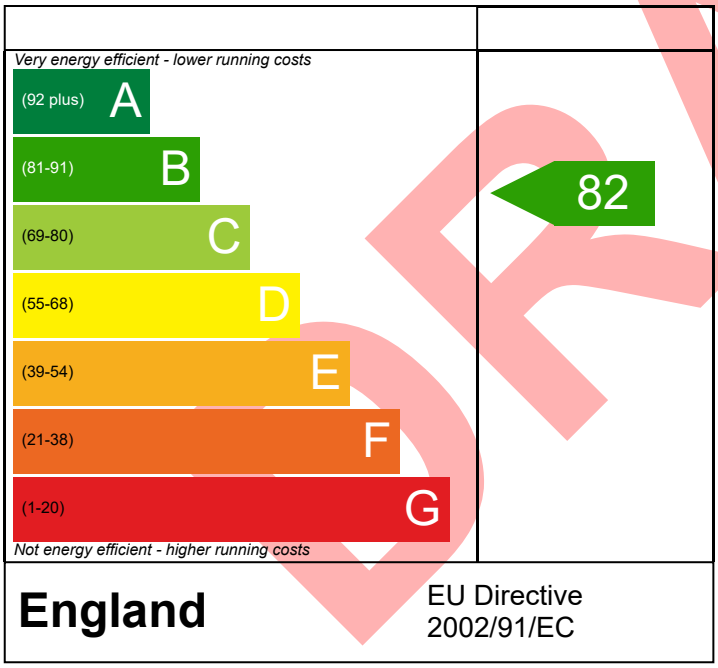
C13-03-04, Horsham Enterprise Park

Dwelling type:	Flat, End-Terrace
Date of assessment:	15/10/2025
Produced by:	Charlotte Russell
Total floor area:	75.68 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.

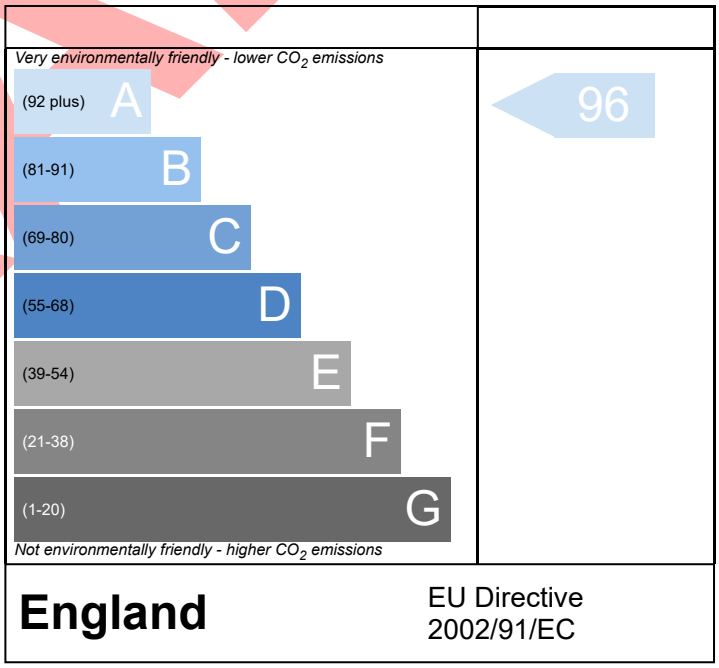
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

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.

Thermal Bridging

Property Reference	C13-03-04	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	End-Terrace Flat
Property	C13-03-04, Horsham Enterprise Park		

SAP Rating	82 B	**DER**	4.66	**TER**	12.52
Environmental	96 A	**% DER < TER**			62.78
CO_2 Emissions (t/year)	0.3	**DFEE**	26.99	**TFEE**	31.69
Compliance Check	See BREL	**% DFEE < TFEE**			14.83
% DPER < TPER	26.76	**DPER**	48.84	**TPER**	66.69

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

	Junction details	Source Type	Psi (W/mK)	Length (m)	Result	Reference
External wall	E2 Other lintels (including other steel lintels)	Independently assessed	0.022	7.65	0.17	RCD
External wall	E3 Sill	Independently assessed	0.016	5.64	0.09	RCD
External wall	E4 Jamb	Independently assessed	0.011	17.00	0.19	RCD
External wall	E7 Party floor between dwellings (in blocks of flats)	Independently assessed	0.053	26.74	1.42	RCD
External wall	E16 Corner (normal)	Independently assessed	0.051	7.50	0.38	RCD
Party wall	P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	0.000	15.63	0.00	Default
External wall	E18 Party wall between dwellings	Independently assessed	0.057	1.00	0.06	RCD
External wall	E17 Corner (inverted – internal area greater than external area)	Independently assessed	-0.104	0.00	-0.00	RCD
External wall	E25 Staggered party wall between dwellings	Table K1 - Default	0.240	2.50	0.60	Default
Party wall	P4 Party wall - Roof (insulation at ceiling level)	Table K1 - Default	0.480	1.37	0.66	
External wall	E14 Flat roof	Independently assessed	0.040	1.70	0.07	ROI
External wall	E24 Eaves (insulation at ceiling level - inverted)	Table K1 - Default	0.150	17.39	2.61	Default

Total: 104.12 W/mK:

Y-Value: 0.06 W/m²K:

Summary for Input Data

Property Reference	C13-04-01	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	C13-04-01
Property	C13-04-01, Horsham Enterprise Park		

SAP Rating	81 B	**DER**	5.74	**TER**	15.06
Environmental	96 A	**% DER < TER**			61.89
CO_2 Emissions (t/year)	0.26	**DFEE**	32.62	**TFEE**	34.60
Compliance Check	See BREL	**% DFEE < TFEE**			5.74
% DPER < TPER	25.58	**DPER**	60.04	**TPER**	80.68

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

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

Orientation	Northwest	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	Flat, End-Terrace	
Position of Flat	Top-floor flat	
Which Floor	4	
2.0 Number of Storeys	1	
3.0 Date Built	2025	
3.0 Property Age Band	L	
4.0 Sheltered Sides	2	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	179.36	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	Yes	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	23.73 m	51.34 m²	2.50 m

8.0 Living Area	21.75	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 Wall	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.15	110.00	40.58	22.78	0.00	None	17.80	Enter Gross Area
Sheltered Wall	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.18	110.00	18.75	18.75	0.00	None	0.00	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall	Filled Cavity with Edge Sealing	Single plasterboard on dabs both sides, lightweight aggregate blocks, cavity or cavity fill	0.00	110.00	12.32	0.00	None

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Walls	Plasterboard on timber frame	9.00	85.48

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
External Roof	External Flat Roof	Plasterboard, insulated flat roof	0.11	9.00	51.34	51.34	None	0.00	Enter Gross Area	0.00

Summary for Input Data

elmhurst energy

11.1 Party Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor	Lowest occupied	Precast concrete planks floor, screed, carpeted	40.00	51.34

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Solid Door	Manufacturer	Solid Door				0.00			1.20
Glazing	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.80	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
FSD	Solid Door	External Wall	North West	2.12	0
RW	Glazing	External Wall	South East	7.84	0
RSW	Glazing	External Wall	South West	5.52	0
RSGD	Glazing	External Wall	South West	2.32	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
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	7.77	0.02	0.02	RCD	No
E3 Sill	Independently assessed	5.76	0.02	0.02	RCD	No
E4 Jamb	Independently assessed	22.76	0.01	0.01	RCD	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	23.73	0.05	0.05	RCD	No
E16 Corner (normal)	Independently assessed	7.50	0.05	0.05	RCD	No
P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	4.93	0.00	0.00	Default	No
E18 Party wall between dwellings	Independently assessed	2.50	0.06	0.06	RCD	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	0.00	-0.10	-0.10	RCD	No
E25 Staggered party wall between dwellings	Table K1 - Default	2.50	0.24	0.24	E25 - Default	No
E14 Flat roof	Independently assessed	23.73	0.04	0.04	ROI	No
P4 Party wall - Roof (insulation at ceiling level)	Table K1 - Default	4.93	0.48	0.48		No

Y-value	0.06	W/m²K
Description	Bridge	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500500
Configuration	2
MVHR Duct Insulated	Uninsulated Ducts
Manufacturer SFP	0.59
Duct Type	Rigid
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 2

19.1 Mechanical extract ventilation - Decentralised

SFP	Fan/Room Type	Count
0.13	In Room Fan Kitchen	1
0.11	In Room Fan Other Wet Room	3
0.00	In Duct Fan Kitchen	0
0.00	In Duct Fan Other Wet Room	0
0.10	Through Wall Fan Kitchen	0

0.10	Through Wall Fan Other Wet Room	0

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	0
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}	3.00	$m^3/(h.m^2)$ @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

22.0 Lighting

No Fixed Lighting: No

Name	Efficacy	Power	Capacity	Count
Low energy Lighting	85.00	5.00	425.00	10

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	194.18	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	Modulating	
HETAS approved System	No	
Is MHS Pumped	Pump in heated space	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Underfloor Heating	Yes - Pipes in thin screed	
Flow Temperature	Enter value	
Flow Temperature Value	55.00	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	100834	
Fuel Type	Electricity	
SAP Code	0	
In Winter	305.55	
In Summer	194.18	
Model Name	Compact P	
Manufacturer	Nilan AS	
Controls	2100	

Summary for Input Data

Delayed Start Stat	No	
HETAS approved System	No	
Flow Temperature	Enter value	
26.0 Heat Networks	None	
27.0 Secondary Heating	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	
Baths connected to WWHRS	0	
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
8 lpm	Unknown	8.00		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	
Insulation Thickness	0	
Cylinder Volume	180.00	L
Loss	0.84	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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

Predicted Energy Assessment

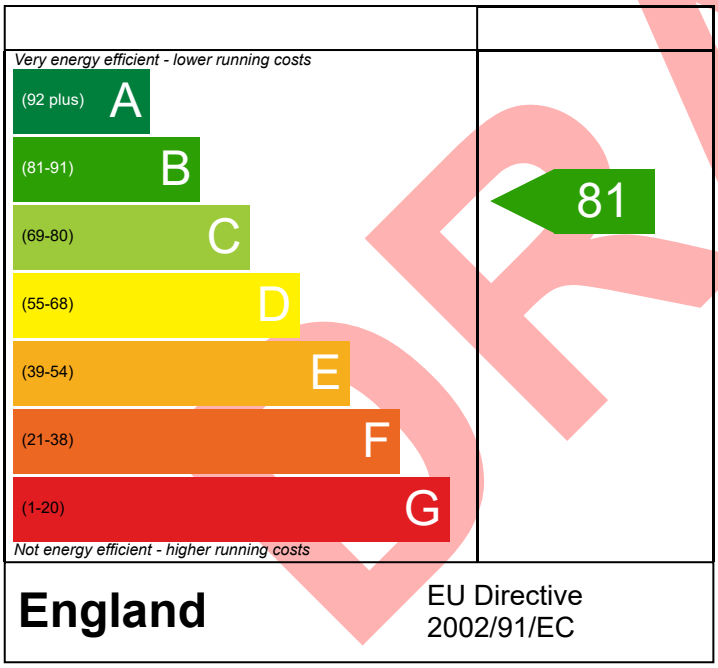
C13-04-01, Horsham Enterprise Park

Dwelling type:	Flat, End-Terrace
Date of assessment:	15/10/2025
Produced by:	Charlotte Russell
Total floor area:	51.34 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.

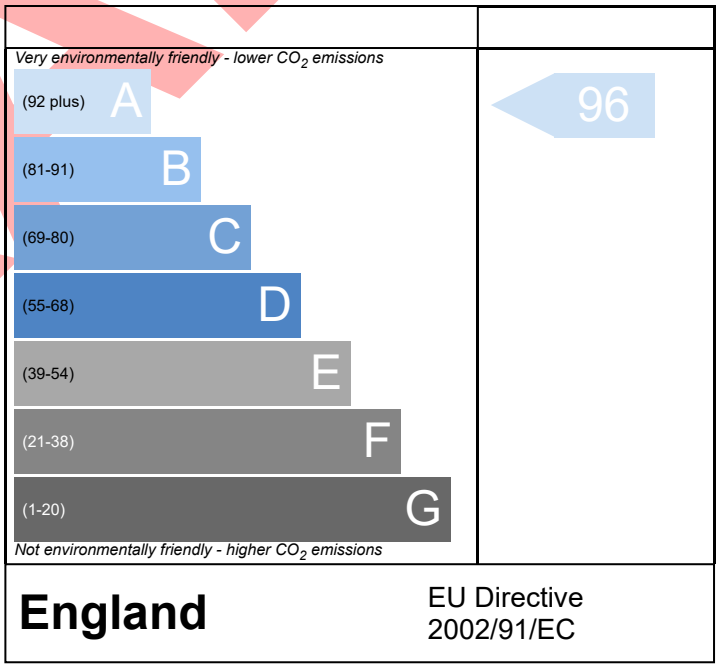
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

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.

Thermal Bridging

elmhurst energy

Property Reference	C13-04-01	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	End-Terrace Flat
Property	C13-04-01, Horsham Enterprise Park		

SAP Rating	81 B	**DER**	5.74	**TER**	15.06
Environmental	96 A	**% DER < TER**			61.89
CO_2 Emissions (t/year)	0.26	**DFEE**	32.62	**TFEE**	34.60
Compliance Check	See BREL	**% DFEE < TFEE**			5.74
% DPER < TPER	25.58	**DPER**	60.04	**TPER**	80.68

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

	Junction details	Source Type	Psi (W/mK)	Length (m)	Result	Reference
External wall	E2 Other lintels (including other steel lintels)	Independently assessed	0.022	7.77	0.17	RCD
External wall	E3 Sill	Independently assessed	0.016	5.76	0.09	RCD
External wall	E4 Jamb	Independently assessed	0.011	22.76	0.25	RCD
External wall	E7 Party floor between dwellings (in blocks of flats)	Independently assessed	0.053	23.73	1.26	RCD
External wall	E16 Corner (normal)	Independently assessed	0.051	7.50	0.38	RCD
Party wall	P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	0.000	4.93	0.00	Default
External wall	E18 Party wall between dwellings	Independently assessed	0.057	2.50	0.14	RCD
External wall	E17 Corner (inverted – internal area greater than external area)	Independently assessed	-0.104	0.00	-0.00	RCD
External wall	E25 Staggered party wall between dwellings	Table K1 - Default	0.240	2.50	0.60	E25 - Default
External wall	E14 Flat roof	Independently assessed	0.040	23.73	0.95	ROI
Party wall	P4 Party wall - Roof (insulation at ceiling level)	Table K1 - Default	0.480	4.93	2.37	

Total: 106.11 W/mK:

Y-Value: 0.06 W/m²K:

Summary for Input Data

Property Reference	C13-04-02	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	C13-04-02
Property	C13-04-02, Horsham Enterprise Park		

SAP Rating	81 B	**DER**	5.67	**TER**	14.43
Environmental	96 A	**% DER < TER**			60.71
CO_2 Emissions (t/year)	0.26	**DFEE**	31.49	**TFEE**	32.14
Compliance Check	See BREL	**% DFEE < TFEE**			2.03
% DPER < TPER	23.23	**DPER**	59.31	**TPER**	77.26

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

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

Orientation	Northwest	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	Flat, Mid-Terrace	
Position of Flat	Top-floor flat	
Which Floor	4	
2.0 Number of Storeys	1	
3.0 Date Built	2025	
3.0 Property Age Band	L	
4.0 Sheltered Sides	2	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	191.29	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	Yes	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	18.12 m	52.15 m²	2.50 m

8.0 Living Area	25.45	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 Wall	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.15	110.00	34.56	20.98	0.00	None	13.58	Enter Gross Area
Sheltered Wall	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.18	110.00	10.75	10.75	0.00	None	0.00	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall	Filled Cavity with Edge Sealing	Single plasterboard on dabs both sides, lightweight aggregate blocks, cavity or cavity fill	0.00	110.00	30.15	0.00	None

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Walls	Plasterboard on timber frame	9.00	68.18

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
External Roof	External Flat Roof	Plasterboard, insulated flat roof	0.11	9.00	52.15	52.15	None	0.00	Enter Gross Area	0.00

Summary for Input Data

elmhurst energy

11.1 Party Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor	Lowest occupied	Precast concrete planks floor, screed, carpeted	40.00	52.15

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Solid Door	Manufacturer	Solid Door				0.00			1.20
Glazing	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.80	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
FSD	Solid Door	External Wall	North West	2.12	0
RW	Glazing	External Wall	South East	10.22	0
FW	Glazing	External Wall	North West	1.24	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
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	6.33	0.02	0.02	RCD	No
E3 Sill	Independently assessed	5.32	0.02	0.02	RCD	No
E4 Jamb	Independently assessed	20.84	0.01	0.01	RCD	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	18.12	0.05	0.05	RCD	No
E16 Corner (normal)	Independently assessed	2.50	0.05	0.05	RCD	No
P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	12.06	0.00	0.00	Default	No
E18 Party wall between dwellings	Independently assessed	10.00	0.06	0.06	RCD	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	2.50	-0.10	-0.10	RCD	No
E25 Staggered party wall between dwellings	Table K1 - Default	0.00	0.24	0.24	E25 - Default	No
E14 Flat roof	Independently assessed	18.12	0.04	0.04	ROI	No
P4 Party wall - Roof (insulation at ceiling level)	Table K1 - Default	12.06	0.48	0.48		No

Y-value	0.09	W/m²K
Description	Bridge	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500500
Configuration	2
MVHR Duct Insulated	Uninsulated Ducts
Manufacturer SFP	0.59
Duct Type	Rigid
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 2

19.1 Mechanical extract ventilation - Decentralised

SFP	Fan/Room Type	Count
0.13	In Room Fan Kitchen	1
0.11	In Room Fan Other Wet Room	3
0.00	In Duct Fan Kitchen	0
0.00	In Duct Fan Other Wet Room	0
0.10	Through Wall Fan Kitchen	0

0.10	Through Wall Fan Other Wet Room	0

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	0
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}	3.00	$m^3/(h.m^2)$ @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Low energy Lighting	85.00	5.00	425.00	10

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	194.18	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	Modulating	
HETAS approved System	No	
Is MHS Pumped	Pump in heated space	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Underfloor Heating	Yes - Pipes in thin screed	
Flow Temperature	Enter value	
Flow Temperature Value	55.00	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	100834	
Fuel Type	Electricity	
SAP Code	0	
In Winter	304.01	
In Summer	194.18	
Model Name	Compact P	
Manufacturer	Nilan AS	
Controls	2100	

Summary for Input Data

Delayed Start Stat	No	
HETAS approved System	No	
Flow Temperature	Enter value	
26.0 Heat Networks	None	
27.0 Secondary Heating	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	
Baths connected to WWHRS	0	
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
8 lpm	Unknown	8.00		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	
Insulation Thickness	0	
Cylinder Volume	180.00	L
Loss	0.84	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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

Predicted Energy Assessment

C13-04-02, Horsham Enterprise Park

Dwelling type:	Flat, Mid-Terrace
Date of assessment:	15/10/2025
Produced by:	Charlotte Russell
Total floor area:	52.15 m²
DRRN:	

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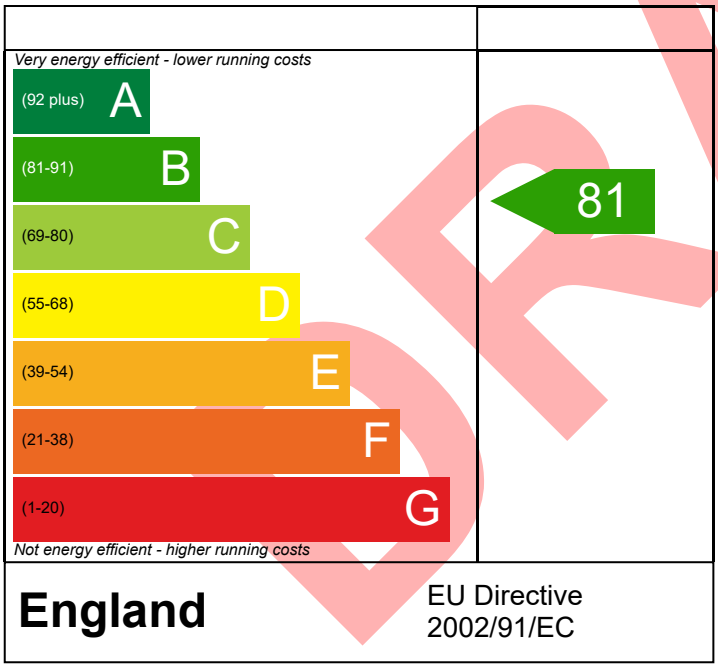
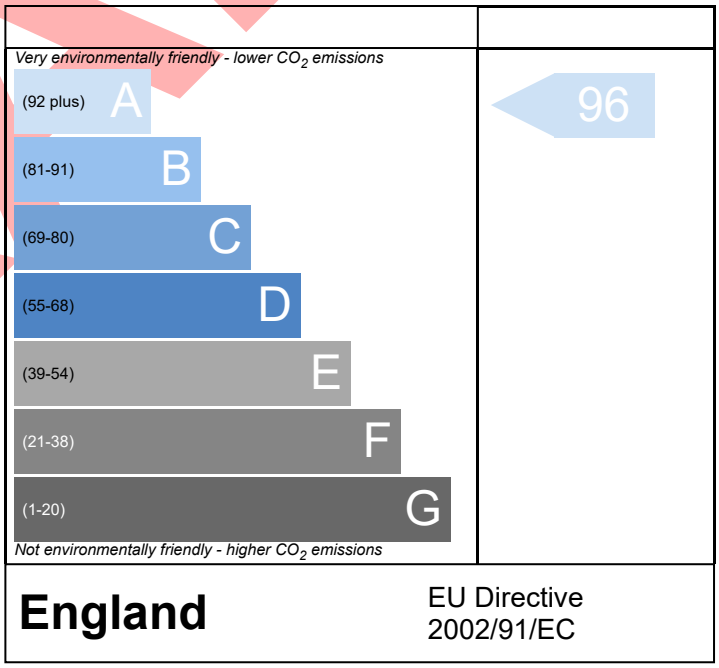
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

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.

Thermal Bridging

Property Reference	C13-04-02	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	Mid-Terrace Flat
Property	C13-04-02, Horsham Enterprise Park		

SAP Rating	81 B	**DER**	5.67	**TER**	14.43
Environmental	96 A	**% DER < TER**			60.71
CO_2 Emissions (t/year)	0.26	**DFEE**	31.49	**TFEE**	32.14
Compliance Check	See BREL	**% DFEE < TFEE**			2.03
% DPER < TPER	23.23	**DPER**	59.31	**TPER**	77.26

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

	Junction details	Source Type	Psi (W/mK)	Length (m)	Result	Reference
External wall	E2 Other lintels (including other steel lintels)	Independently assessed	0.022	6.33	0.14	RCD
External wall	E3 Sill	Independently assessed	0.016	5.32	0.09	RCD
External wall	E4 Jamb	Independently assessed	0.011	20.84	0.23	RCD
External wall	E7 Party floor between dwellings (in blocks of flats)	Independently assessed	0.053	18.12	0.96	RCD
External wall	E16 Corner (normal)	Independently assessed	0.051	2.50	0.13	RCD
Party wall	P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	0.000	12.06	0.00	Default
External wall	E18 Party wall between dwellings	Independently assessed	0.057	10.00	0.57	RCD
External wall	E17 Corner (inverted – internal area greater than external area)	Independently assessed	-0.104	2.50	-0.26	RCD
External wall	E25 Staggered party wall between dwellings	Table K1 - Default	0.240	0.00	0.00	E25 - Default
External wall	E14 Flat roof	Independently assessed	0.040	18.12	0.72	ROI
Party wall	P4 Party wall - Roof (insulation at ceiling level)	Table K1 - Default	0.480	12.06	5.79	

Total: 107.85 W/mK:

Y-Value: 0.09 W/m²K:

Summary for Input Data

Property Reference	C13-04-03	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	C13-04-03
Property	C13-04-03, Horsham Enterprise Park		

SAP Rating	80 C	**DER**	5.32	**TER**	13.21
Environmental	96 A	**% DER < TER**			59.73
CO_2 Emissions (t/year)	0.34	**DFEE**	32.15	**TFEE**	35.20
Compliance Check	See BREL	**% DFEE < TFEE**			8.66
% DPER < TPER	21.13	**DPER**	55.46	**TPER**	70.32

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

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

Orientation	Northwest	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	Flat, End-Terrace	
Position of Flat	Top-floor flat	
Which Floor	4	
2.0 Number of Storeys	1	
3.0 Date Built	2025	
3.0 Property Age Band	L	
4.0 Sheltered Sides	2	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	161.35	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	Yes	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	28.13 m	74.87 m²	2.50 m

8.0 Living Area	31.76	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 Wall	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.15	110.00	70.33	49.38	0.00	None	20.95	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall	Filled Cavity with Edge Sealing	Single plasterboard on dabs both sides, lightweight aggregate blocks, cavity or cavity fill	0.00	110.00	17.83	0.00	None

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Walls	Plasterboard on timber frame	9.00	113.20

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
External Roof	External Flat Roof	Plasterboard, insulated flat roof	0.11	9.00	74.87	74.87	None	0.00	Enter Gross Area	0.00

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor	Lowest occupied	Precast concrete planks floor, screed, carpeted	40.00	74.87

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Solid Door	Manufacturer	Solid Door				0.00			1.20
Glazing	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.80	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
FSD	Solid Door	External Wall	North West	2.12	0
RW	Glazing	External Wall	South East	10.99	0
LSGD	Glazing	External Wall	North East	2.32	0
LSW	Glazing	External Wall	North East	1.60	0
FW	Glazing	External Wall	North West	3.92	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
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	9.13	0.02	0.02	RCD	No
E3 Sill	Independently assessed	7.12	0.02	0.02	RCD	No
E4 Jamb	Independently assessed	32.04	0.01	0.01	RCD	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	28.13	0.05	0.05	RCD	No
E16 Corner (normal)	Independently assessed	5.00	0.05	0.05	RCD	No
P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	7.13	0.00	0.00	Default	No
E18 Party wall between dwellings	Independently assessed	5.00	0.06	0.06	RCD	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	0.00	-0.10	-0.10	RCD	No
E25 Staggered party wall between dwellings	Table K1 - Default	0.00	0.24	0.24	E25 - Default	No
E14 Flat roof	Independently assessed	28.13	0.04	0.04	ROI	No
P4 Party wall - Roof (insulation at ceiling level)	Table K1 - Default	7.13	0.48	0.48		No

Y-value	0.05	W/m²K
Description	Bridge	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500500
Configuration	2
MVHR Duct Insulated	Uninsulated Ducts
Manufacturer SFP	0.59
Duct Type	Rigid
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 2

19.1 Mechanical extract ventilation - Decentralised

SFP	Fan/Room Type	Count
0.13	In Room Fan Kitchen	1
0.11	In Room Fan Other Wet Room	3
0.00	In Duct Fan Kitchen	0
0.00	In Duct Fan Other Wet Room	0
0.10	Through Wall Fan Kitchen	0

0.10	Through Wall Fan Other Wet Room	0

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	0
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}	3.00	$m^3/(h.m^2)$ @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

22.0 Lighting

No Fixed Lighting: No

Name	Efficacy	Power	Capacity	Count
Low energy Lighting	85.00	5.00	425.00	10

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	194.18	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	Modulating	
HETAS approved System	No	
Is MHS Pumped	Pump in heated space	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Underfloor Heating	Yes - Pipes in thin screed	
Flow Temperature	Enter value	
Flow Temperature Value	55.00	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	100834	
Fuel Type	Electricity	
SAP Code	0	
In Winter	307.47	
In Summer	194.18	
Model Name	Compact P	
Manufacturer	Nilan AS	
Controls	2100	

Summary for Input Data

Delayed Start Stat	No	
HETAS approved System	No	
Flow Temperature	Enter value	
26.0 Heat Networks	None	
27.0 Secondary Heating	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	
Baths connected to WWHRS	0	
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
8 lpm	Unknown	8.00		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	
Insulation Thickness	0	
Cylinder Volume	180.00	L
Loss	0.84	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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

Predicted Energy Assessment

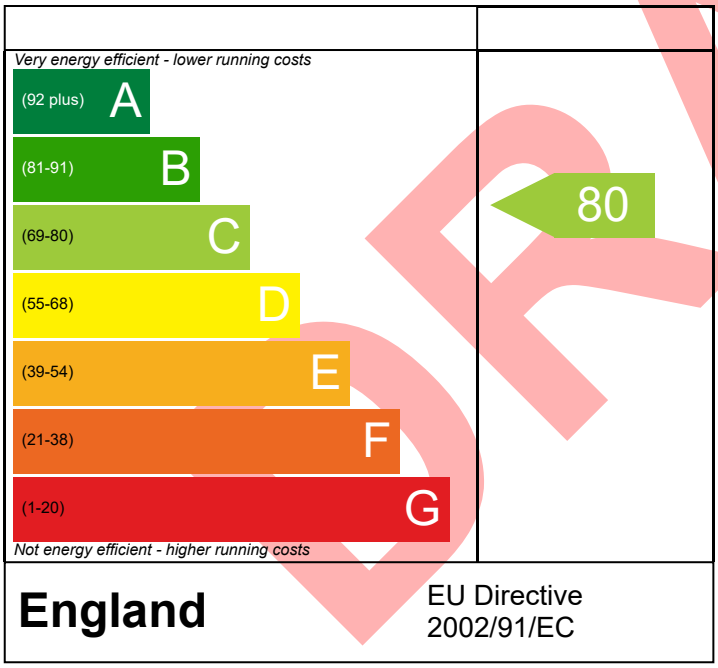
C13-04-03, Horsham Enterprise Park

Dwelling type:	Flat, End-Terrace
Date of assessment:	15/10/2025
Produced by:	Charlotte Russell
Total floor area:	74.87 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.

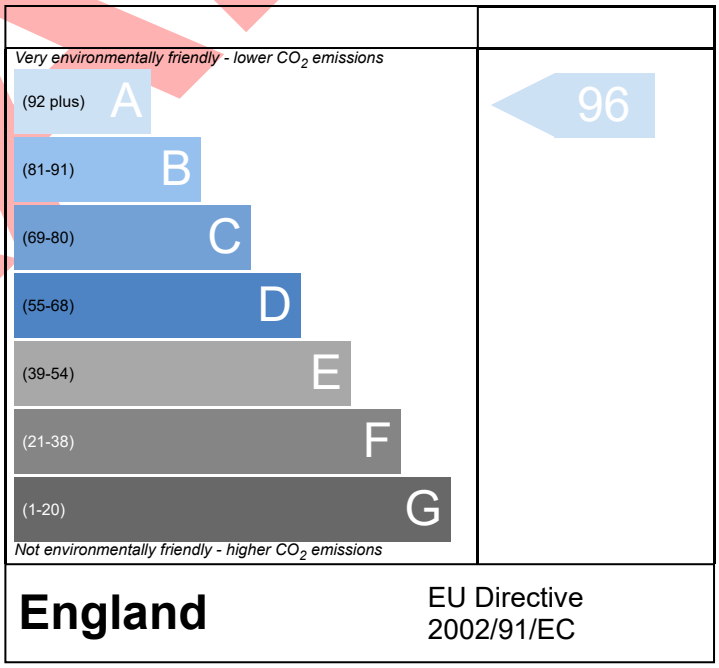
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

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.

Thermal Bridging

Property Reference	C13-04-03	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	End-Terrace Flat
Property	C13-04-03, Horsham Enterprise Park		

SAP Rating	80 C	**DER**	5.32	**TER**	13.21
Environmental	96 A	**% DER < TER**			59.73
CO_2 Emissions (t/year)	0.34	**DFEE**	32.15	**TFEE**	35.20
Compliance Check	See BREL	**% DFEE < TFEE**			8.66
% DPER < TPER	21.13	**DPER**	55.46	**TPER**	70.32

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

	Junction details	Source Type	Psi (W/mK)	Length (m)	Result	Reference
External wall	E2 Other lintels (including other steel lintels)	Independently assessed	0.022	9.13	0.20	RCD
External wall	E3 Sill	Independently assessed	0.016	7.12	0.11	RCD
External wall	E4 Jamb	Independently assessed	0.011	32.04	0.35	RCD
External wall	E7 Party floor between dwellings (in blocks of flats)	Independently assessed	0.053	28.13	1.49	RCD
External wall	E16 Corner (normal)	Independently assessed	0.051	5.00	0.26	RCD
Party wall	P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	0.000	7.13	0.00	Default
External wall	E18 Party wall between dwellings	Independently assessed	0.057	5.00	0.29	RCD
External wall	E17 Corner (inverted – internal area greater than external area)	Independently assessed	-0.104	0.00	-0.00	RCD
External wall	E25 Staggered party wall between dwellings	Table K1 - Default	0.240	0.00	0.00	E25 - Default
External wall	E14 Flat roof	Independently assessed	0.040	28.13	1.13	ROI
Party wall	P4 Party wall - Roof (insulation at ceiling level)	Table K1 - Default	0.480	7.13	3.42	

Total: 128.81 W/mK:

Y-Value: 0.05 W/m²K:

Summary for Input Data

elmhurst energy

Property Reference	C14-00-02	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	C14-00-02
Property	C14-00-02, Horsham Enterprise Park		

SAP Rating	75 C	**DER**	6.42	**TER**	16.68
Environmental	95 A	**% DER < TER**			61.51
CO_2 Emissions (t/year)	0.42	**DFEE**	43.46	**TFEE**	52.90
Compliance Check	See BREL	**% DFEE < TFEE**			17.85
% DPER < TPER	24.86	**DPER**	66.71	**TPER**	88.78

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

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

Orientation	Northwest	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	Flat, End-Terrace	
Position of Flat	Ground-floor flat	
Which Floor	0	
2.0 Number of Storeys	1	
3.0 Date Built	2025	
3.0 Property Age Band	L	
4.0 Sheltered Sides	2	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	352.41	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	Yes	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	30.83 m	78.74 m²	3.90 m

8.0 Living Area	25.00	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 Wall	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.15	110.00	72.19	62.76	0.00	None	9.43	Enter Gross Area
Sheltered	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.18	110.00	48.05	45.93	0.90	Stairwell Access Corridor 4	2.12	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall	Filled Cavity with Edge Sealing	Single plasterboard on dabs both sides, lightweight aggregate blocks, cavity or cavity fill	0.00	110.00	24.14	0.00	None

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Walls	Plasterboard on timber frame	9.00	191.12

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Ceiling	Precast concrete plank floor (screed laid on rubber), carpeted	30.00	78.74

11.0 Heat Loss Floors

Summary for Input Data

elmhurst energy

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	0.10	None	0.00	75.00	78.74

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Solid Door	Manufacturer	Solid Door				0.00			1.20
Glazing	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.80	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
FSD	Solid Door	Sheltered	North West	2.12	0
RSW	Glazing	External Wall	South West	4.46	0
RSGD	Glazing	External Wall	South West	4.97	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
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	5.54	0.02	0.02	RCD	No
E3 Sill	Independently assessed	2.72	0.02	0.02	RCD	No
E4 Jamb	Independently assessed	16.26	0.01	0.01	RCD	No
E5 Ground floor (normal)	Independently assessed	30.83	0.08	0.08	RCD	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	30.83	0.05	0.05	RCD	No
E16 Corner (normal)	Independently assessed	11.70	0.05	0.05	RCD	No
P1 Party wall - Ground floor	Table K1 - Default	6.19	0.32	0.32	Default	No
P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	6.19	0.00	0.00	Default	No
E18 Party wall between dwellings	Independently assessed	7.80	0.06	0.06	RCD	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.90	-0.10	-0.10	RCD	No

Y-value	0.03	W/m²K
Description	Bridge	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500500
Configuration	2
MVHR Duct Insulated	Uninsulated Ducts
Manufacturer SFP	0.59
Duct Type	Rigid
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 2

19.1 Mechanical extract ventilation - Decentralised

SFP	Fan/Room Type	Count
0.13	In Room Fan Kitchen	1
0.11	In Room Fan Other Wet Room	3
0.00	In Duct Fan Kitchen	0
0.00	In Duct Fan Other Wet Room	0
0.10	Through Wall Fan Kitchen	0
0.10	Through Wall Fan Other Wet Room	0

20.0 Fans, Open Fireplaces, Flues

Summary for Input Data

elmhurst energy

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	0	
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}	3.00	$m^3/(h.m^2)$ @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Low energy Lighting	85.00	5.00	425.00	10

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	194.18	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	Modulating	
HETAS approved System	No	
Is MHS Pumped	Pump in heated space	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Underfloor Heating	Yes - Pipes in thin screed	
Flow Temperature	Enter value	
Flow Temperature Value	55.00	
25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	100834	
Fuel Type	Electricity	
SAP Code	0	
In Winter	400.06	
In Summer	194.18	
Model Name	Compact P	
Manufacturer	Nilan AS	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	

Summary for Input Data

Flow Temperature	Enter value	
26.0 Heat Networks	None	
27.0 Secondary Heating	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	
Baths connected to WWHRS	0	
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
8 lpm	Unknown	8.00		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	
Insulation Thickness	0	
Cylinder Volume	180.00	L
Loss	0.84	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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

Predicted Energy Assessment

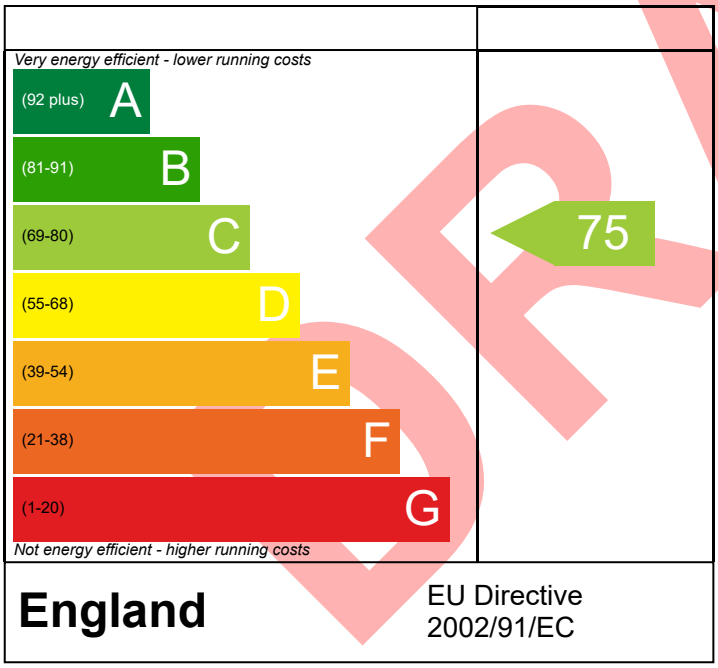
C14-00-02, Horsham Enterprise Park

Dwelling type:	Flat, End-Terrace
Date of assessment:	15/10/2025
Produced by:	Charlotte Russell
Total floor area:	78.74 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.

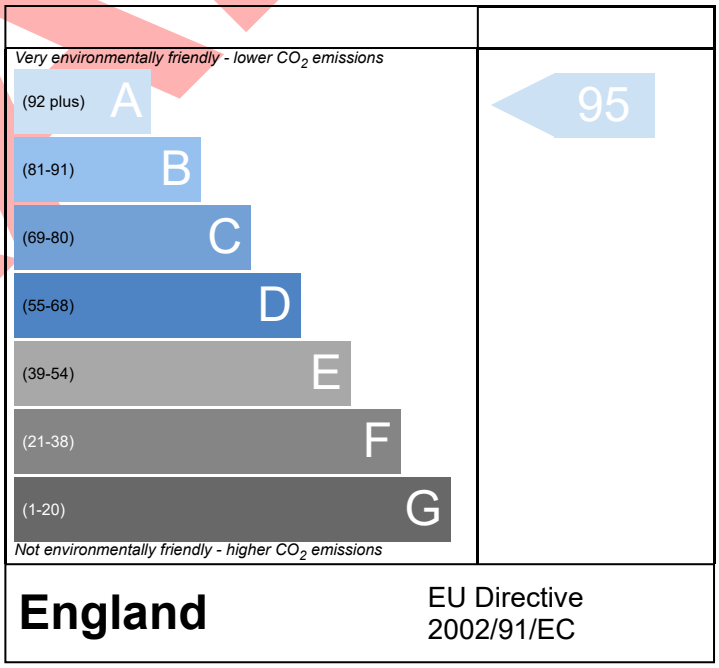
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

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.

Thermal Bridging

elmhurst energy

Property Reference	C14-00-02	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	End-Terrace Flat
Property	C14-00-02, Horsham Enterprise Park		

SAP Rating	75 C	**DER**	6.42	**TER**	16.68
Environmental	95 A	**% DER < TER**			61.51
CO_2 Emissions (t/year)	0.42	**DFEE**	43.46	**TFEE**	52.90
Compliance Check	See BREL	**% DFEE < TFEE**			17.85
% DPER < TPER	24.86	**DPER**	66.71	**TPER**	88.78

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

	Junction details	Source Type	Psi (W/mK)	Length (m)	Result	Reference
External wall	E2 Other lintels (including other steel lintels)	Independently assessed	0.022	5.54	0.12	RCD
External wall	E3 Sill	Independently assessed	0.016	2.72	0.04	RCD
External wall	E4 Jamb	Independently assessed	0.011	16.26	0.18	RCD
External wall	E5 Ground floor (normal)	Independently assessed	0.076	30.83	2.34	RCD
External wall	E7 Party floor between dwellings (in blocks of flats)	Independently assessed	0.053	30.83	1.63	RCD
External wall	E16 Corner (normal)	Independently assessed	0.051	11.70	0.60	RCD
Party wall	P1 Party wall - Ground floor	Table K1 - Default	0.320	6.19	1.98	Default
Party wall	P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	0.000	6.19	0.00	Default
External wall	E18 Party wall between dwellings	Independently assessed	0.057	7.80	0.44	RCD
External wall	E17 Corner (inverted – internal area greater than external area)	Independently assessed	-0.104	3.90	-0.41	RCD

Total: 121.96 W/mK:

Y-Value: 0.03 W/m²K:

Summary for Input Data

elmhurst energy

Property Reference	C14-00-04	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	C14-00-04
Property	C14-00-04, Horsham Enterprise Park		

SAP Rating	74 C	**DER**	7.56	**TER**	18.39
Environmental	94 A	**% DER < TER**			58.89
CO_2 Emissions (t/year)	0.39	**DFEE**	49.83	**TFEE**	56.20
Compliance Check	See BREL	**% DFEE < TFEE**			11.33
% DPER < TPER	19.95	**DPER**	78.45	**TPER**	98.00

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

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

Orientation	Southeast	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	Flat, Mid-Terrace	
Position of Flat	Ground-floor flat	
Which Floor	0	
2.0 Number of Storeys	1	
3.0 Date Built	2025	
3.0 Property Age Band	L	
4.0 Sheltered Sides	2	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	369.33	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	Yes	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	20.37 m	62.15 m²	3.90 m

8.0 Living Area	21.76	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 Wall	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.15	110.00	37.13	26.22	0.00	None	10.91	Enter Gross Area
Sheltered	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.18	110.00	42.32	40.20	0.90	Stairwell Access Corridor 4	2.12	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall	Filled Cavity with Edge Sealing	Single plasterboard on dabs both sides, lightweight aggregate blocks, cavity or cavity fill	0.00	110.00	47.70	0.00	None

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Walls	Plasterboard on timber frame	9.00	154.32

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Ceiling	Precast concrete plank floor (screed laid on rubber), carpeted	30.00	62.15

11.0 Heat Loss Floors

Summary for Input Data

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	0.10	None	0.00	75.00	62.15

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Solid Door	Manufacturer	Solid Door				0.00			1.20
Glazing	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.80	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
FSD	Solid Door	Sheltered	South East	2.12	0
RW	Glazing	External Wall	North West	5.94	0
RGD	Glazing	External Wall	North West	4.97	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
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	6.44	0.02	0.02	RCD	No
E3 Sill	Independently assessed	3.62	0.02	0.02	RCD	No
E4 Jamb	Independently assessed	16.26	0.01	0.01	RCD	No
E5 Ground floor (normal)	Independently assessed	20.37	0.08	0.08	RCD	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	20.37	0.05	0.05	RCD	No
E16 Corner (normal)	Independently assessed	3.90	0.05	0.05	RCD	No
P1 Party wall - Ground floor	Table K1 - Default	12.23	0.32	0.32	Default	No
P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	12.23	0.00	0.00	Default	No
E18 Party wall between dwellings	Independently assessed	11.70	0.06	0.06	RCD	No
E25 Staggered party wall between dwellings	Independently assessed	3.90	0.05	0.05	RCD	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.90	-0.10	-0.10	RCD	No

Y-value	0.05	W/m²K
Description	Bridge	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500500
Configuration	2
MVHR Duct Insulated	Uninsulated Ducts
Manufacturer SFP	0.59
Duct Type	Rigid
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 2

19.1 Mechanical extract ventilation - Decentralised

SFP	Fan/Room Type	Count
0.13	In Room Fan Kitchen	1
0.11	In Room Fan Other Wet Room	3
0.00	In Duct Fan Kitchen	0
0.00	In Duct Fan Other Wet Room	0
0.10	Through Wall Fan Kitchen	0
0.10	Through Wall Fan Other Wet Room	0

20.0 Fans, Open Fireplaces, Flues

Summary for Input Data

elmhurst energy

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	0	
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}	3.00	$m^3/(h.m^2)$ @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Low energy Lighting	85.00	5.00	425.00	10

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	194.18	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	Modulating	
HETAS approved System	No	
Is MHS Pumped	Pump in heated space	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Underfloor Heating	Yes - Pipes in thin screed	
Flow Temperature	Enter value	
Flow Temperature Value	55.00	
25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	100834	
Fuel Type	Electricity	
SAP Code	0	
In Winter	346.12	
In Summer	194.18	
Model Name	Compact P	
Manufacturer	Nilan AS	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	

Summary for Input Data

Flow Temperature	Enter value	
26.0 Heat Networks	None	
27.0 Secondary Heating	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	
Baths connected to WWHRS	0	
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
8 lpm	Unknown	8.00		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	
Insulation Thickness	0	
Cylinder Volume	180.00	L
Loss	0.84	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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

Predicted Energy Assessment

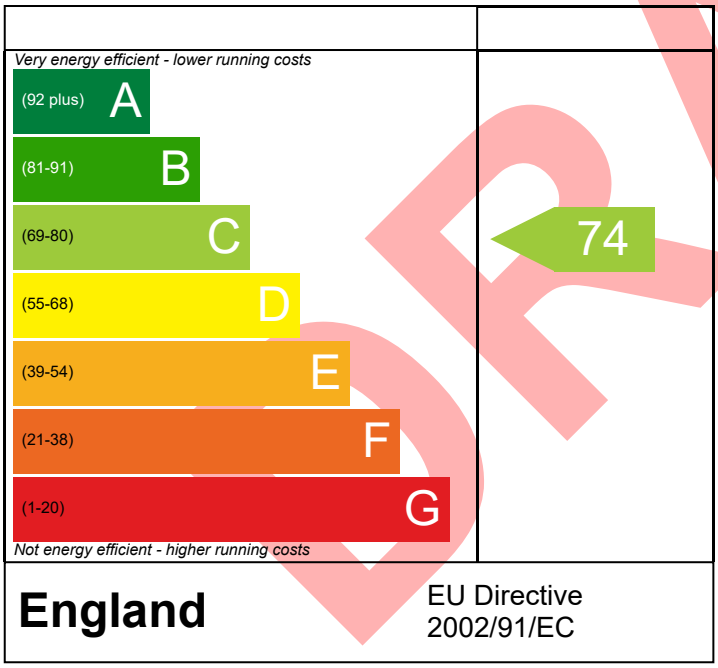
C14-00-04, Horsham Enterprise Park

Dwelling type:	Flat, Mid-Terrace
Date of assessment:	15/10/2025
Produced by:	Charlotte Russell
Total floor area:	62.15 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.

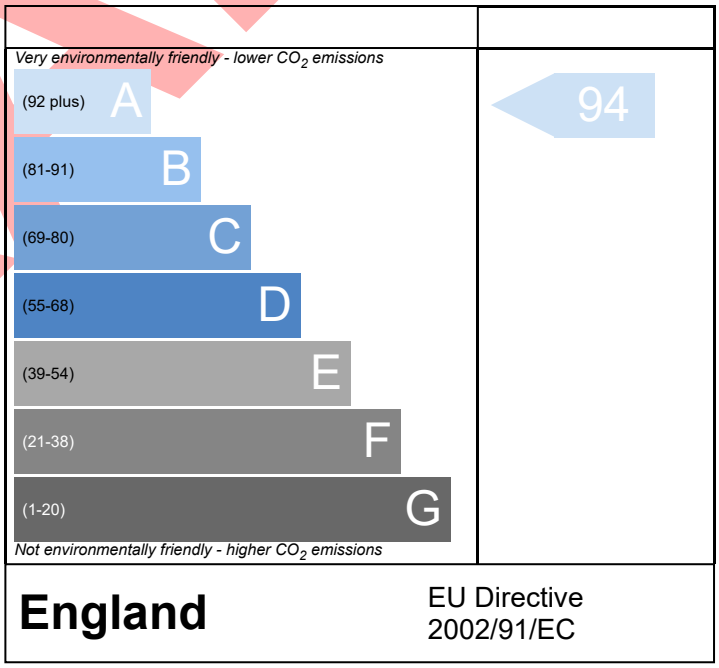
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

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.

Thermal Bridging

Property Reference	C14-00-04	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	Mid-Terrace Flat
Property	C14-00-04, Horsham Enterprise Park		

SAP Rating	74 C	**DER**	7.56	**TER**	18.39
Environmental	94 A	**% DER < TER**			58.89
CO_2 Emissions (t/year)	0.39	**DFEE**	49.83	**TFEE**	56.20
Compliance Check	See BREL	**% DFEE < TFEE**			11.33
% DPER < TPER	19.95	**DPER**	78.45	**TPER**	98.00

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

	Junction details	Source Type	Psi (W/mK)	Length (m)	Result	Reference
External wall	E2 Other lintels (including other steel lintels)	Independently assessed	0.022	6.44	0.14	RCD
External wall	E3 Sill	Independently assessed	0.016	3.62	0.06	RCD
External wall	E4 Jamb	Independently assessed	0.011	16.26	0.18	RCD
External wall	E5 Ground floor (normal)	Independently assessed	0.076	20.37	1.55	RCD
External wall	E7 Party floor between dwellings (in blocks of flats)	Independently assessed	0.053	20.37	1.08	RCD
External wall	E16 Corner (normal)	Independently assessed	0.051	3.90	0.20	RCD
Party wall	P1 Party wall - Ground floor	Table K1 - Default	0.320	12.23	3.91	Default
Party wall	P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	0.000	12.23	0.00	Default
External wall	E18 Party wall between dwellings	Independently assessed	0.057	11.70	0.67	RCD
External wall	E25 Staggered party wall between dwellings	Independently assessed	0.046	3.90	0.18	RCD
External wall	E17 Corner (inverted – internal area greater than external area)	Independently assessed	-0.104	3.90	-0.41	RCD

Total: 114.92 W/mK:

Y-Value: 0.05 W/m²K:

Summary for Input Data

elmhurst energy

Property Reference	C14-00-06	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	C14-00-06
Property	C14-00-06, Horsham Enterprise Park		

SAP Rating	73 C	**DER**	7.08	**TER**	18.37
Environmental	94 A	**% DER < TER**			61.46
CO_2 Emissions (t/year)	0.45	**DFEE**	47.90	**TFEE**	60.30
Compliance Check	See BREL	**% DFEE < TFEE**			20.56
% DPER < TPER	24.96	**DPER**	73.37	**TPER**	97.78

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

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

Orientation	Northwest	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	Flat, Detached	
Position of Flat	Ground-floor flat	
Which Floor	0	
2.0 Number of Storeys	1	
3.0 Date Built	2025	
3.0 Property Age Band	L	
4.0 Sheltered Sides	2	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	372.90	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	Yes	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	41.22 m	76.87 m²	3.90 m

8.0 Living Area	28.36	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 Wall	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.15	110.00	99.45	87.07	0.00	None	12.38	Enter Gross Area
Sheltered	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.18	110.00	61.31	59.19	0.90	Stairwell Access Corridor 4	2.12	Enter Gross Area

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Walls	Plasterboard on timber frame	9.00	158.86

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Ceiling	Precast concrete plank floor (screed laid on rubber), carpeted	30.00	76.87

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	0.10	None	0.00	75.00	76.87

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)

Solid Door	Manufacturer	Solid Door		0.00		1.20
Glazing	Manufacturer	Window	Double Low-E Soft 0.05	0.63	0.80	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
FSD	Solid Door	Sheltered	North West	2.12	0
RW	Glazing	External Wall	South East	7.41	0
RGD	Glazing	External Wall	South East	4.97	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
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	7.34	0.02	0.02	RCD	No
E3 Sill	Independently assessed	4.52	0.02	0.02	RCD	No
E4 Jamb	Independently assessed	16.26	0.01	0.01	RCD	No
E5 Ground floor (normal)	Independently assessed	41.22	0.08	0.08	RCD	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	41.22	0.05	0.05	RCD	No
E16 Corner (normal)	Independently assessed	3.90	0.05	0.05	RCD	No
P1 Party wall - Ground floor	Table K1 - Default	0.00	0.32	0.32	Default	No
P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	0.00	0.00	0.00	Default	No
E18 Party wall between dwellings	Independently assessed	15.60	0.06	0.06	RCD	No
E25 Staggered party wall between dwellings	Independently assessed	0.00	0.05	0.05	RCD	No

Y-value	0.03	W/m²K
Description	Bridge	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500500
Configuration	2
MVHR Duct Insulated	Uninsulated Ducts
Manufacturer SFP	0.59
Duct Type	Rigid
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 2

19.1 Mechanical extract ventilation - Decentralised

SFP	Fan/Room Type	Count
0.13	In Room Fan Kitchen	1
0.11	In Room Fan Other Wet Room	3
0.00	In Duct Fan Kitchen	0
0.00	In Duct Fan Other Wet Room	0
0.10	Through Wall Fan Kitchen	0
0.10	Through Wall Fan Other Wet Room	0

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

Summary for Input Data

Number of flues attached to other heater	0	
Number of blocked chimneys	0	
Number of intermittent extract fans	0	
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}	3.00	m³/(h.m²) @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Low energy Lighting	85.00	5.00	425.00	10

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	194.18	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	Modulating	
HETAS approved System	No	
Is MHS Pumped	Pump in heated space	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Underfloor Heating	Yes - Pipes in thin screed	
Flow Temperature	Enter value	
Flow Temperature Value	55.00	
25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	100834	
Fuel Type	Electricity	
SAP Code	0	
In Winter	390.02	
In Summer	194.18	
Model Name	Compact P	
Manufacturer	Nilan AS	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Flow Temperature	Enter value	
26.0 Heat Networks	None	
27.0 Secondary Heating	None	

Summary for Input Data

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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
Baths connected to WWHRS	0
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
8 lpm	Unknown	8.00		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	
Insulation Thickness	0	
Cylinder Volume	180.00	L
Loss	0.84	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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

Predicted Energy Assessment

C14-00-06, Horsham Enterprise Park

Dwelling type:	Flat, Detached
Date of assessment:	15/10/2025
Produced by:	Charlotte Russell
Total floor area:	76.87 m²
DRRN:	

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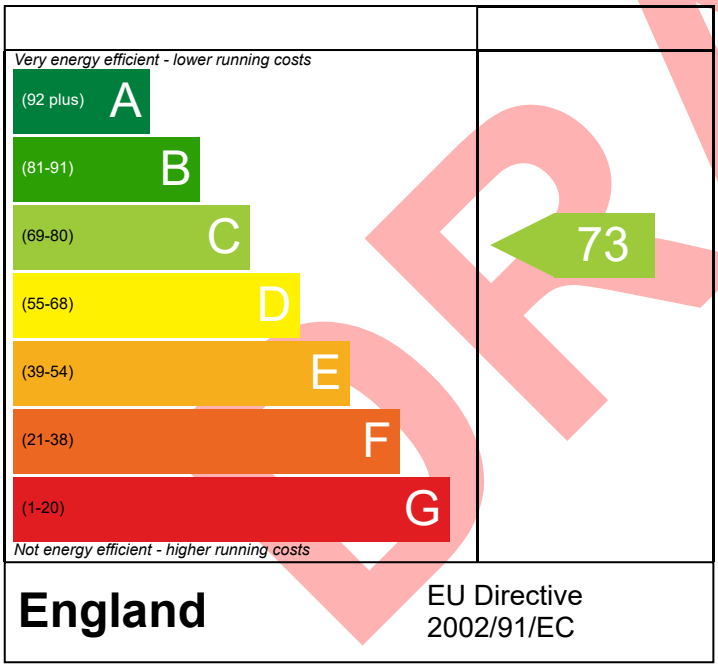
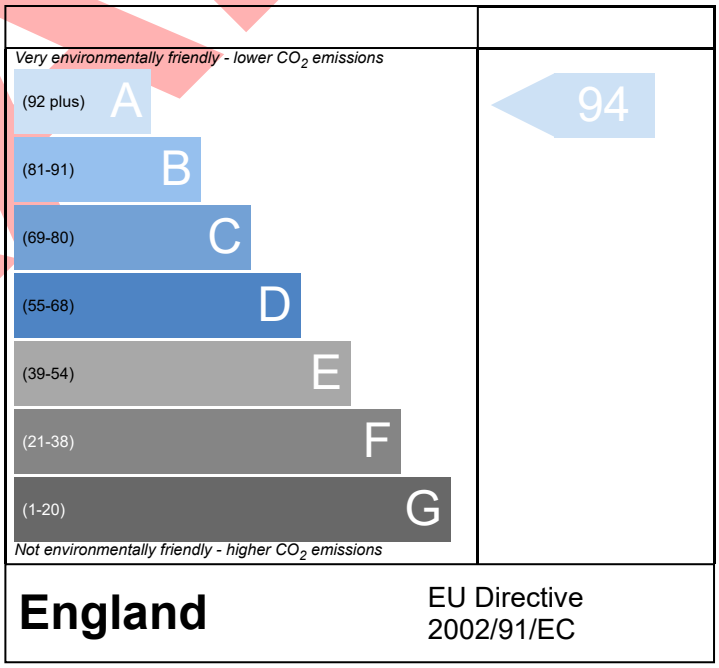
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

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.

Thermal Bridging

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Property Reference	C14-00-06	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	Detached Flat
Property	C14-00-06, Horsham Enterprise Park		

SAP Rating	73 C	**DER**	7.08	**TER**	18.37
Environmental	94 A	**% DER < TER**			61.46
CO_2 Emissions (t/year)	0.45	**DFEE**	47.90	**TFEE**	60.30
Compliance Check	See BREL	**% DFEE < TFEE**			20.56
% DPER < TPER	24.96	**DPER**	73.37	**TPER**	97.78

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

	Junction details	Source Type	Psi (W/mK)	Length (m)	Result	Reference
External wall	E2 Other lintels (including other steel lintels)	Independently assessed	0.022	7.34	0.16	RCD
External wall	E3 Sill	Independently assessed	0.016	4.52	0.07	RCD
External wall	E4 Jamb	Independently assessed	0.011	16.26	0.18	RCD
External wall	E5 Ground floor (normal)	Independently assessed	0.076	41.22	3.13	RCD
External wall	E7 Party floor between dwellings (in blocks of flats)	Independently assessed	0.053	41.22	2.18	RCD
External wall	E16 Corner (normal)	Independently assessed	0.051	3.90	0.20	RCD
Party wall	P1 Party wall - Ground floor	Table K1 - Default	0.320	0.00	0.00	Default
Party wall	P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	0.000	0.00	0.00	Default
External wall	E18 Party wall between dwellings	Independently assessed	0.057	15.60	0.89	RCD
External wall	E25 Staggered party wall between dwellings	Independently assessed	0.046	0.00	0.00	RCD

Total: 130.06 W/mK:

Y-Value: 0.03 W/m²K:

Summary for Input Data

Property Reference	C14-00-09	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	C14-00-09
Property	C14-00-09, Horsham Enterprise Park		

SAP Rating	71 C	**DER**	7.88	**TER**	19.27
Environmental	94 A	**% DER < TER**			59.11
CO_2 Emissions (t/year)	0.47	**DFEE**	53.22	**TFEE**	63.13
Compliance Check	See BREL	**% DFEE < TFEE**			15.70
% DPER < TPER	20.52	**DPER**	81.57	**TPER**	102.62

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

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

Orientation	Southeast	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	Flat, End-Terrace	
Position of Flat	Ground-floor flat	
Which Floor	0	
2.0 Number of Storeys	1	
3.0 Date Built	2025	
3.0 Property Age Band	L	
4.0 Sheltered Sides	2	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	359.74	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	Yes	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	30.90 m	71.14 m²	3.90 m

8.0 Living Area	22.86	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 Wall	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.15	110.00	67.55	53.67	0.00	None	13.88	Enter Gross Area
Sheltered	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.18	110.00	52.96	50.84	0.90	Stairwell Access Corridor 4	2.12	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall	Filled Cavity with Edge Sealing	Single plasterboard on dabs both sides, lightweight aggregate blocks, cavity or cavity fill	0.00	110.00	21.37	0.00	None

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Walls	Plasterboard on timber frame	9.00	158.86

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Ceiling	Precast concrete plank floor (screed laid on rubber), carpeted	30.00	71.14

11.0 Heat Loss Floors

Summary for Input Data

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	0.10	None	0.00	75.00	71.14

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Solid Door	Manufacturer	Solid Door				0.00			1.20
Glazing	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.80	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
FSD	Solid Door	Sheltered	South East	2.12	0
RW	Glazing	External Wall	North West	5.94	0
RGD	Glazing	External Wall	North West	4.97	0
RSW	Glazing	External Wall	North East	2.97	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
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	8.25	0.02	0.02	RCD	No
E3 Sill	Independently assessed	5.43	0.02	0.02	RCD	No
E4 Jamb	Independently assessed	19.54	0.01	0.01	RCD	No
E5 Ground floor (normal)	Independently assessed	30.90	0.08	0.08	RCD	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	30.90	0.05	0.05	RCD	No
E16 Corner (normal)	Independently assessed	15.60	0.05	0.05	RCD	No
P1 Party wall - Ground floor	Table K1 - Default	5.48	0.32	0.32	Default	No
P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	5.48	0.00	0.00	Default	No
E18 Party wall between dwellings	Independently assessed	3.90	0.06	0.06	RCD	No
E25 Staggered party wall between dwellings	Independently assessed	3.90	0.05	0.05	RCD	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.90	-0.10	-0.10	RCD	No

Y-value	0.04	W/m²K
Description	Bridge	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500500
Configuration	2
MVHR Duct Insulated	Uninsulated Ducts
Manufacturer SFP	0.59
Duct Type	Rigid
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 2

19.1 Mechanical extract ventilation - Decentralised

SFP	Fan/Room Type	Count
0.13	In Room Fan Kitchen	1
0.11	In Room Fan Other Wet Room	3
0.00	In Duct Fan Kitchen	0
0.00	In Duct Fan Other Wet Room	0
0.10	Through Wall Fan Kitchen	0
0.10	Through Wall Fan Other Wet Room	0

Summary for Input Data

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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	0
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}	3.00	$m^3/(h.m^2)$ @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

22.0 Lighting

No Fixed Lighting: No

Name	Efficacy	Power	Capacity	Count
Low energy Lighting	85.00	5.00	425.00	10

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	194.18	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	Modulating	
HETAS approved System	No	
Is MHS Pumped	Pump in heated space	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Underfloor Heating	Yes - Pipes in thin screed	
Flow Temperature	Enter value	
Flow Temperature Value	55.00	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	100834	
Fuel Type	Electricity	
SAP Code	0	
In Winter	371.19	
In Summer	194.18	
Model Name	Compact P	
Manufacturer	Nilan AS	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	

Summary for Input Data

Flow Temperature	Enter value	
26.0 Heat Networks	None	
27.0 Secondary Heating	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	
Baths connected to WWHRS	0	
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
8 lpm	Unknown	8.00		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	
Insulation Thickness	0	
Cylinder Volume	180.00	L
Loss	0.84	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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

Predicted Energy Assessment

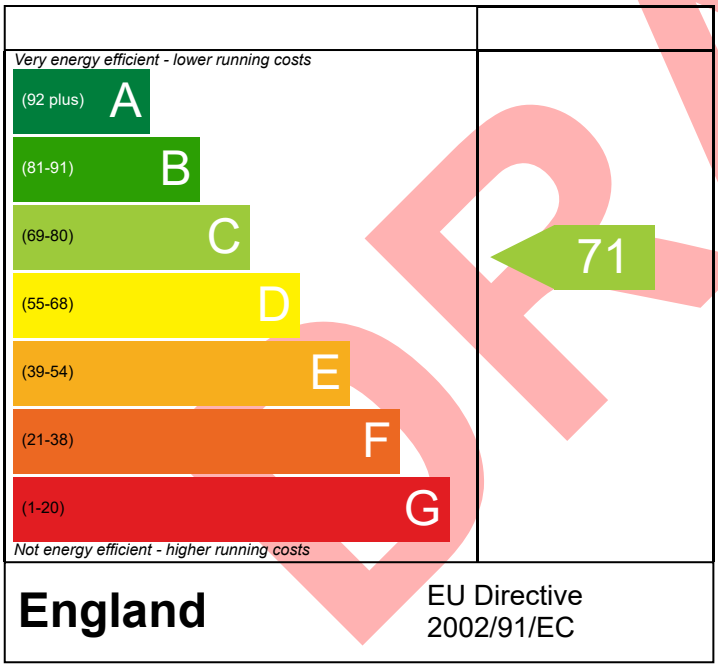
C14-00-09, Horsham Enterprise Park

Dwelling type:	Flat, End-Terrace
Date of assessment:	15/10/2025
Produced by:	Charlotte Russell
Total floor area:	71.14 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.

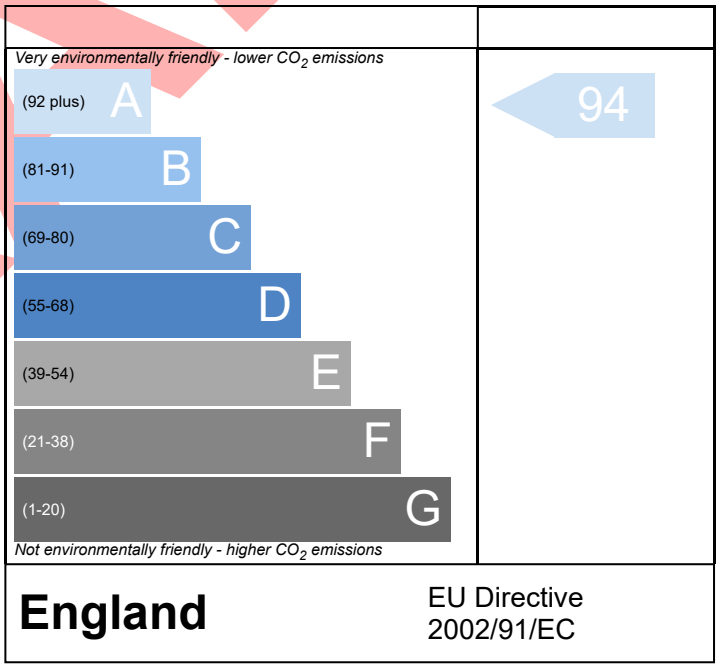
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

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.

Thermal Bridging

Property Reference	C14-00-09	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	End-Terrace Flat
Property	C14-00-09, Horsham Enterprise Park		

SAP Rating	71 C	**DER**	7.88	**TER**	19.27
Environmental	94 A	**% DER < TER**			59.11
CO_2 Emissions (t/year)	0.47	**DFEE**	53.22	**TFEE**	63.13
Compliance Check	See BREL	**% DFEE < TFEE**			15.70
% DPER < TPER	20.52	**DPER**	81.57	**TPER**	102.62

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

	Junction details	Source Type	Psi (W/mK)	Length (m)	Result	Reference
External wall	E2 Other lintels (including other steel lintels)	Independently assessed	0.022	8.25	0.18	RCD
External wall	E3 Sill	Independently assessed	0.016	5.43	0.09	RCD
External wall	E4 Jamb	Independently assessed	0.011	19.54	0.21	RCD
External wall	E5 Ground floor (normal)	Independently assessed	0.076	30.90	2.35	RCD
External wall	E7 Party floor between dwellings (in blocks of flats)	Independently assessed	0.053	30.90	1.64	RCD
External wall	E16 Corner (normal)	Independently assessed	0.051	15.60	0.80	RCD
Party wall	P1 Party wall - Ground floor	Table K1 - Default	0.320	5.48	1.75	Default
Party wall	P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	0.000	5.48	0.00	Default
External wall	E18 Party wall between dwellings	Independently assessed	0.057	3.90	0.22	RCD
External wall	E25 Staggered party wall between dwellings	Independently assessed	0.046	3.90	0.18	RCD
External wall	E17 Corner (inverted – internal area greater than external area)	Independently assessed	-0.104	3.90	-0.41	RCD

Total: 133.28 W/mK:

Y-Value: 0.04 W/m²K:

Summary for Input Data

elmhurst energy

Property Reference	C14-00-11	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	C14-00-11
Property	C14-00-11, Horsham Enterprise Park		

SAP Rating	74 C	**DER**	6.38	**TER**	16.40
Environmental	95 A	**% DER < TER**			61.10
CO_2 Emissions (t/year)	0.47	**DFEE**	44.11	**TFEE**	54.21
Compliance Check	See BREL	**% DFEE < TFEE**			18.63
% DPER < TPER	24.00	**DPER**	66.18	**TPER**	87.08

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

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

Orientation	Northeast	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	Flat, Semi-Detached	
Position of Flat	Ground-floor flat	
Which Floor	0	
2.0 Number of Storeys	1	
3.0 Date Built	2025	
3.0 Property Age Band	L	
4.0 Sheltered Sides	2	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	353.85	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	Yes	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	35.90 m	88.75 m²	3.90 m

8.0 Living Area	33.43	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 Wall	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.15	110.00	82.25	68.37	0.00	None	13.88	Enter Gross Area
Sheltered	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.18	110.00	57.76	55.64	0.90	Stairwell Access Corridor 4	2.12	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall	Filled Cavity with Edge Sealing	Single plasterboard on dabs both sides, lightweight aggregate blocks, cavity or cavity fill	0.00	110.00	26.13	0.00	None

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Walls	Plasterboard on timber frame	9.00	224.42

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Ceiling	Precast concrete plank floor (screed laid on rubber), carpeted	30.00	88.75

11.0 Heat Loss Floors

Summary for Input Data

elmhurst energy

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	0.10	None	0.00	75.00	88.75

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Solid Door	Manufacturer	Solid Door				0.00			1.20
Glazing	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.80	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
FSD	Solid Door	Sheltered	North East	2.12	0
RW	Glazing	External Wall	South West	8.91	0
RGD	Glazing	External Wall	South West	4.97	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
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	8.25	0.02	0.02	RCD	No
E3 Sill	Independently assessed	5.43	0.02	0.02	RCD	No
E4 Jamb	Independently assessed	19.54	0.01	0.01	RCD	No
E5 Ground floor (normal)	Independently assessed	35.90	0.08	0.08	RCD	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	35.90	0.05	0.05	RCD	No
E16 Corner (normal)	Independently assessed	19.50	0.05	0.05	RCD	No
P1 Party wall - Ground floor	Table K1 - Default	6.70	0.32	0.32	Default	No
P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	6.70	0.00	0.00	Default	No
E18 Party wall between dwellings	Independently assessed	3.90	0.06	0.06	RCD	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	7.80	-0.10	-0.10	RCD	No

Y-value	0.03	W/m²K
Description	Bridge	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500500
Configuration	2
MVHR Duct Insulated	Uninsulated Ducts
Manufacturer SFP	0.59
Duct Type	Rigid
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 2

19.1 Mechanical extract ventilation - Decentralised

SFP	Fan/Room Type	Count
0.13	In Room Fan Kitchen	1
0.11	In Room Fan Other Wet Room	3
0.00	In Duct Fan Kitchen	0
0.00	In Duct Fan Other Wet Room	0
0.10	Through Wall Fan Kitchen	0
0.10	Through Wall Fan Other Wet Room	0

20.0 Fans, Open Fireplaces, Flues

Summary for Input Data

elmhurst energy

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	0	
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}	3.00	$m^3/(h.m^2)$ @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Low energy Lighting	85.00	5.00	425.00	10

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	194.18	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	Modulating	
HETAS approved System	No	
Is MHS Pumped	Pump in heated space	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Underfloor Heating	Yes - Pipes in thin screed	
Flow Temperature	Enter value	
Flow Temperature Value	55.00	
25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	100834	
Fuel Type	Electricity	
SAP Code	0	
In Winter	439.68	
In Summer	194.18	
Model Name	Compact P	
Manufacturer	Nilan AS	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	

Summary for Input Data

Flow Temperature	Enter value	
26.0 Heat Networks	None	
27.0 Secondary Heating	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	
Baths connected to WWHRS	0	
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
8 lpm	Unknown	8.00		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	
Insulation Thickness	0	
Cylinder Volume	180.00	L
Loss	0.84	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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

Predicted Energy Assessment

C14-00-11, Horsham Enterprise Park

Dwelling type:	Flat, Semi-Detached
Date of assessment:	15/10/2025
Produced by:	Charlotte Russell
Total floor area:	88.75 m²
DRRN:	

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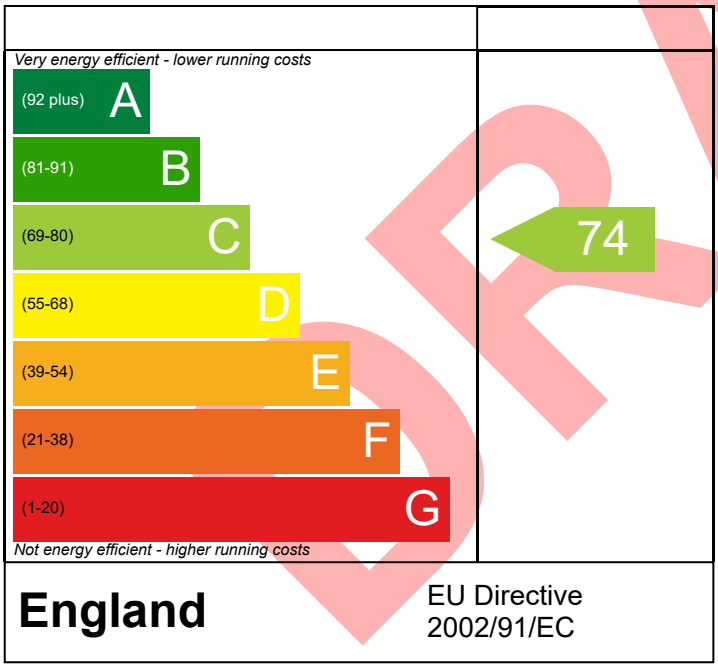
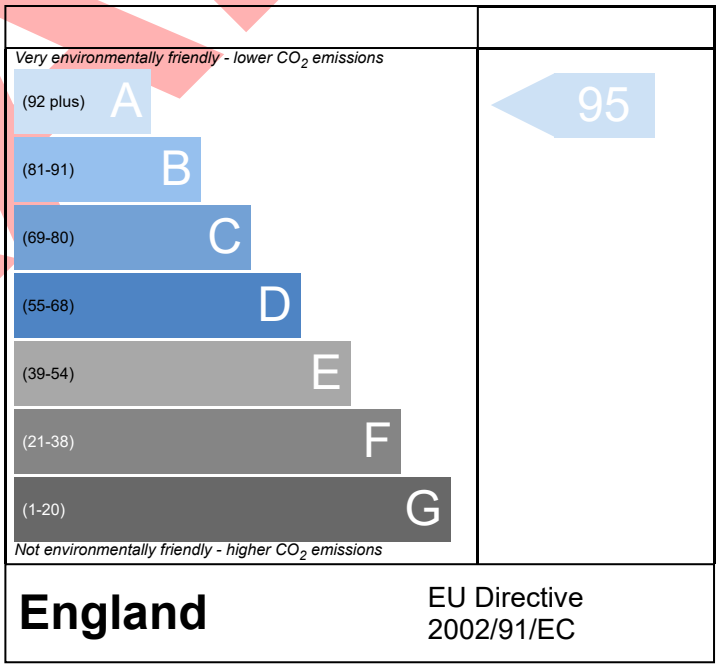
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

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.

Thermal Bridging

elmhurst energy

Property Reference	C14-00-11	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	Semi-Detached Flat
Property	C14-00-11, Horsham Enterprise Park		

SAP Rating	74 C	**DER**	6.38	**TER**	16.40
Environmental	95 A	**% DER < TER**			61.10
CO_2 Emissions (t/year)	0.47	**DFEE**	44.11	**TFEE**	54.21
Compliance Check	See BREL	**% DFEE < TFEE**			18.63
% DPER < TPER	24.00	**DPER**	66.18	**TPER**	87.08

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

	Junction details	Source Type	Psi (W/mK)	Length (m)	Result	Reference
External wall	E2 Other lintels (including other steel lintels)	Independently assessed	0.022	8.25	0.18	RCD
External wall	E3 Sill	Independently assessed	0.016	5.43	0.09	RCD
External wall	E4 Jamb	Independently assessed	0.011	19.54	0.21	RCD
External wall	E5 Ground floor (normal)	Independently assessed	0.076	35.90	2.73	RCD
External wall	E7 Party floor between dwellings (in blocks of flats)	Independently assessed	0.053	35.90	1.90	RCD
External wall	E16 Corner (normal)	Independently assessed	0.051	19.50	0.99	RCD
Party wall	P1 Party wall - Ground floor	Table K1 - Default	0.320	6.70	2.14	Default
Party wall	P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	0.000	6.70	0.00	Default
External wall	E18 Party wall between dwellings	Independently assessed	0.057	3.90	0.22	RCD
External wall	E17 Corner (inverted – internal area greater than external area)	Independently assessed	-0.104	7.80	-0.81	RCD

Total: 149.62 W/mK:

Y-Value: 0.03 W/m²K:

Summary for Input Data

Property Reference	C14-01-02	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	C14-01-02
Property	C14-01-02, Horsham Enterprise Park		

SAP Rating	85 B	**DER**	4.57	**TER**	13.51
Environmental	97 A	**% DER < TER**			66.17
CO_2 Emissions (t/year)	0.21	**DFEE**	24.91	**TFEE**	29.38
Compliance Check	See BREL	**% DFEE < TFEE**			15.21
% DPER < TPER	33.05	**DPER**	48.22	**TPER**	72.02

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

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

Orientation	Northwest	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	Flat, End-Terrace	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2025	
3.0 Property Age Band	L	
4.0 Sheltered Sides	2	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	305.97	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	Yes	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	16.48 m	53.05 m²	3.20 m

8.0 Living Area	27.27	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 Wall	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.15	110.00	47.23	40.77	0.00	None	6.46	Enter Gross Area
Sheltered	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.18	110.00	5.50	3.38	0.90	Stairwell Access Corridor 4	2.12	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall	Filled Cavity with Edge Sealing	Single plasterboard on dabs both sides, lightweight aggregate blocks, cavity or cavity fill	0.00	110.00	41.73	0.00	None

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Walls	Plasterboard on timber frame	9.00	105.48

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Ceiling	Precast concrete plank floor (screed laid on rubber), carpeted	30.00	53.05

11.1 Party Floors

Summary for Input Data

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor 1	Lowest occupied	Precast concrete planks floor, screed, carpeted	40.00	53.05

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Solid Door	Manufacturer	Solid Door				0.00			1.20
Glazing	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.80	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
FSD	Solid Door	Sheltered	North West	2.12	0
RSW	Glazing	External Wall	South West	1.49	0
RSGD	Glazing	External Wall	South West	4.97	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
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	3.73	0.02	0.02	RCD	No
E3 Sill	Independently assessed	0.91	0.02	0.02	RCD	No
E4 Jamb	Independently assessed	12.98	0.01	0.01	RCD	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	32.96	0.05	0.05	RCD	No
E16 Corner (normal)	Independently assessed	3.20	0.05	0.05	RCD	No
P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	26.08	0.00	0.00	Default	No
E18 Party wall between dwellings	Independently assessed	9.60	0.06	0.06	RCD	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	0.00	-0.10	-0.10	RCD	No
E25 Staggered party wall between dwellings	Table K1 - Default	3.20	0.24	0.24	E25 - Default	No

Y-value	0.07	W/m²K
Description	Bridge	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500500
Configuration	2
MVHR Duct Insulated	Uninsulated Ducts
Manufacturer SFP	0.59
Duct Type	Rigid
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 2

19.1 Mechanical extract ventilation - Decentralised

SFP	Fan/Room Type	Count
0.13	In Room Fan Kitchen	1
0.11	In Room Fan Other Wet Room	3
0.00	In Duct Fan Kitchen	0
0.00	In Duct Fan Other Wet Room	0
0.10	Through Wall Fan Kitchen	0
0.10	Through Wall Fan Other Wet Room	0

20.0 Fans, Open Fireplaces, Flues

Summary for Input Data

elmhurst energy

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	0	
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}	3.00	$m^3/(h.m^2)$ @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Low energy Lighting	85.00	5.00	425.00	10

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	194.18	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	Modulating	
HETAS approved System	No	
Is MHS Pumped	Pump in heated space	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Underfloor Heating	Yes - Pipes in thin screed	
Flow Temperature	Enter value	
Flow Temperature Value	55.00	
25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	100834	
Fuel Type	Electricity	
SAP Code	0	
In Winter	297.57	
In Summer	194.18	
Model Name	Compact P	
Manufacturer	Nilan AS	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	

Summary for Input Data

Flow Temperature	Enter value	
26.0 Heat Networks	None	
27.0 Secondary Heating	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	
Baths connected to WWHRS	0	
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
8 lpm	Unknown	8.00		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	
Insulation Thickness	0	
Cylinder Volume	180.00	L
Loss	0.84	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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

Predicted Energy Assessment

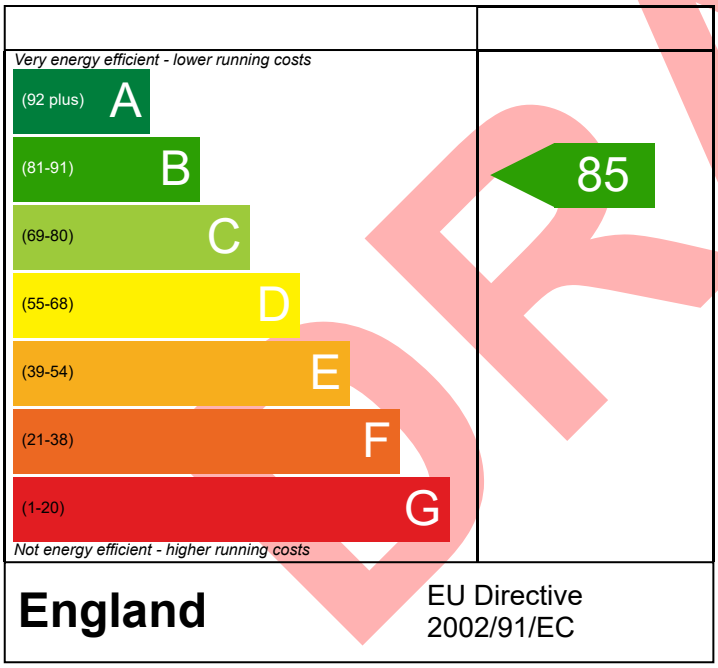
C14-01-02, Horsham Enterprise Park

Dwelling type:	Flat, End-Terrace
Date of assessment:	15/10/2025
Produced by:	Charlotte Russell
Total floor area:	53.05 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.

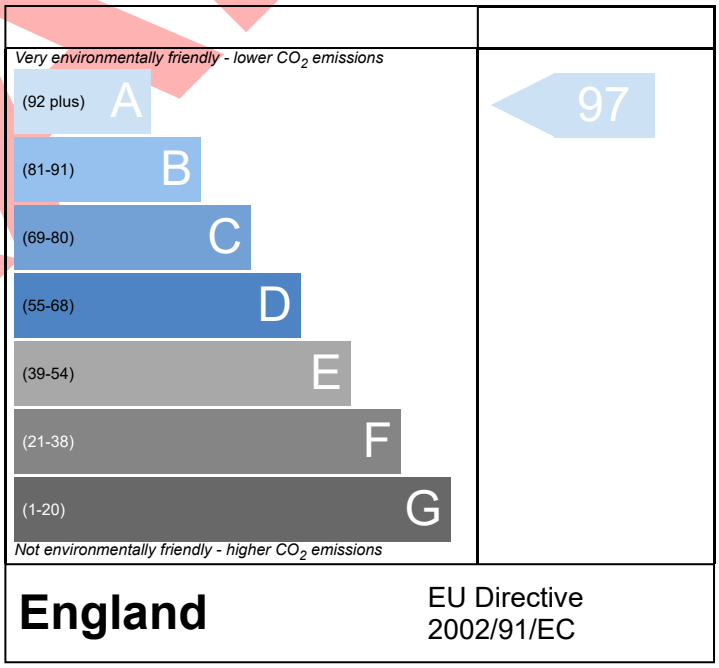
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

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.

Thermal Bridging

Property Reference	C14-01-02	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	End-Terrace Flat
Property	C14-01-02, Horsham Enterprise Park		

SAP Rating	85 B	**DER**	4.57	**TER**	13.51
Environmental	97 A	**% DER < TER**			66.17
CO_2 Emissions (t/year)	0.21	**DFEE**	24.91	**TFEE**	29.38
Compliance Check	See BREL	**% DFEE < TFEE**			15.21
% DPER < TPER	33.05	**DPER**	48.22	**TPER**	72.02

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

	Junction details	Source Type	Psi (W/mK)	Length (m)	Result	Reference
External wall	E2 Other lintels (including other steel lintels)	Independently assessed	0.022	3.73	0.08	RCD
External wall	E3 Sill	Independently assessed	0.016	0.91	0.01	RCD
External wall	E4 Jamb	Independently assessed	0.011	12.98	0.14	RCD
External wall	E7 Party floor between dwellings (in blocks of flats)	Independently assessed	0.053	32.96	1.75	RCD
External wall	E16 Corner (normal)	Independently assessed	0.051	3.20	0.16	RCD
Party wall	P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	0.000	26.08	0.00	Default
External wall	E18 Party wall between dwellings	Independently assessed	0.057	9.60	0.55	RCD
External wall	E17 Corner (inverted – internal area greater than external area)	Independently assessed	-0.104	0.00	-0.00	RCD
External wall	E25 Staggered party wall between dwellings	Table K1 - Default	0.240	3.20	0.77	E25 - Default

Total: 92.66 W/mK:

Y-Value: 0.07 W/m²K:

Summary for Input Data

elmhurst energy

Property Reference	C14-01-04	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	C14-01-04
Property	C14-01-04, Horsham Enterprise Park		

SAP Rating	78 C	**DER**	6.57	**TER**	16.48
Environmental	96 A	**% DER < TER**			60.13
CO_2 Emissions (t/year)	0.3	**DFEE**	39.73	**TFEE**	44.12
Compliance Check	See BREL	**% DFEE < TFEE**			9.94
% DPER < TPER	22.14	**DPER**	68.41	**TPER**	87.87

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

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

Orientation	Northeast	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	Flat, End-Terrace	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2025	
3.0 Property Age Band	L	
4.0 Sheltered Sides	2	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	342.92	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	Yes	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	16.45 m	53.97 m²	3.20 m

8.0 Living Area	25.87	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 Wall	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.15	110.00	28.90	19.47	0.00	None	9.43	Enter Gross Area
Sheltered	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.18	110.00	23.74	21.62	0.90	Stairwell Access Corridor 4	2.12	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall	Filled Cavity with Edge Sealing	Single plasterboard on dabs both sides, lightweight aggregate blocks, cavity or cavity fill	0.00	110.00	48.99	0.00	None

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Walls	Plasterboard on timber frame	9.00	85.88

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Ceiling	Precast concrete plank floor (screed laid on rubber), carpeted	30.00	53.97

11.0 Heat Loss Floors

Summary for Input Data

Description	Type	Storey Index	Construction	U-Value (W/m²K)	Shelter Code	Shelter Factor	Kappa (kJ/m²K)	Area (m²)
Exposed Floor	Exposed Floor - Solid	Lowest occupied	Other	0.12	None	0.00	75.00	53.97

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Solid Door	Manufacturer	Solid Door				0.00			1.20
Glazing	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.80	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
FSD	Solid Door	Sheltered	North East	2.12	0
RW	Glazing	External Wall	South West	4.46	0
RGD	Glazing	External Wall	South West	4.97	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
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	5.54	0.02	0.02	RCD	No
E3 Sill	Independently assessed	2.72	0.02	0.02	RCD	No
E4 Jamb	Independently assessed	16.26	0.01	0.01	RCD	No
E20 Exposed floor (normal)	Independently assessed	16.45	0.05	0.05	RCD	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	16.45	0.05	0.05	RCD	No
E16 Corner (normal)	Independently assessed	3.20	0.05	0.05	RCD	No
P7 Party Wall - Exposed floor (normal)	Table K1 - Default	15.31	0.48	0.48	Default	No
P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	15.31	0.00	0.00	Default	No
E18 Party wall between dwellings	Independently assessed	12.80	0.06	0.06	RCD	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	0.00	-0.10	-0.10	RCD	No
E25 Staggered party wall between dwellings	Table K1 - Default	6.40	0.24	0.24	E25 - Default	No

Y-value	0.11	W/m²K
Description	Bridge	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500500
Configuration	2
MVHR Duct Insulated	Uninsulated Ducts
Manufacturer SFP	0.59
Duct Type	Rigid
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 2

19.1 Mechanical extract ventilation - Decentralised

SFP	Fan/Room Type	Count
0.13	In Room Fan Kitchen	1
0.11	In Room Fan Other Wet Room	3
0.00	In Duct Fan Kitchen	0
0.00	In Duct Fan Other Wet Room	0
0.10	Through Wall Fan Kitchen	0
0.10	Through Wall Fan Other Wet Room	0

Summary for Input Data

elmhurst energy

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	0
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}	3.00	$m^3/(h.m^2)$ @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

22.0 Lighting

No Fixed Lighting: No

Name	Efficacy	Power	Capacity	Count
Low energy Lighting	85.00	5.00	425.00	10

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	194.18	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	Modulating	
HETAS approved System	No	
Is MHS Pumped	Pump in heated space	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Underfloor Heating	Yes - Pipes in thin screed	
Flow Temperature	Enter value	
Flow Temperature Value	55.00	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	100834	
Fuel Type	Electricity	
SAP Code	0	
In Winter	306.33	
In Summer	194.18	
Model Name	Compact P	
Manufacturer	Nilan AS	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	

Summary for Input Data

Flow Temperature	Enter value	
26.0 Heat Networks	None	
27.0 Secondary Heating	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	
Baths connected to WWHRS	0	
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
8 lpm	Unknown	8.00		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	
Insulation Thickness	0	
Cylinder Volume	180.00	L
Loss	0.84	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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

Predicted Energy Assessment

C14-01-04, Horsham Enterprise Park

Dwelling type:	Flat, End-Terrace
Date of assessment:	15/10/2025
Produced by:	Charlotte Russell
Total floor area:	53.97 m²
DRRN:	

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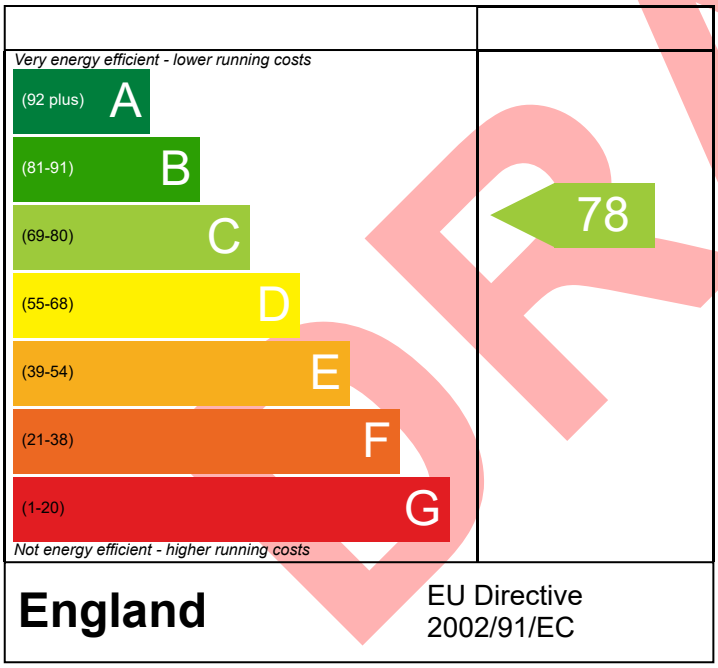
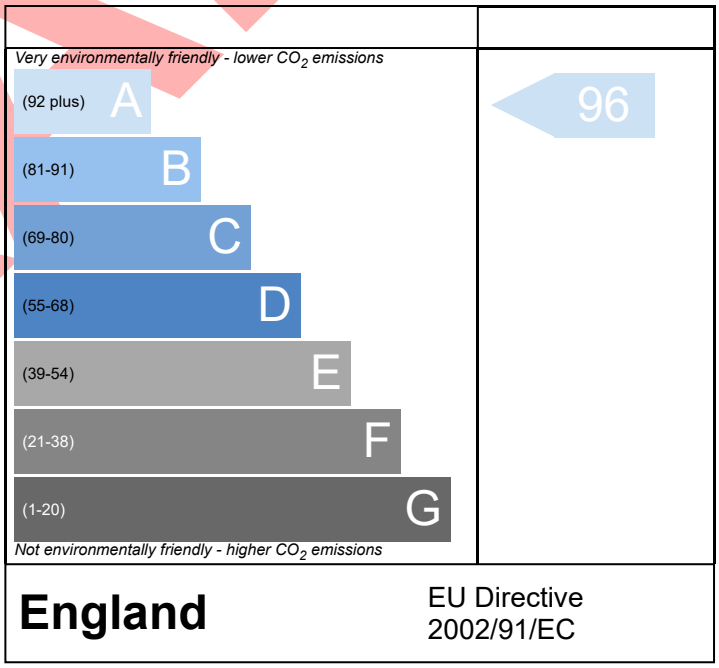
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

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.

Thermal Bridging

Property Reference	C14-01-04	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	End-Terrace Flat
Property	C14-01-04, Horsham Enterprise Park		

SAP Rating	78 C	**DER**	6.57	**TER**	16.48
Environmental	96 A	**% DER < TER**			60.13
CO_2 Emissions (t/year)	0.3	**DFEE**	39.73	**TFEE**	44.12
Compliance Check	See BREL	**% DFEE < TFEE**			9.94
% DPER < TPER	22.14	**DPER**	68.41	**TPER**	87.87

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

	Junction details	Source Type	Psi (W/mK)	Length (m)	Result	Reference
External wall	E2 Other lintels (including other steel lintels)	Independently assessed	0.022	5.54	0.12	RCD
External wall	E3 Sill	Independently assessed	0.016	2.72	0.04	RCD
External wall	E4 Jamb	Independently assessed	0.011	16.26	0.18	RCD
External wall	E20 Exposed floor (normal)	Independently assessed	0.054	16.45	0.89	RCD
External wall	E7 Party floor between dwellings (in blocks of flats)	Independently assessed	0.053	16.45	0.87	RCD
External wall	E16 Corner (normal)	Independently assessed	0.051	3.20	0.16	RCD
Party wall	P7 Party Wall - Exposed floor (normal)	Table K1 - Default	0.480	15.31	7.35	Default
Party wall	P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	0.000	15.31	0.00	Default
External wall	E18 Party wall between dwellings	Independently assessed	0.057	12.80	0.73	RCD
External wall	E17 Corner (inverted – internal area greater than external area)	Independently assessed	-0.104	0.00	-0.00	RCD
External wall	E25 Staggered party wall between dwellings	Table K1 - Default	0.240	6.40	1.54	E25 - Default

Total: 110.44 W/mK:

Y-Value: 0.11 W/m²K:

Summary for Input Data

elmhurst energy

Property Reference	C14-01-05	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	C14-01-05
Property	C14-01-05, Horsham Enterprise Park		

SAP Rating	82 B	**DER**	4.90	**TER**	13.22
Environmental	96 A	**% DER < TER**			62.93
CO_2 Emissions (t/year)	0.29	**DFEE**	30.72	**TFEE**	35.71
Compliance Check	See BREL	**% DFEE < TFEE**			13.96
% DPER < TPER	26.75	**DPER**	51.33	**TPER**	70.07

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

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

Orientation	Southeast	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	Flat, End-Terrace	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2025	
3.0 Property Age Band	L	
4.0 Sheltered Sides	2	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	285.11	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	Yes	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	22.88 m	71.14 m²	3.20 m

8.0 Living Area	24.98	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 Wall	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.15	110.00	55.42	41.54	0.00	None	13.88	Enter Gross Area
Sheltered	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.18	110.00	17.79	15.67	0.90	Stairwell Access Corridor 4	2.12	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall	Filled Cavity with Edge Sealing	Single plasterboard on dabs both sides, lightweight aggregate blocks, cavity or cavity fill	0.00	110.00	43.20	0.00	None

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Walls	Plasterboard on timber frame	9.00	156.88

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Ceiling	Precast concrete plank floor (screed laid on rubber), carpeted	30.00	71.14

11.1 Party Floors

Summary for Input Data

elmhurst energy

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor	Lowest occupied	Precast concrete planks floor, screed, carpeted	40.00	71.14

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Solid Door	Manufacturer	Solid Door				0.00			1.20
Glazing	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.80	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
FSD	Solid Door	Sheltered	South East	2.12	0
RW	Glazing	External Wall	North West	8.91	0
LSGD	Glazing	External Wall	South West	4.97	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
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	8.25	0.02	0.02	RCD	No
E3 Sill	Independently assessed	5.43	0.02	0.02	RCD	No
E4 Jamb	Independently assessed	19.54	0.01	0.01	RCD	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	45.76	0.05	0.05	RCD	No
E16 Corner (normal)	Independently assessed	6.40	0.05	0.05	RCD	No
P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	27.00	0.00	0.00	Default	No
E18 Party wall between dwellings	Independently assessed	9.60	0.06	0.06	RCD	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	0.00	-0.10	-0.10	RCD	No
E25 Staggered party wall between dwellings	Table K1 - Default	3.20	0.24	0.24	E25 - Default	No

Y-value	0.06	W/m²K
Description	Bridge	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500500
Configuration	2
MVHR Duct Insulated	Uninsulated Ducts
Manufacturer SFP	0.59
Duct Type	Rigid
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 2

19.1 Mechanical extract ventilation - Decentralised

SFP	Fan/Room Type	Count
0.13	In Room Fan Kitchen	1
0.11	In Room Fan Other Wet Room	3
0.00	In Duct Fan Kitchen	0
0.00	In Duct Fan Other Wet Room	0
0.10	Through Wall Fan Kitchen	0
0.10	Through Wall Fan Other Wet Room	0

20.0 Fans, Open Fireplaces, Flues

Summary for Input Data

elmhurst energy

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	0	
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}	3.00	$m^3/(h.m^2)$ @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Low energy Lighting	85.00	5.00	425.00	10

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	194.18	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	Modulating	
HETAS approved System	No	
Is MHS Pumped	Pump in heated space	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Underfloor Heating	Yes - Pipes in thin screed	
Flow Temperature	Enter value	
Flow Temperature Value	55.00	
25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	100834	
Fuel Type	Electricity	
SAP Code	0	
In Winter	332.80	
In Summer	194.18	
Model Name	Compact P	
Manufacturer	Nilan AS	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	

Summary for Input Data

Flow Temperature	Enter value	
26.0 Heat Networks	None	
27.0 Secondary Heating	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	
Baths connected to WWHRS	0	
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
8 lpm	Unknown	8.00		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	
Insulation Thickness	0	
Cylinder Volume	180.00	L
Loss	0.84	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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

Predicted Energy Assessment

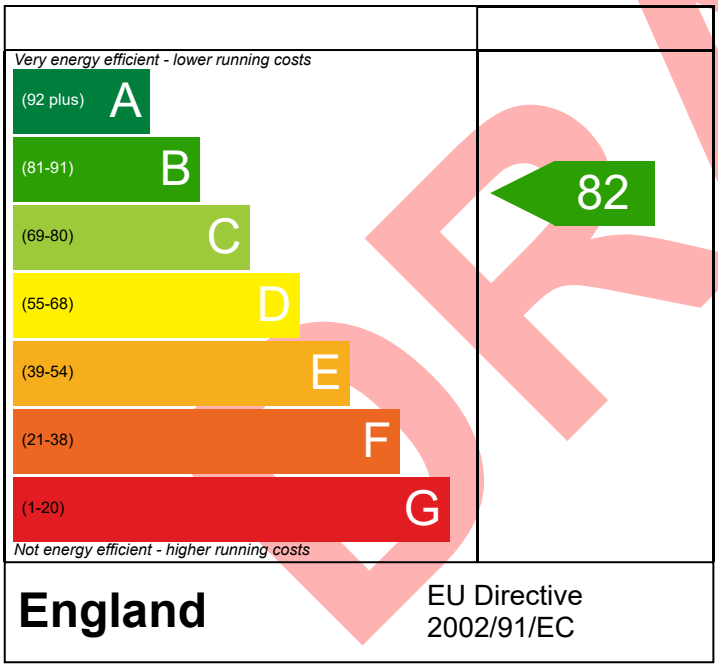
C14-01-05, Horsham Enterprise Park

Dwelling type:	Flat, End-Terrace
Date of assessment:	15/10/2025
Produced by:	Charlotte Russell
Total floor area:	71.14 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.

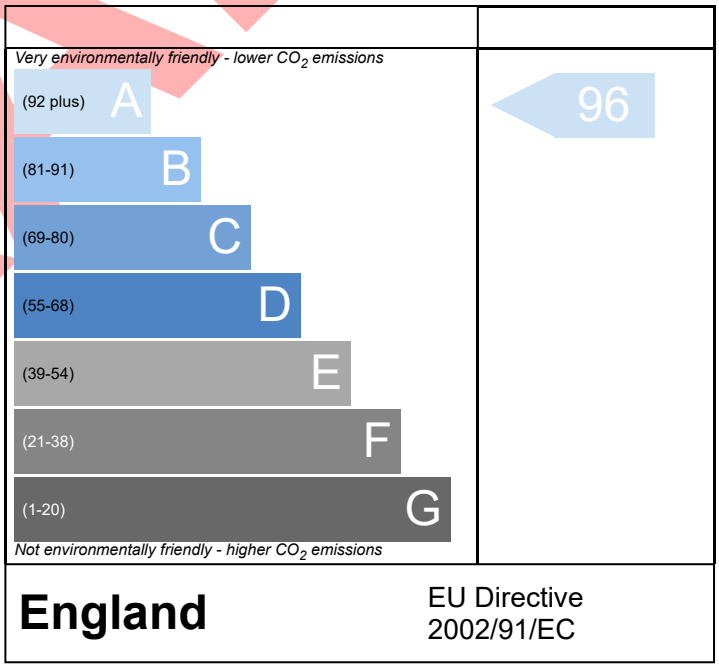
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

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.

Thermal Bridging

Property Reference	C14-01-05	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	End-Terrace Flat
Property	C14-01-05, Horsham Enterprise Park		

SAP Rating	82 B	**DER**	4.90	**TER**	13.22
Environmental	96 A	**% DER < TER**			62.93
CO_2 Emissions (t/year)	0.29	**DFEE**	30.72	**TFEE**	35.71
Compliance Check	See BREL	**% DFEE < TFEE**			13.96
% DPER < TPER	26.75	**DPER**	51.33	**TPER**	70.07

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

	Junction details	Source Type	Psi (W/mK)	Length (m)	Result	Reference
External wall	E2 Other lintels (including other steel lintels)	Independently assessed	0.022	8.25	0.18	RCD
External wall	E3 Sill	Independently assessed	0.016	5.43	0.09	RCD
External wall	E4 Jamb	Independently assessed	0.011	19.54	0.21	RCD
External wall	E7 Party floor between dwellings (in blocks of flats)	Independently assessed	0.053	45.76	2.43	RCD
External wall	E16 Corner (normal)	Independently assessed	0.051	6.40	0.33	RCD
Party wall	P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	0.000	27.00	0.00	Default
External wall	E18 Party wall between dwellings	Independently assessed	0.057	9.60	0.55	RCD
External wall	E17 Corner (inverted – internal area greater than external area)	Independently assessed	-0.104	0.00	-0.00	RCD
External wall	E25 Staggered party wall between dwellings	Table K1 - Default	0.240	3.20	0.77	E25 - Default

Total: 125.18 W/mK:

Y-Value: 0.06 W/m²K:

Summary for Input Data

Property Reference	C14-01-07	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	C14-01-07
Property	C14-01-07, Horsham Enterprise Park		

SAP Rating	79 C	**DER**	5.78	**TER**	14.47
Environmental	96 A	**% DER < TER**			60.06
CO_2 Emissions (t/year)	0.35	**DFEE**	36.79	**TFEE**	41.86
Compliance Check	See BREL	**% DFEE < TFEE**			12.10
% DPER < TPER	21.66	**DPER**	60.15	**TPER**	76.78

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

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

Orientation	Northeast	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	Flat, End-Terrace	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2025	
3.0 Property Age Band	L	
4.0 Sheltered Sides	2	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	277.30	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	Yes	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	27.48 m	72.32 m²	3.20 m

8.0 Living Area	25.97	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 Wall	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.15	110.00	54.43	39.06	0.00	None	15.37	Enter Gross Area
Sheltered	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.18	110.00	33.50	31.38	0.90	Stairwell Access Corridor 4	2.12	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall	Filled Cavity with Edge Sealing	Single plasterboard on dabs both sides, lightweight aggregate blocks, cavity or cavity fill	0.00	110.00	30.53	0.00	None

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Walls	Plasterboard on timber frame	9.00	163.54

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Ceiling	Precast concrete plank floor (screed laid on rubber), carpeted	30.00	72.32

11.0 Heat Loss Floors

Summary for Input Data

elmhurst energy

Description	Type	Storey Index	Construction	U-Value (W/m²K)	Shelter Code	Shelter Factor	Kappa (kJ/m²K)	Area (m²)
Exposed Floor	Exposed Floor - Solid	Lowest occupied	Other	0.12	None	0.00	0.00	11.98

11.1 Party Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor	Lowest occupied	Precast concrete planks floor, screed, carpeted	40.00	60.34

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Solid Door	Manufacturer	Solid Door				0.00			1.20
Glazing	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.80	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
FSD	Solid Door	Sheltered	North East	2.12	0
RSW	Glazing	External Wall	North West	8.91	0
LSGD	Glazing	External Wall	South East	4.97	0
LSW	Glazing	External Wall	South East	1.49	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
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	9.16	0.02	0.02	RCD	No
E3 Sill	Independently assessed	6.34	0.02	0.02	RCD	No
E4 Jamb	Independently assessed	22.82	0.01	0.01	RCD	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	44.56	0.05	0.05	RCD	No
E16 Corner (normal)	Independently assessed	9.60	0.05	0.05	RCD	No
P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	16.32	0.00	0.00	Default	No
E18 Party wall between dwellings	Independently assessed	9.60	0.06	0.06	RCD	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	6.40	-0.10	-0.10	RCD	No
E25 Staggered party wall between dwellings	Table K1 - Default	3.20	0.24	0.24	E25 - Default	No
E20 Exposed floor (normal)	Independently assessed	6.77	0.05	0.05	RCD	No
P7 Party Wall - Exposed floor (normal)	Table K1 - Default	2.76	0.48	0.48	P7 - Default	No
P8 Party Wall - Exposed floor (inverted)	Table K1 - Default	8.04	0.48	0.48	P8 - Default	No

Y-value	0.10	W/m²K
Description	Bridge	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500500
Configuration	2
MVHR Duct Insulated	Uninsulated Ducts
Manufacturer SFP	0.59
Duct Type	Rigid
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 2

19.1 Mechanical extract ventilation - Decentralised

SFP	Fan/Room Type	Count
0.13	In Room Fan Kitchen	1
0.11	In Room Fan Other Wet Room	3

0.00	In Duct Fan Kitchen	0
0.00	In Duct Fan Other Wet Room	0
0.10	Through Wall Fan Kitchen	0
0.10	Through Wall Fan Other Wet Room	0

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	0	
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}	3.00	$m^3/(h.m^2)$ @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

22.0 Lighting

No Fixed Lighting: No

Name	Efficacy	Power	Capacity	Count
Low energy Lighting	85.00	5.00	425.00	10

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	194.18	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	Modulating	
HETAS approved System	No	
Is MHS Pumped	Pump in heated space	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Underfloor Heating	Yes - Pipes in thin screed	
Flow Temperature	Enter value	
Flow Temperature Value	55.00	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	100834	
Fuel Type	Electricity	
SAP Code	0	
In Winter	337.54	
In Summer	194.18	
Model Name	Compact P	

Summary for Input Data

elmhurst energy

Manufacturer	Nilan AS
Controls	2100
Delayed Start Stat	No
HETAS approved System	No
Flow Temperature	Enter value

26.0 Heat Networks	None
27.0 Secondary Heating	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
Baths connected to WWHRS	0
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
8 lpm	Unknown	8.00		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	
Insulation Thickness	0	
Cylinder Volume	180.00	L
Loss	0.84	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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

Predicted Energy Assessment

C14-01-07, Horsham Enterprise Park

Dwelling type:	Flat, End-Terrace
Date of assessment:	15/10/2025
Produced by:	Charlotte Russell
Total floor area:	72.32 m²
DRRN:	

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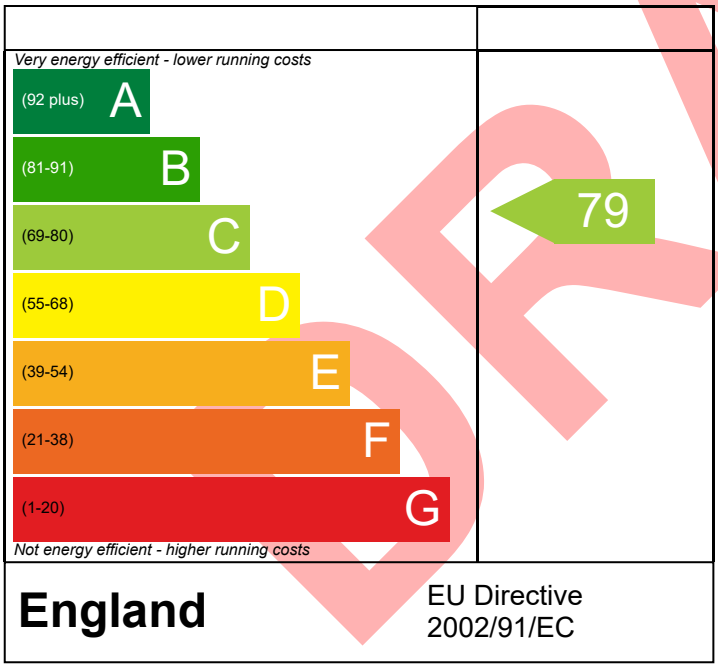
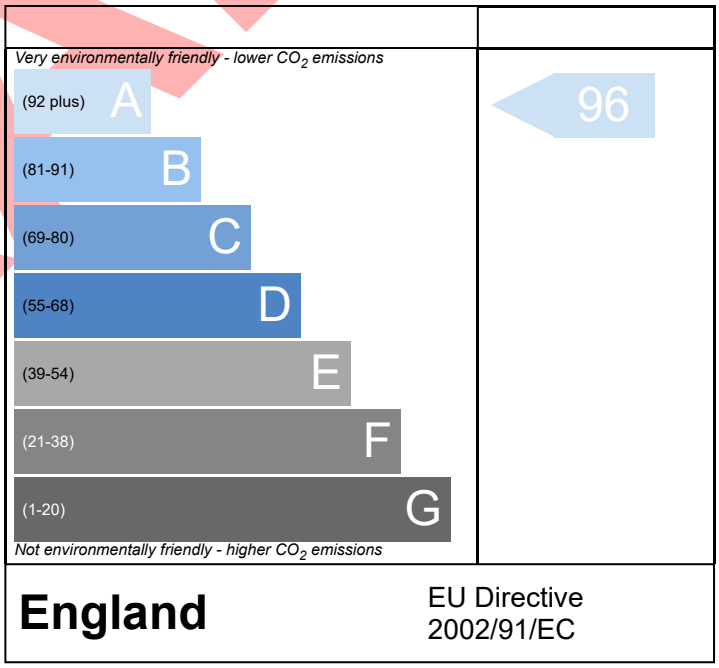
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

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.

Thermal Bridging

Property Reference	C14-01-07	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	End-Terrace Flat
Property	C14-01-07, Horsham Enterprise Park		

SAP Rating	79 C	**DER**	5.78	**TER**	14.47
Environmental	96 A	**% DER < TER**			60.06
CO_2 Emissions (t/year)	0.35	**DFEE**	36.79	**TFEE**	41.86
Compliance Check	See BREL	**% DFEE < TFEE**			12.10
% DPER < TPER	21.66	**DPER**	60.15	**TPER**	76.78

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

	Junction details	Source Type	Psi (W/mK)	Length (m)	Result	Reference
External wall	E2 Other lintels (including other steel lintels)	Independently assessed	0.022	9.16	0.20	RCD
External wall	E3 Sill	Independently assessed	0.016	6.34	0.10	RCD
External wall	E4 Jamb	Independently assessed	0.011	22.82	0.25	RCD
External wall	E7 Party floor between dwellings (in blocks of flats)	Independently assessed	0.053	44.56	2.36	RCD
External wall	E16 Corner (normal)	Independently assessed	0.051	9.60	0.49	RCD
Party wall	P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	0.000	16.32	0.00	Default
External wall	E18 Party wall between dwellings	Independently assessed	0.057	9.60	0.55	RCD
External wall	E17 Corner (inverted – internal area greater than external area)	Independently assessed	-0.104	6.40	-0.67	RCD
External wall	E25 Staggered party wall between dwellings	Table K1 - Default	0.240	3.20	0.77	E25 - Default
External wall	E20 Exposed floor (normal)	Independently assessed	0.054	6.77	0.37	RCD
Party wall	P7 Party Wall - Exposed floor (normal)	Table K1 - Default	0.480	2.76	1.32	P7 - Default
Party wall	P8 Party Wall - Exposed floor (inverted)	Table K1 - Default	0.480	8.04	3.86	P8 - Default

Total: 145.57 W/mK:

Y-Value: 0.10 W/m²K:

Summary for Input Data

Property Reference	C14-01-13	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	C14-01-13
Property	C14-01-13, Horsham Enterprise Park		

SAP Rating	77 C	**DER**	7.04	**TER**	17.36
Environmental	95 A	**% DER < TER**			59.45
CO_2 Emissions (t/year)	0.3	**DFEE**	42.94	**TFEE**	46.51
Compliance Check	See BREL	**% DFEE < TFEE**			7.67
% DPER < TPER	20.81	**DPER**	73.39	**TPER**	92.68

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

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

Orientation	Southwest	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	Flat, Mid-Terrace	
Position of Flat	Mid-floor flat	
Which Floor	1	
2.0 Number of Storeys	1	
3.0 Date Built	2025	
3.0 Property Age Band	L	
4.0 Sheltered Sides	2	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	299.85	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	Yes	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	16.78 m	50.73 m²	3.20 m

8.0 Living Area	23.56	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 Wall	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.15	110.00	21.50	13.56	0.00	None	7.94	Enter Gross Area
Sheltered	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.18	110.00	32.19	30.07	0.90	Stairwell Access Corridor 4	2.12	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall	Filled Cavity with Edge Sealing	Single plasterboard on dabs both sides, lightweight aggregate blocks, cavity or cavity fill	0.00	110.00	47.17	0.00	None

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Walls	Plasterboard on timber frame	9.00	80.78

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Ceiling	Precast concrete plank floor (screed laid on rubber), carpeted	30.00	50.73

11.0 Heat Loss Floors

Summary for Input Data

Description	Type	Storey Index	Construction	U-Value (W/m²K)	Shelter Code	Shelter Factor	Kappa (kJ/m²K)	Area (m²)
Exposed Floor	Exposed Floor - Solid	Lowest occupied	Other	0.12	None	0.00	0.00	27.10

11.1 Party Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor	Lowest occupied	Precast concrete planks floor, screed, carpeted	40.00	23.63

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Solid Door	Manufacturer	Solid Door				0.00			1.20
Glazing	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.80	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
FSD	Solid Door	Sheltered	South West	2.12	0
RW	Glazing	External Wall	North East	2.97	0
RGD	Glazing	External Wall	North East	4.97	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
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	4.63	0.02	0.02	RCD	No
E3 Sill	Independently assessed	1.81	0.02	0.02	RCD	No
E4 Jamb	Independently assessed	12.98	0.01	0.01	RCD	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	23.68	0.05	0.05	RCD	No
E16 Corner (normal)	Independently assessed	3.20	0.05	0.05	RCD	No
P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	21.59	0.00	0.00	Default	No
E18 Party wall between dwellings	Independently assessed	16.00	0.06	0.06	RCD	No
E17 Corner (inverted – internal area greater than external area)	Independently assessed	3.20	-0.10	-0.10	RCD	No
E25 Staggered party wall between dwellings	Table K1 - Default	0.00	0.24	0.24	E25 - Default	No
E20 Exposed floor (normal)	Independently assessed	9.88	0.05	0.05	RCD	No
P7 Party Wall - Exposed floor (normal)	Table K1 - Default	7.89	0.48	0.48	P7 - Default	No
P8 Party Wall - Exposed floor (inverted)	Table K1 - Default	6.85	0.48	0.48	P8 - Default	No

Y-value	0.12	W/m²K
Description	Bridge	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500500
Configuration	2
MVHR Duct Insulated	Uninsulated Ducts
Manufacturer SFP	0.59
Duct Type	Rigid
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 2

19.1 Mechanical extract ventilation - Decentralised

SFP	Fan/Room Type	Count
0.13	In Room Fan Kitchen	1
0.11	In Room Fan Other Wet Room	3
0.00	In Duct Fan Kitchen	0

0.00	In Duct Fan Other Wet Room	0
0.10	Through Wall Fan Kitchen	0
0.10	Through Wall Fan Other Wet Room	0

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	0	
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}	3.00	$m^3/(h.m^2)$ @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Low energy Lighting	85.00	5.00	425.00	10

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	194.18	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	Modulating	
HETAS approved System	No	
Is MHS Pumped	Pump in heated space	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Underfloor Heating	Yes - Pipes in thin screed	
Flow Temperature	Enter value	
Flow Temperature Value	55.00	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	100834	
Fuel Type	Electricity	
SAP Code	0	
In Winter	303.77	
In Summer	194.18	
Model Name	Compact P	

Summary for Input Data

elmhurst energy

Manufacturer	Nilan AS
Controls	2100
Delayed Start Stat	No
HETAS approved System	No
Flow Temperature	Enter value

26.0 Heat Networks	None
27.0 Secondary Heating	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
Baths connected to WWHRS	0
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
8 lpm	Unknown	8.00		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	
Insulation Thickness	0	
Cylinder Volume	180.00	L
Loss	0.84	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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

Predicted Energy Assessment

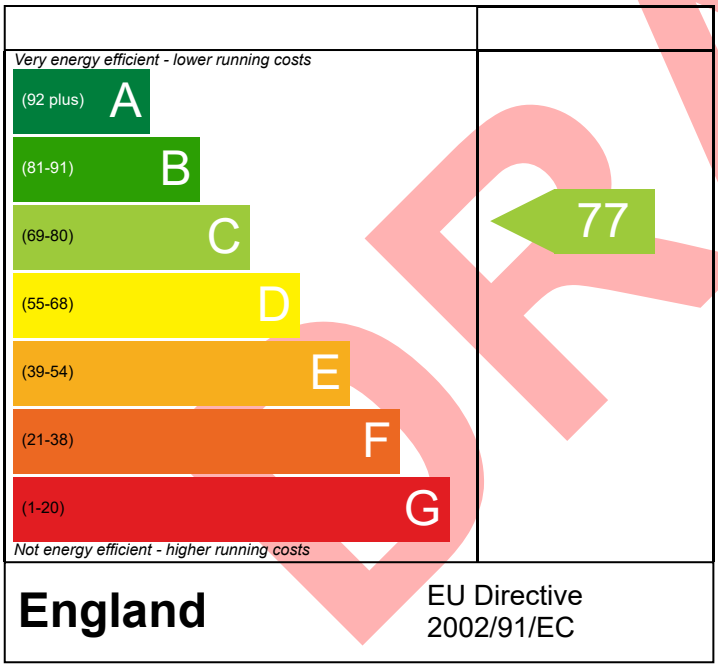
C14-01-13, Horsham Enterprise Park

Dwelling type:	Flat, Mid-Terrace
Date of assessment:	15/10/2025
Produced by:	Charlotte Russell
Total floor area:	50.73 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.

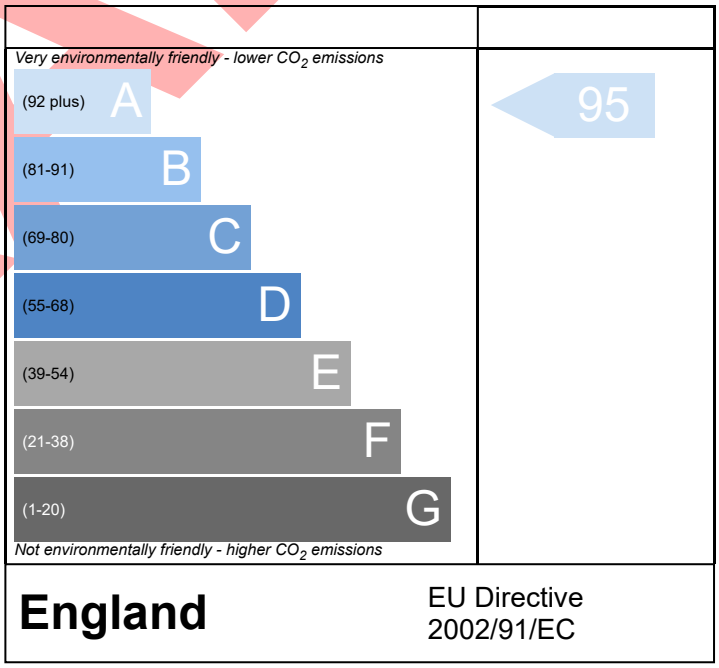
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

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.

Thermal Bridging

elmhurst energy

Property Reference	C14-01-13	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	Mid-Terrace Flat
Property	C14-01-13, Horsham Enterprise Park		

SAP Rating	77 C	**DER**	7.04	**TER**	17.36
Environmental	95 A	**% DER < TER**			59.45
CO_2 Emissions (t/year)	0.3	**DFEE**	42.94	**TFEE**	46.51
Compliance Check	See BREL	**% DFEE < TFEE**			7.67
% DPER < TPER	20.81	**DPER**	73.39	**TPER**	92.68

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

	Junction details	Source Type	Psi (W/mK)	Length (m)	Result	Reference
External wall	E2 Other lintels (including other steel lintels)	Independently assessed	0.022	4.63	0.10	RCD
External wall	E3 Sill	Independently assessed	0.016	1.81	0.03	RCD
External wall	E4 Jamb	Independently assessed	0.011	12.98	0.14	RCD
External wall	E7 Party floor between dwellings (in blocks of flats)	Independently assessed	0.053	23.68	1.26	RCD
External wall	E16 Corner (normal)	Independently assessed	0.051	3.20	0.16	RCD
Party wall	P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	0.000	21.59	0.00	Default
External wall	E18 Party wall between dwellings	Independently assessed	0.057	16.00	0.91	RCD
External wall	E17 Corner (inverted – internal area greater than external area)	Independently assessed	-0.104	3.20	-0.33	RCD
External wall	E25 Staggered party wall between dwellings	Table K1 - Default	0.240	0.00	0.00	E25 - Default
External wall	E20 Exposed floor (normal)	Independently assessed	0.054	9.88	0.53	RCD
Party wall	P7 Party Wall - Exposed floor (normal)	Table K1 - Default	0.480	7.89	3.79	P7 - Default
Party wall	P8 Party Wall - Exposed floor (inverted)	Table K1 - Default	0.480	6.85	3.29	P8 - Default

Total: 111.71 W/mK:

Y-Value: 0.12 W/m²K:

Summary for Input Data

Property Reference	C14-02-01	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	C14-02-01
Property	C14-02-01, Horsham Enterprise Park		

SAP Rating	77 C	**DER**	5.66	**TER**	14.19
Environmental	95 A	**% DER < TER**			60.11
CO_2 Emissions (t/year)	0.42	**DFEE**	37.36	**TFEE**	44.28
Compliance Check	See BREL	**% DFEE < TFEE**			15.63
% DPER < TPER	21.70	**DPER**	58.90	**TPER**	75.23

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

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

Orientation	Southwest	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	Flat, End-Terrace	
Position of Flat	Mid-floor flat	
Which Floor	2	
2.0 Number of Storeys	1	
3.0 Date Built	2025	
3.0 Property Age Band	L	
4.0 Sheltered Sides	2	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	245.66	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	Yes	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	35.90 m	88.75 m²	3.20 m

8.0 Living Area	33.43	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 Wall	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.15	110.00	67.49	53.61	0.00	None	13.88	Enter Gross Area
Sheltered	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.18	110.00	47.39	45.27	0.90	Stairwell Access Corridor 4	2.12	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall	Filled Cavity with Edge Sealing	Single plasterboard on dabs both sides, lightweight aggregate blocks, cavity or cavity fill	0.00	110.00	21.44	0.00	None

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Walls	Plasterboard on timber frame	9.00	184.14

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
External Roof	External Flat Roof	Plasterboard, insulated flat roof	0.11	9.00	6.13	6.13	None	0.00	Enter Gross Area	0.00

Summary for Input Data

elmhurst energy

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling	Precast concrete planks floor, screed, carpeted	30.00	82.61

11.1 Party Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor	Lowest occupied	Precast concrete planks floor, screed, carpeted	40.00	88.75

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Solid Door	Manufacturer	Solid Door				0.00			1.20
Glazing	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.80	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
FSD	Solid Door	Sheltered	South West	2.12	0
RW	Glazing	External Wall	North East	8.91	0
RGD	Glazing	External Wall	North East	4.97	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
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	8.25	0.02	0.02	RCD	No
E3 Sill	Independently assessed	5.43	0.02	0.02	RCD	No
E4 Jamb	Independently assessed	19.54	0.01	0.01	RCD	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	50.41	0.05	0.05	RCD	No
E16 Corner (normal)	Independently assessed	16.00	0.05	0.05	RCD	No
P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	13.12	0.00	0.00	Default	No
E18 Party wall between dwellings	Independently assessed	6.40	0.06	0.06	RCD	No
E25 Staggered party wall between dwellings	Independently assessed	0.00	0.05	0.05	RCD	No
E14 Flat roof	Independently assessed	21.39	0.04	0.04	ROI	No
P4 Party wall - Roof (insulation at ceiling level)	Table K1 - Default	0.28	0.48	0.48	Default	No
E24 Eaves (insulation at ceiling level - inverted)	Table K1 - Default	20.51	0.15	0.15		No
E17 Corner (inverted – internal area greater than external area)	Table K1 - Default	6.40	0.00	0.00		No

Y-value	0.07	W/m²K
Description	Bridge	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500500
Configuration	2
MVHR Duct Insulated	Uninsulated Ducts
Manufacturer SFP	0.59
Duct Type	Rigid
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 2

19.1 Mechanical extract ventilation - Decentralised

SFP	Fan/Room Type	Count
0.13	In Room Fan Kitchen	1
0.11	In Room Fan Other Wet Room	3

0.00	In Duct Fan Kitchen	0
0.00	In Duct Fan Other Wet Room	0
0.10	Through Wall Fan Kitchen	0
0.10	Through Wall Fan Other Wet Room	0

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	0	
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}	3.00	$m^3/(h.m^2)$ @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

22.0 Lighting

No Fixed Lighting: No

Name	Efficacy	Power	Capacity	Count
Low energy Lighting	85.00	5.00	425.00	10

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	194.18	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	Modulating	
HETAS approved System	No	
Is MHS Pumped	Pump in heated space	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Underfloor Heating	Yes - Pipes in thin screed	
Flow Temperature	Enter value	
Flow Temperature Value	55.00	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	100834	
Fuel Type	Electricity	
SAP Code	0	
In Winter	379.02	
In Summer	194.18	
Model Name	Compact P	

Summary for Input Data

elmhurst energy

Manufacturer	Nilan AS
Controls	2100
Delayed Start Stat	No
HETAS approved System	No
Flow Temperature	Enter value

26.0 Heat Networks	None
27.0 Secondary Heating	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
Baths connected to WWHRS	0
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
8 lpm	Unknown	8.00		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	
Insulation Thickness	0	
Cylinder Volume	180.00	L
Loss	0.84	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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

Predicted Energy Assessment

C14-02-01, Horsham Enterprise Park

Dwelling type:	Flat, End-Terrace
Date of assessment:	15/10/2025
Produced by:	Charlotte Russell
Total floor area:	88.75 m²
DRRN:	

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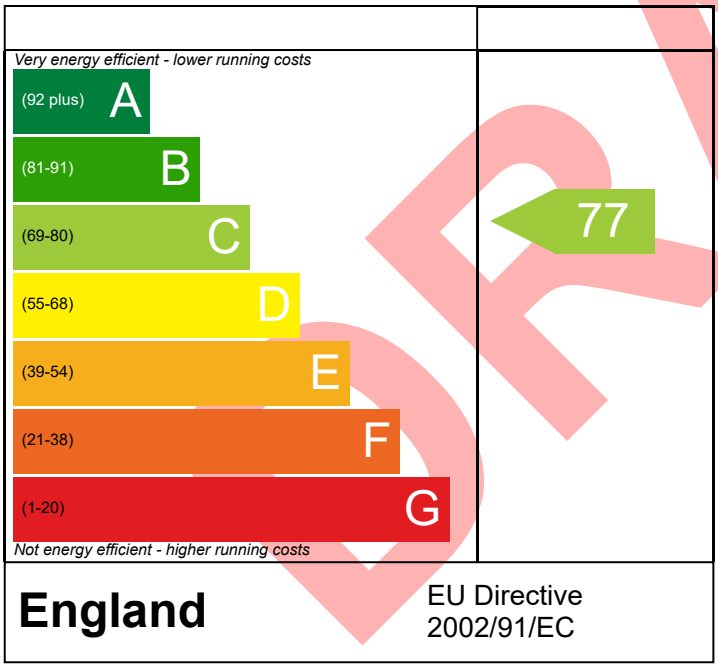
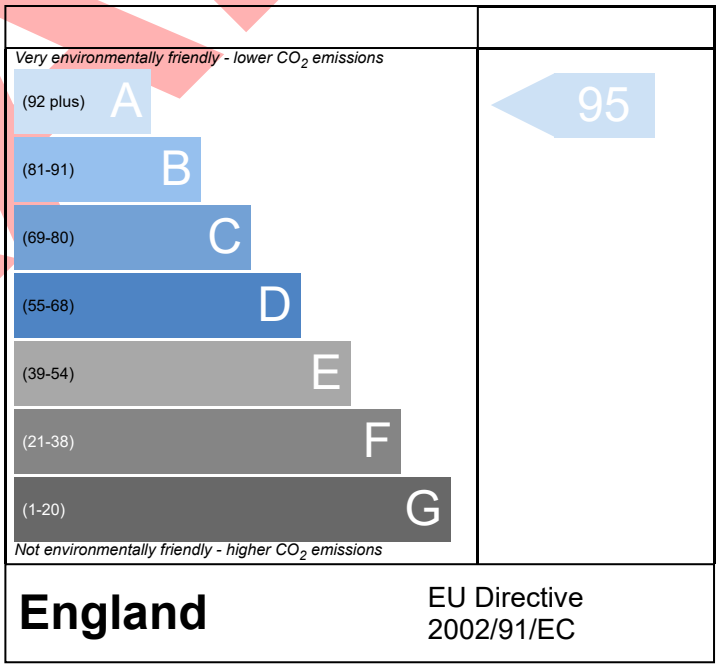
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

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.

Thermal Bridging

Property Reference	C14-02-01	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	End-Terrace Flat
Property	C14-02-01, Horsham Enterprise Park		

SAP Rating	77 C	**DER**	5.66	**TER**	14.19
Environmental	95 A	**% DER < TER**			60.11
CO_2 Emissions (t/year)	0.42	**DFEE**	37.36	**TFEE**	44.28
Compliance Check	See BREL	**% DFEE < TFEE**			15.63
% DPER < TPER	21.70	**DPER**	58.90	**TPER**	75.23

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

	Junction details	Source Type	Psi (W/mK)	Length (m)	Result	Reference
External wall	E2 Other lintels (including other steel lintels)	Independently assessed	0.022	8.25	0.18	RCD
External wall	E3 Sill	Independently assessed	0.016	5.43	0.09	RCD
External wall	E4 Jamb	Independently assessed	0.011	19.54	0.21	RCD
External wall	E7 Party floor between dwellings (in blocks of flats)	Independently assessed	0.053	50.41	2.67	RCD
External wall	E16 Corner (normal)	Independently assessed	0.051	16.00	0.82	RCD
Party wall	P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	0.000	13.12	0.00	Default
External wall	E18 Party wall between dwellings	Independently assessed	0.057	6.40	0.36	RCD
External wall	E25 Staggered party wall between dwellings	Independently assessed	0.046	0.00	0.00	RCD
External wall	E14 Flat roof	Independently assessed	0.040	21.39	0.86	ROI
Party wall	P4 Party wall - Roof (insulation at ceiling level)	Table K1 - Default	0.480	0.28	0.13	Default
External wall	E24 Eaves (insulation at ceiling level - inverted)	Table K1 - Default	0.150	20.51	3.08	
External wall	E17 Corner (inverted – internal area greater than external area)	Table K1 - Default	0.000	6.40	0.00	

Total: 167.73 W/mK:

Y-Value: 0.07 W/m²K:

Summary for Input Data

Property Reference	C14-02-03	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	C14-02-03
Property	C14-02-03, Horsham Enterprise Park		

SAP Rating	83 B	**DER**	5.14	**TER**	14.67
Environmental	97 A	**% DER < TER**			64.96
CO_2 Emissions (t/year)	0.22	**DFEE**	29.20	**TFEE**	33.89
Compliance Check	See BREL	**% DFEE < TFEE**			13.84
% DPER < TPER	30.95	**DPER**	54.03	**TPER**	78.24

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

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

Orientation	Northeast	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	Flat, Mid-Terrace	
Position of Flat	Mid-floor flat	
Which Floor	2	
2.0 Number of Storeys	1	
3.0 Date Built	2025	
3.0 Property Age Band	L	
4.0 Sheltered Sides	2	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	284.81	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	Yes	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	16.78 m	50.73 m²	3.20 m

8.0 Living Area	23.56	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 Wall	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.15	110.00	21.50	13.56	0.00	None	7.94	Enter Gross Area
Sheltered	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.18	110.00	32.19	30.07	0.90	Stairwell Access Corridor 4	2.12	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall	Filled Cavity with Edge Sealing	Single plasterboard on dabs both sides, lightweight aggregate blocks, cavity or cavity fill	0.00	110.00	47.17	0.00	None

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Walls	Plasterboard on timber frame	9.00	80.78

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
External Roof	External Flat Roof	Plasterboard, insulated flat roof	0.11	9.00	10.48	10.48	None	0.00	Enter Gross Area	0.00

Summary for Input Data

elmhurst energy

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling	Precast concrete planks floor, screed, carpeted	30.00	40.25

11.1 Party Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor	Lowest occupied	Precast concrete planks floor, screed, carpeted	40.00	50.73

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Solid Door	Manufacturer	Solid Door				0.00			1.20
Glazing	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.80	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
FSD	Solid Door	Sheltered	North East	2.12	0
RW	Glazing	External Wall	South West	2.97	0
RGD	Glazing	External Wall	South West	4.97	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
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	4.63	0.02	0.02	RCD	No
E3 Sill	Independently assessed	1.81	0.02	0.02	RCD	No
E4 Jamb	Independently assessed	12.98	0.01	0.01	RCD	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	26.84	0.05	0.05	RCD	No
E16 Corner (normal)	Independently assessed	3.20	0.05	0.05	RCD	No
P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	26.36	0.00	0.00	Default	No
E18 Party wall between dwellings	Independently assessed	16.00	0.06	0.06	RCD	No
E25 Staggered party wall between dwellings	Independently assessed	0.00	0.05	0.05	RCD	No
E14 Flat roof	Independently assessed	6.72	0.04	0.04	ROI	No
P4 Party wall - Roof (insulation at ceiling level)	Table K1 - Default	3.12	0.48	0.48	Default	No
E24 Eaves (insulation at ceiling level - inverted)	Table K1 - Default	6.72	0.15	0.15		No
E17 Corner (inverted – internal area greater than external area)	Table K1 - Default	3.20	0.00	0.00		No

Y-value	0.09	W/m²K
Description	Bridge	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500500
Configuration	2
MVHR Duct Insulated	Uninsulated Ducts
Manufacturer SFP	0.59
Duct Type	Rigid
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 2

19.1 Mechanical extract ventilation - Decentralised

SFP	Fan/Room Type	Count
0.13	In Room Fan Kitchen	1
0.11	In Room Fan Other Wet Room	3

0.00	In Duct Fan Kitchen	0
0.00	In Duct Fan Other Wet Room	0
0.10	Through Wall Fan Kitchen	0
0.10	Through Wall Fan Other Wet Room	0

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	0	
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}	3.00	$m^3/(h.m^2)$ @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

22.0 Lighting

No Fixed Lighting: No

Name	Efficacy	Power	Capacity	Count
Low energy Lighting	85.00	5.00	425.00	10

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	194.18	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	Modulating	
HETAS approved System	No	
Is MHS Pumped	Pump in heated space	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Underfloor Heating	Yes - Pipes in thin screed	
Flow Temperature	Enter value	
Flow Temperature Value	55.00	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	100834	
Fuel Type	Electricity	
SAP Code	0	
In Winter	300.41	
In Summer	194.18	
Model Name	Compact P	

Summary for Input Data

elmhurst energy

Manufacturer	Nilan AS
Controls	2100
Delayed Start Stat	No
HETAS approved System	No
Flow Temperature	Enter value

26.0 Heat Networks	None
27.0 Secondary Heating	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
Baths connected to WWHRS	0
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
8 lpm	Unknown	8.00		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	
Insulation Thickness	0	
Cylinder Volume	180.00	L
Loss	0.84	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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

Predicted Energy Assessment

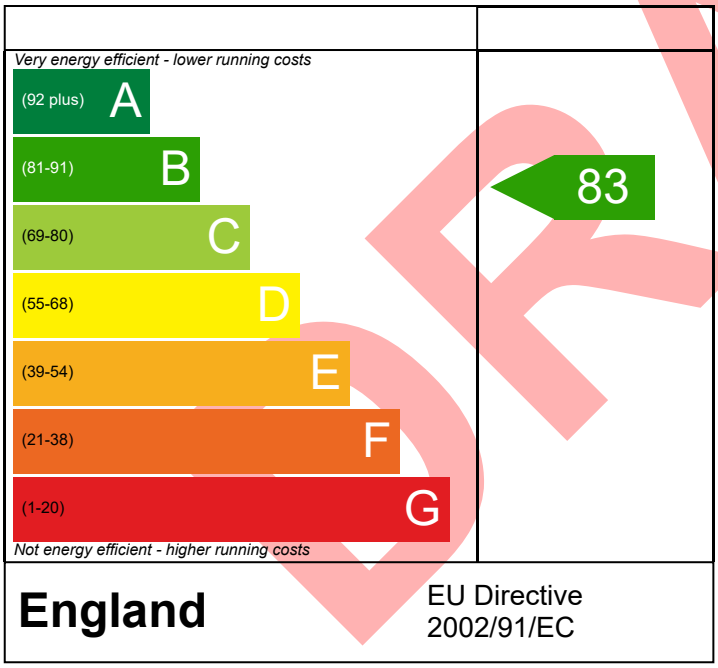
C14-02-03, Horsham Enterprise Park

Dwelling type:	Flat, Mid-Terrace
Date of assessment:	15/10/2025
Produced by:	Charlotte Russell
Total floor area:	50.73 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.

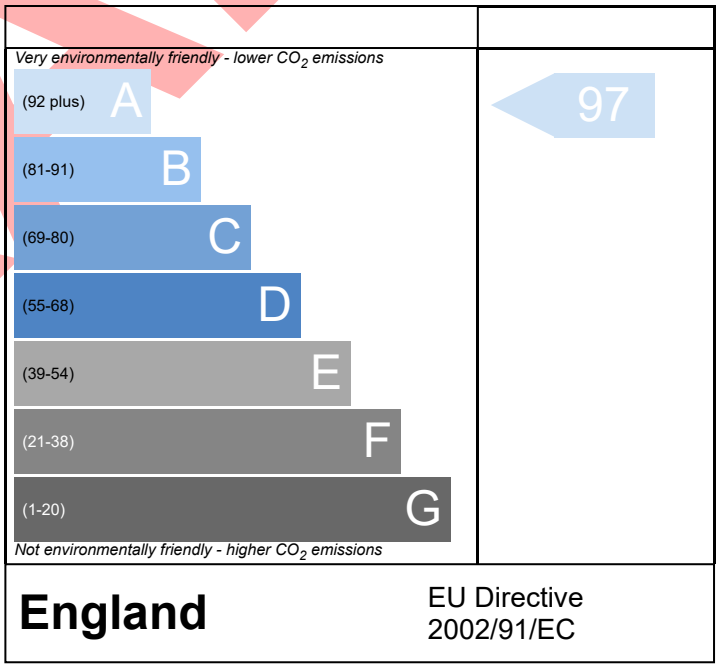
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

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.

Thermal Bridging

elmhurst energy

Property Reference	C14-02-03	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	Mid-Terrace Flat
Property	C14-02-03, Horsham Enterprise Park		

SAP Rating	83 B	**DER**	5.14	**TER**	14.67
Environmental	97 A	**% DER < TER**			64.96
CO_2 Emissions (t/year)	0.22	**DFEE**	29.20	**TFEE**	33.89
Compliance Check	See BREL	**% DFEE < TFEE**			13.84
% DPER < TPER	30.95	**DPER**	54.03	**TPER**	78.24

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

	Junction details	Source Type	Psi (W/mK)	Length (m)	Result	Reference
External wall	E2 Other lintels (including other steel lintels)	Independently assessed	0.022	4.63	0.10	RCD
External wall	E3 Sill	Independently assessed	0.016	1.81	0.03	RCD
External wall	E4 Jamb	Independently assessed	0.011	12.98	0.14	RCD
External wall	E7 Party floor between dwellings (in blocks of flats)	Independently assessed	0.053	26.84	1.42	RCD
External wall	E16 Corner (normal)	Independently assessed	0.051	3.20	0.16	RCD
Party wall	P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	0.000	26.36	0.00	Default
External wall	E18 Party wall between dwellings	Independently assessed	0.057	16.00	0.91	RCD
External wall	E25 Staggered party wall between dwellings	Independently assessed	0.046	0.00	0.00	RCD
External wall	E14 Flat roof	Independently assessed	0.040	6.72	0.27	ROI
Party wall	P4 Party wall - Roof (insulation at ceiling level)	Table K1 - Default	0.480	3.12	1.50	Default
External wall	E24 Eaves (insulation at ceiling level - inverted)	Table K1 - Default	0.150	6.72	1.01	
External wall	E17 Corner (inverted – internal area greater than external area)	Table K1 - Default	0.000	3.20	0.00	

Total: 111.58 W/mK:

Y-Value: 0.09 W/m²K:

Summary for Input Data

Property Reference	C14-02-06	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	C14-02-06
Property	C14-02-06, Horsham Enterprise Park		

SAP Rating	80 C	**DER**	5.17	**TER**	13.46
Environmental	96 A	**% DER < TER**			61.59
CO_2 Emissions (t/year)	0.32	**DFEE**	32.74	**TFEE**	37.59
Compliance Check	See BREL	**% DFEE < TFEE**			12.89
% DPER < TPER	24.31	**DPER**	53.98	**TPER**	71.32

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

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

Orientation	Southwest	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	Flat, Mid-Terrace	
Position of Flat	Mid-floor flat	
Which Floor	2	
2.0 Number of Storeys	1	
3.0 Date Built	2025	
3.0 Property Age Band	L	
4.0 Sheltered Sides	2	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	233.08	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	Yes	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	21.83 m	73.71 m²	3.20 m

8.0 Living Area	25.31	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 Wall	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.15	110.00	51.01	35.64	0.00	None	15.37	Enter Gross Area
Sheltered	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.18	110.00	18.85	16.73	0.90	Stairwell Access Corridor 4	2.12	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall	Filled Cavity with Edge Sealing	Single plasterboard on dabs both sides, lightweight aggregate blocks, cavity or cavity fill	0.00	110.00	44.00	0.00	None

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Walls	Plasterboard on timber frame	9.00	165.42

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
External Roof	External Flat Roof	Plasterboard, insulated flat roof	0.11	9.00	16.37	16.37	None	0.00	Enter Gross Area	0.00

Summary for Input Data

elmhurst energy

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling	Precast concrete planks floor, screed, carpeted	30.00	49.87

11.1 Party Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor	Lowest occupied	Precast concrete planks floor, screed, carpeted	40.00	73.71

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Solid Door	Manufacturer	Solid Door				0.00			1.20
Glazing	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.80	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
FSD	Solid Door	Sheltered	South West	2.12	0
RSW	Glazing	External Wall	South East	1.49	0
RSGD	Glazing	External Wall	South East	4.97	0
LSW	Glazing	External Wall	North West	8.91	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
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	9.16	0.02	0.02	RCD	No
E3 Sill	Independently assessed	6.34	0.02	0.02	RCD	No
E4 Jamb	Independently assessed	22.82	0.01	0.01	RCD	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	34.14	0.05	0.05	RCD	No
E16 Corner (normal)	Independently assessed	3.20	0.05	0.05	RCD	No
P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	24.06	0.00	0.00	Default	No
E18 Party wall between dwellings	Independently assessed	12.80	0.06	0.06	RCD	No
E25 Staggered party wall between dwellings	Independently assessed	0.00	0.05	0.05	RCD	No
E14 Flat roof	Independently assessed	9.52	0.04	0.04	ROI	No
P4 Party wall - Roof (insulation at ceiling level)	Table K1 - Default	3.44	0.48	0.48	Default	No
E24 Eaves (insulation at ceiling level - inverted)	Table K1 - Default	9.52	0.15	0.15		No
E17 Corner (inverted – internal area greater than external area)	Table K1 - Default	3.20	0.00	0.00		No

Y-value	0.08	W/m²K
Description	Bridge	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500500
Configuration	2
MVHR Duct Insulated	Uninsulated Ducts
Manufacturer SFP	0.59
Duct Type	Rigid
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 2

19.1 Mechanical extract ventilation - Decentralised

SFP	Fan/Room Type	Count
0.13	In Room Fan Kitchen	1

0.11	In Room Fan Other Wet Room	3
0.00	In Duct Fan Kitchen	0
0.00	In Duct Fan Other Wet Room	0
0.10	Through Wall Fan Kitchen	0
0.10	Through Wall Fan Other Wet Room	0

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	0
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}	3.00	$m^3/(h.m^2)$ @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Low energy Lighting	85.00	5.00	425.00	10

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	194.18	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	Modulating	
HETAS approved System	No	
Is MHS Pumped	Pump in heated space	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Underfloor Heating	Yes - Pipes in thin screed	
Flow Temperature	Enter value	
Flow Temperature Value	55.00	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	100834	
Fuel Type	Electricity	
SAP Code	0	
In Winter	340.44	

Summary for Input Data

In Summer	194.18	
Model Name	Compact P	
Manufacturer	Nilan AS	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Flow Temperature	Enter value	
26.0 Heat Networks	None	
27.0 Secondary Heating	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	
Baths connected to WWHRS	0	
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
8 lpm	Unknown	8.00		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	
Insulation Thickness	0	
Cylinder Volume	180.00	L
Loss	0.84	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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

Summary for Input Data

None

Predicted Energy Assessment

C14-02-06, Horsham Enterprise Park

Dwelling type:	Flat, Mid-Terrace
Date of assessment:	15/10/2025
Produced by:	Charlotte Russell
Total floor area:	73.71 m²
DRRN:	

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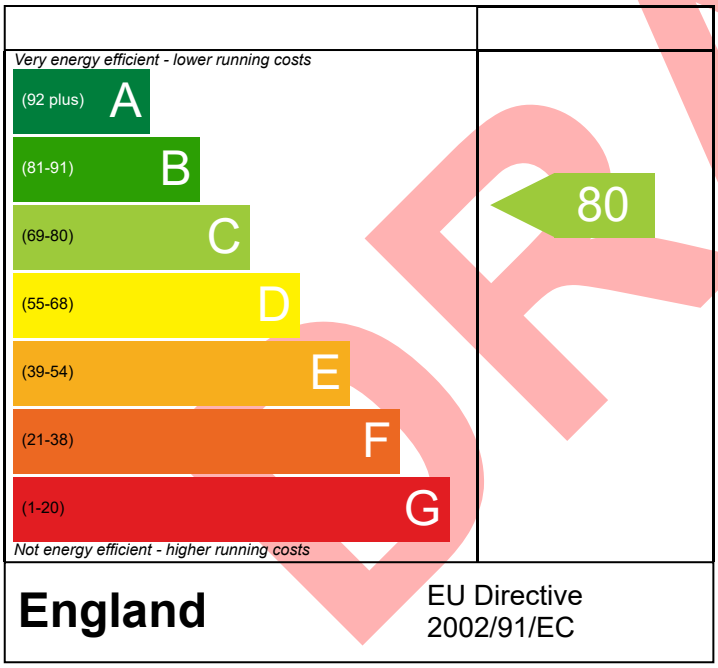
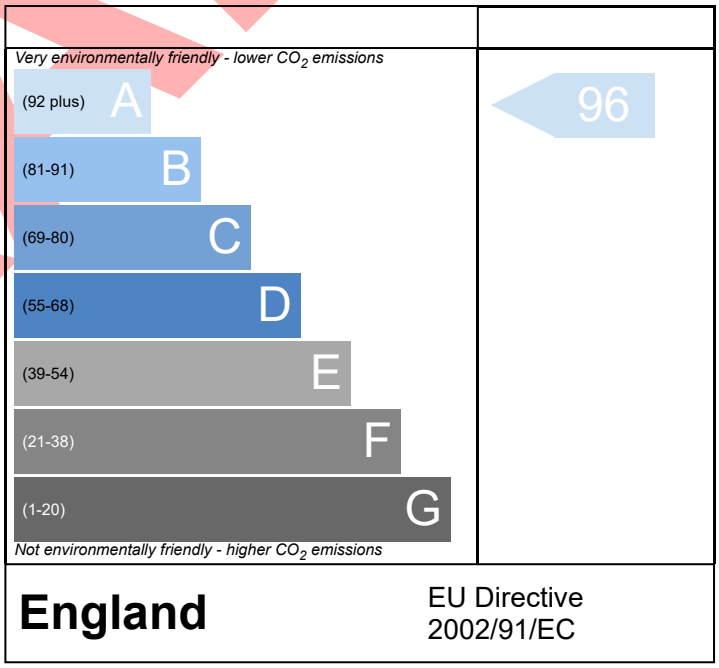
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

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.

Thermal Bridging

Property Reference	C14-02-06	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	Mid-Terrace Flat
Property	C14-02-06, Horsham Enterprise Park		

SAP Rating	80 C	**DER**	5.17	**TER**	13.46
Environmental	96 A	**% DER < TER**			61.59
CO_2 Emissions (t/year)	0.32	**DFEE**	32.74	**TFEE**	37.59
Compliance Check	See BREL	**% DFEE < TFEE**			12.89
% DPER < TPER	24.31	**DPER**	53.98	**TPER**	71.32

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

	Junction details	Source Type	Psi (W/mK)	Length (m)	Result	Reference
External wall	E2 Other lintels (including other steel lintels)	Independently assessed	0.022	9.16	0.20	RCD
External wall	E3 Sill	Independently assessed	0.016	6.34	0.10	RCD
External wall	E4 Jamb	Independently assessed	0.011	22.82	0.25	RCD
External wall	E7 Party floor between dwellings (in blocks of flats)	Independently assessed	0.053	34.14	1.81	RCD
External wall	E16 Corner (normal)	Independently assessed	0.051	3.20	0.16	RCD
Party wall	P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	0.000	24.06	0.00	Default
External wall	E18 Party wall between dwellings	Independently assessed	0.057	12.80	0.73	RCD
External wall	E25 Staggered party wall between dwellings	Independently assessed	0.046	0.00	0.00	RCD
External wall	E14 Flat roof	Independently assessed	0.040	9.52	0.38	ROI
Party wall	P4 Party wall - Roof (insulation at ceiling level)	Table K1 - Default	0.480	3.44	1.65	Default
External wall	E24 Eaves (insulation at ceiling level - inverted)	Table K1 - Default	0.150	9.52	1.43	
External wall	E17 Corner (inverted – internal area greater than external area)	Table K1 - Default	0.000	3.20	0.00	

Total: 138.20 W/mK:

Y-Value: 0.08 W/m²K:

Summary for Input Data

Property Reference	C14-02-08	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	C14-02-08
Property	C14-02-08, Horsham Enterprise Park		

SAP Rating	77 C	**DER**	5.94	**TER**	14.87
Environmental	95 A	**% DER < TER**			60.05
CO_2 Emissions (t/year)	0.39	**DFEE**	37.61	**TFEE**	44.15
Compliance Check	See BREL	**% DFEE < TFEE**			14.82
% DPER < TPER	21.83	**DPER**	61.77	**TPER**	79.03

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

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

Orientation	Northwest	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	Flat, Mid-Terrace	
Position of Flat	Mid-floor flat	
Which Floor	2	
2.0 Number of Storeys	1	
3.0 Date Built	2025	
3.0 Property Age Band	L	
4.0 Sheltered Sides	2	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	238.46	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	Yes	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	37.86 m	76.87 m²	3.20 m

8.0 Living Area 28.36 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 Wall	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.15	110.00	81.60	71.22	0.00	None	10.38	Enter Gross Area
Sheltered	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.18	110.00	39.55	37.43	0.90	Stairwell Access Corridor 4	2.12	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall	Filled Cavity with Edge Sealing	Single plasterboard on dabs both sides, lightweight aggregate blocks, cavity or cavity fill	0.00	110.00	10.75	0.00	None

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Walls	Plasterboard on timber frame	9.00	158.86

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
External Roof	External Flat Roof	Plasterboard, insulated flat roof	0.11	9.00	76.87	76.87	None	0.00	Enter Gross Area	0.00

Summary for Input Data

elmhurst energy

11.1 Party Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor	Lowest occupied	Precast concrete planks floor, screed, carpeted	40.00	76.87

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Solid Door	Manufacturer	Solid Door				0.00			1.20
Glazing	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.80	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
FSD	Solid Door	Sheltered	North West	2.12	0
RW	Glazing	External Wall	South East	10.38	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
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	7.34	0.02	0.02	RCD	No
E3 Sill	Independently assessed	6.33	0.02	0.02	RCD	No
E4 Jamb	Independently assessed	14.04	0.01	0.01	RCD	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	37.86	0.05	0.05	RCD	No
E16 Corner (normal)	Independently assessed	6.40	0.05	0.05	RCD	No
P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	3.36	0.00	0.00	Default	No
E18 Party wall between dwellings	Independently assessed	6.40	0.06	0.06	RCD	No
E25 Staggered party wall between dwellings	Independently assessed	6.40	0.05	0.05	RCD	No
E14 Flat roof	Independently assessed	37.86	0.04	0.04	ROI	No
P4 Party wall - Roof (insulation at ceiling level)	Table K1 - Default	3.36	0.48	0.48	Default	No

Y-value	0.03	W/m²K
Description	Bridge	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500500
Configuration	2
MVHR Duct Insulated	Uninsulated Ducts
Manufacturer SFP	0.59
Duct Type	Rigid
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 2

19.1 Mechanical extract ventilation - Decentralised

SFP	Fan/Room Type	Count
0.13	In Room Fan Kitchen	1
0.11	In Room Fan Other Wet Room	3
0.00	In Duct Fan Kitchen	0
0.00	In Duct Fan Other Wet Room	0
0.10	Through Wall Fan Kitchen	0
0.10	Through Wall Fan Other Wet Room	0

20.0 Fans, Open Fireplaces, Flues

Summary for Input Data

elmhurst energy

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	0	
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}	3.00	$m^3/(h.m^2)$ @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	
22.0 Lighting		
No Fixed Lighting	No	

Name	Efficacy	Power	Capacity	Count
Low energy Lighting	85.00	5.00	425.00	10

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	194.18	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	Modulating	
HETAS approved System	No	
Is MHS Pumped	Pump in heated space	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Underfloor Heating	Yes - Pipes in thin screed	
Flow Temperature	Enter value	
Flow Temperature Value	55.00	
25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	100834	
Fuel Type	Electricity	
SAP Code	0	
In Winter	346.72	
In Summer	194.18	
Model Name	Compact P	
Manufacturer	Nilan AS	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	

Summary for Input Data

Flow Temperature	Enter value	
26.0 Heat Networks	None	
27.0 Secondary Heating	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	
Baths connected to WWHRS	0	
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
8 lpm	Unknown	8.00		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	
Insulation Thickness	0	
Cylinder Volume	180.00	L
Loss	0.84	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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

Predicted Energy Assessment

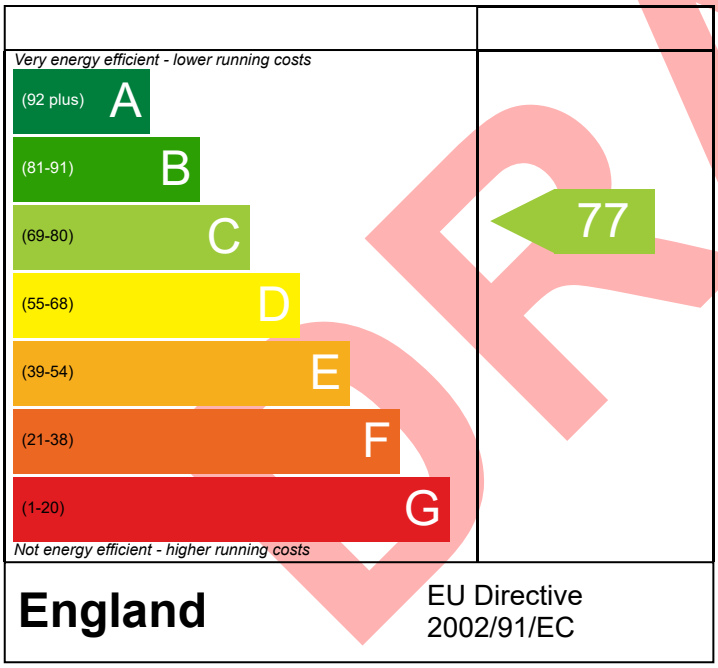
C14-02-08, Horsham Enterprise Park

Dwelling type:	Flat, Mid-Terrace
Date of assessment:	15/10/2025
Produced by:	Charlotte Russell
Total floor area:	76.87 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.

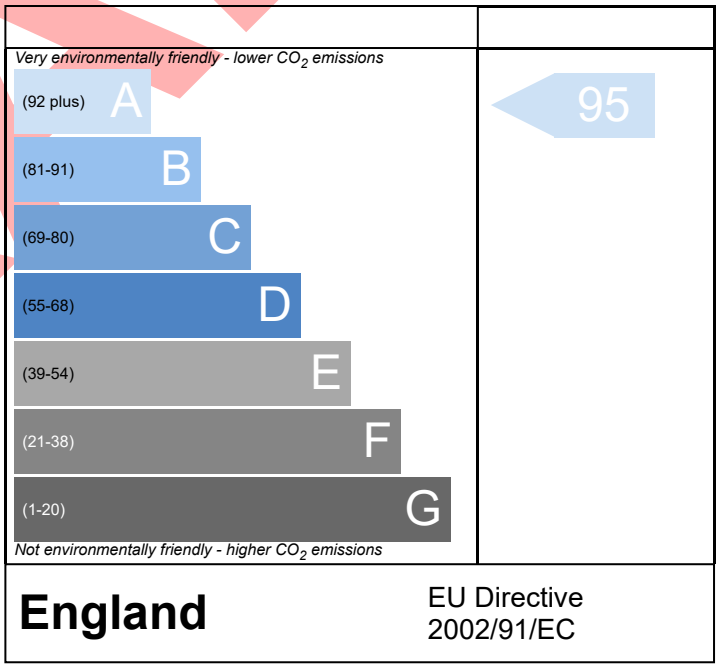
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

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.

Thermal Bridging

elmhurst energy

Property Reference	C14-02-08	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	Mid-Terrace Flat
Property	C14-02-08, Horsham Enterprise Park		

SAP Rating	77 C	**DER**	5.94	**TER**	14.87
Environmental	95 A	**% DER < TER**			60.05
CO_2 Emissions (t/year)	0.39	**DFEE**	37.61	**TFEE**	44.15
Compliance Check	See BREL	**% DFEE < TFEE**			14.82
% DPER < TPER	21.83	**DPER**	61.77	**TPER**	79.03

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

	Junction details	Source Type	Psi (W/mK)	Length (m)	Result	Reference
External wall	E2 Other lintels (including other steel lintels)	Independently assessed	0.022	7.34	0.16	RCD
External wall	E3 Sill	Independently assessed	0.016	6.33	0.10	RCD
External wall	E4 Jamb	Independently assessed	0.011	14.04	0.15	RCD
External wall	E7 Party floor between dwellings (in blocks of flats)	Independently assessed	0.053	37.86	2.01	RCD
External wall	E16 Corner (normal)	Independently assessed	0.051	6.40	0.33	RCD
Party wall	P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	0.000	3.36	0.00	Default
External wall	E18 Party wall between dwellings	Independently assessed	0.057	6.40	0.36	RCD
External wall	E25 Staggered party wall between dwellings	Independently assessed	0.046	6.40	0.29	RCD
External wall	E14 Flat roof	Independently assessed	0.040	37.86	1.51	ROI
Party wall	P4 Party wall - Roof (insulation at ceiling level)	Table K1 - Default	0.480	3.36	1.61	Default

Total: 129.35 W/mK:

Y-Value: 0.03 W/m²K:

Summary for Input Data

Property Reference	C14-02-09	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	C14-02-09
Property	C14-02-09, Horsham Enterprise Park		

SAP Rating	80 C	**DER**	5.08	**TER**	13.23
Environmental	96 A	**% DER < TER**			61.60
CO_2 Emissions (t/year)	0.34	**DFEE**	32.60	**TFEE**	38.07
Compliance Check	See BREL	**% DFEE < TFEE**			14.37
% DPER < TPER	24.29	**DPER**	53.01	**TPER**	70.02

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

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

Orientation	Southwest	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	Flat, Mid-Terrace	
Position of Flat	Mid-floor flat	
Which Floor	2	
2.0 Number of Storeys	1	
3.0 Date Built	2025	
3.0 Property Age Band	L	
4.0 Sheltered Sides	2	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	229.11	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	Yes	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	26.26 m	80.12 m²	3.20 m

8.0 Living Area	30.51	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 Wall	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.15	110.00	53.09	37.72	0.00	None	15.37	Enter Gross Area
Sheltered	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.18	110.00	30.94	28.82	0.90	Stairwell Access Corridor 4	2.12	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall	Filled Cavity with Edge Sealing	Single plasterboard on dabs both sides, lightweight aggregate blocks, cavity or cavity fill	0.00	110.00	33.15	0.00	None

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Walls	Plasterboard on timber frame	9.00	168.50

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
External Roof	External Flat Roof	Plasterboard, insulated flat roof	0.11	9.00	17.27	17.27	None	0.00	Enter Gross Area	0.00

Summary for Input Data

elmhurst energy

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling	Precast concrete planks floor, screed, carpeted	30.00	62.85

11.1 Party Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor	Lowest occupied	Precast concrete planks floor, screed, carpeted	40.00	80.12

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Solid Door	Manufacturer	Solid Door				0.00			1.20
Glazing	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.80	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
FSD	Solid Door	Sheltered	South West	2.12	0
RSW	Glazing	External Wall	South East	1.49	0
RSGD	Glazing	External Wall	South East	4.97	0
LSW	Glazing	External Wall	North West	8.91	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
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	9.16	0.02	0.02	RCD	No
E3 Sill	Independently assessed	6.34	0.02	0.02	RCD	No
E4 Jamb	Independently assessed	22.82	0.01	0.01	RCD	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	29.32	0.05	0.05	RCD	No
E16 Corner (normal)	Independently assessed	6.40	0.05	0.05	RCD	No
P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	19.00	0.00	0.00	Default	No
E18 Party wall between dwellings	Independently assessed	9.60	0.06	0.06	RCD	No
E25 Staggered party wall between dwellings	Independently assessed	3.20	0.05	0.05	RCD	No
E14 Flat roof	Independently assessed	11.76	0.04	0.04	ROI	No
P4 Party wall - Roof (insulation at ceiling level)	Table K1 - Default	1.72	0.48	0.48	Default	No
E24 Eaves (insulation at ceiling level - inverted)	Table K1 - Default	10.04	0.15	0.15		No
E17 Corner (inverted – internal area greater than external area)	Table K1 - Default	3.20	0.00	0.00		No

Y-value	0.06	W/m²K
Description	Bridge	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500500
Configuration	2
MVHR Duct Insulated	Uninsulated Ducts
Manufacturer SFP	0.59
Duct Type	Rigid
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 2

19.1 Mechanical extract ventilation - Decentralised

SFP	Fan/Room Type	Count
0.13	In Room Fan Kitchen	1

0.11	In Room Fan Other Wet Room	3
0.00	In Duct Fan Kitchen	0
0.00	In Duct Fan Other Wet Room	0
0.10	Through Wall Fan Kitchen	0
0.10	Through Wall Fan Other Wet Room	0

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	0
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}	3.00	$m^3/(h.m^2)$ @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

22.0 Lighting

No Fixed Lighting	No

Name	Efficacy	Power	Capacity	Count
Low energy Lighting	85.00	5.00	425.00	10

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	194.18	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	Modulating	
HETAS approved System	No	
Is MHS Pumped	Pump in heated space	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Underfloor Heating	Yes - Pipes in thin screed	
Flow Temperature	Enter value	
Flow Temperature Value	55.00	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	100834	
Fuel Type	Electricity	
SAP Code	0	
In Winter	357.45	

Summary for Input Data

In Summer	194.18	
Model Name	Compact P	
Manufacturer	Nilan AS	
Controls	2100	
Delayed Start Stat	No	
HETAS approved System	No	
Flow Temperature	Enter value	
26.0 Heat Networks	None	
27.0 Secondary Heating	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	
Baths connected to WWHRS	0	
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
8 lpm	Unknown	8.00		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	
Insulation Thickness	0	
Cylinder Volume	180.00	L
Loss	0.84	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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

Summary for Input Data

None

Predicted Energy Assessment

C14-02-09, Horsham Enterprise Park

Dwelling type:	Flat, Mid-Terrace
Date of assessment:	15/10/2025
Produced by:	Charlotte Russell
Total floor area:	80.12 m²
DRRN:	

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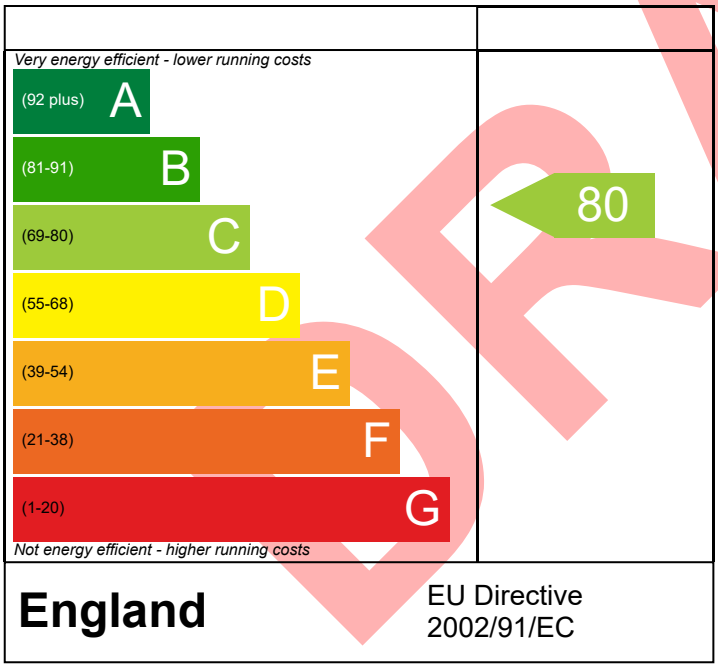
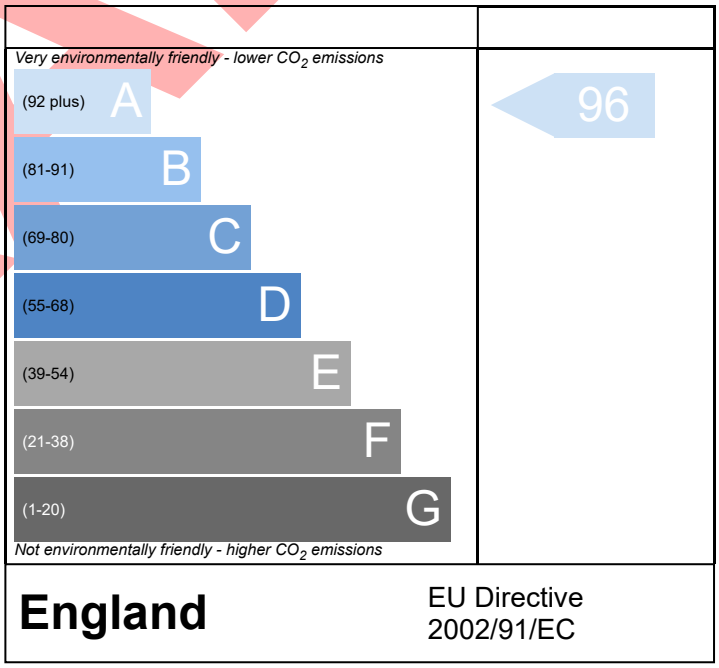
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

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.

Thermal Bridging

elmhurst energy

Property Reference	C14-02-09	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	Mid-Terrace Flat
Property	C14-02-09, Horsham Enterprise Park		

SAP Rating	80 C	**DER**	5.08	**TER**	13.23
Environmental	96 A	**% DER < TER**			61.60
CO_2 Emissions (t/year)	0.34	**DFEE**	32.60	**TFEE**	38.07
Compliance Check	See BREL	**% DFEE < TFEE**			14.37
% DPER < TPER	24.29	**DPER**	53.01	**TPER**	70.02

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

	Junction details	Source Type	Psi (W/mK)	Length (m)	Result	Reference
External wall	E2 Other lintels (including other steel lintels)	Independently assessed	0.022	9.16	0.20	RCD
External wall	E3 Sill	Independently assessed	0.016	6.34	0.10	RCD
External wall	E4 Jamb	Independently assessed	0.011	22.82	0.25	RCD
External wall	E7 Party floor between dwellings (in blocks of flats)	Independently assessed	0.053	29.32	1.55	RCD
External wall	E16 Corner (normal)	Independently assessed	0.051	6.40	0.33	RCD
Party wall	P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	0.000	19.00	0.00	Default
External wall	E18 Party wall between dwellings	Independently assessed	0.057	9.60	0.55	RCD
External wall	E25 Staggered party wall between dwellings	Independently assessed	0.046	3.20	0.15	RCD
External wall	E14 Flat roof	Independently assessed	0.040	11.76	0.47	ROI
Party wall	P4 Party wall - Roof (insulation at ceiling level)	Table K1 - Default	0.480	1.72	0.83	Default
External wall	E24 Eaves (insulation at ceiling level - inverted)	Table K1 - Default	0.150	10.04	1.51	
External wall	E17 Corner (inverted – internal area greater than external area)	Table K1 - Default	0.000	3.20	0.00	

Total: 132.56 W/mK:

Y-Value: 0.06 W/m²K:

Summary for Input Data

Property Reference	C14-02-12	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	C14-02-12
Property	C14-02-12, Horsham Enterprise Park		

SAP Rating	80 C	**DER**	5.96	**TER**	15.80
Environmental	96 A	**% DER < TER**			62.28
CO_2 Emissions (t/year)	0.27	**DFEE**	36.13	**TFEE**	41.01
Compliance Check	See BREL	**% DFEE < TFEE**			11.91
% DPER < TPER	26.09	**DPER**	62.25	**TPER**	84.22

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

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

Orientation	Southwest	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	Flat, Mid-Terrace	
Position of Flat	Mid-floor flat	
Which Floor	2	
2.0 Number of Storeys	1	
3.0 Date Built	2025	
3.0 Property Age Band	L	
4.0 Sheltered Sides	2	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	269.83	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	Yes	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	16.45 m	53.97 m²	3.20 m

8.0 Living Area	25.87	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 Wall	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.15	110.00	28.90	19.47	0.00	None	9.43	Enter Gross Area
Sheltered	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.18	110.00	23.74	21.62	0.90	Stairwell Access Corridor 4	2.12	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall	Filled Cavity with Edge Sealing	Single plasterboard on dabs both sides, lightweight aggregate blocks, cavity or cavity fill	0.00	110.00	48.99	0.00	None

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Walls	Plasterboard on timber frame	9.00	85.88

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
External Roof	External Flat Roof	Plasterboard, insulated flat roof	0.11	9.00	14.09	14.09	None	0.00	Enter Gross Area	0.00

Summary for Input Data

elmhurst energy

10.1 Party Ceilings

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Party Ceiling	Precast concrete planks floor, screed, carpeted	30.00	39.88

11.1 Party Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor	Lowest occupied	Precast concrete planks floor, screed, carpeted	40.00	53.97

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Solid Door	Manufacturer	Solid Door				0.00			1.20
Glazing	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.80	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
FSD	Solid Door	Sheltered	South West	2.12	0
RW	Glazing	External Wall	North East	4.46	0
RGD	Glazing	External Wall	North East	4.97	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
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	4.54	0.02	0.02	RCD	No
E3 Sill	Independently assessed	2.72	0.02	0.02	RCD	No
E4 Jamb	Independently assessed	16.26	0.01	0.01	RCD	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	23.87	0.05	0.05	RCD	No
E16 Corner (normal)	Independently assessed	3.20	0.05	0.05	RCD	No
P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	26.36	0.00	0.00	Default	No
E18 Party wall between dwellings	Independently assessed	12.80	0.06	0.06	RCD	No
E25 Staggered party wall between dwellings	Independently assessed	6.40	0.05	0.05	RCD	No
E14 Flat roof	Independently assessed	9.03	0.04	0.04	ROI	No
P4 Party wall - Roof (insulation at ceiling level)	Table K1 - Default	3.12	0.48	0.48	Default	No
E24 Eaves (insulation at ceiling level - inverted)	Table K1 - Default	9.03	0.15	0.15		No
E17 Corner (inverted – internal area greater than external area)	Table K1 - Default	0.00	0.00	0.00		No

Y-value	0.09	W/m²K
Description	Bridge	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500500
Configuration	2
MVHR Duct Insulated	Uninsulated Ducts
Manufacturer SFP	0.59
Duct Type	Rigid
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 2

19.1 Mechanical extract ventilation - Decentralised

SFP	Fan/Room Type	Count
0.13	In Room Fan Kitchen	1
0.11	In Room Fan Other Wet Room	3

0.00	In Duct Fan Kitchen	0
0.00	In Duct Fan Other Wet Room	0
0.10	Through Wall Fan Kitchen	0
0.10	Through Wall Fan Other Wet Room	0

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	0	
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}	3.00	$m^3/(h.m^2)$ @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

22.0 Lighting

No Fixed Lighting: No

Name	Efficacy	Power	Capacity	Count
Low energy Lighting	85.00	5.00	425.00	10

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	194.18	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	Modulating	
HETAS approved System	No	
Is MHS Pumped	Pump in heated space	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Underfloor Heating	Yes - Pipes in thin screed	
Flow Temperature	Enter value	
Flow Temperature Value	55.00	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	100834	
Fuel Type	Electricity	
SAP Code	0	
In Winter	302.18	
In Summer	194.18	
Model Name	Compact P	

Summary for Input Data

elmhurst energy

Manufacturer	Nilan AS
Controls	2100
Delayed Start Stat	No
HETAS approved System	No
Flow Temperature	Enter value

26.0 Heat Networks	None
27.0 Secondary Heating	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
Baths connected to WWHRS	0
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
8 lpm	Unknown	8.00		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	
Insulation Thickness	0	
Cylinder Volume	180.00	L
Loss	0.84	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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

Predicted Energy Assessment

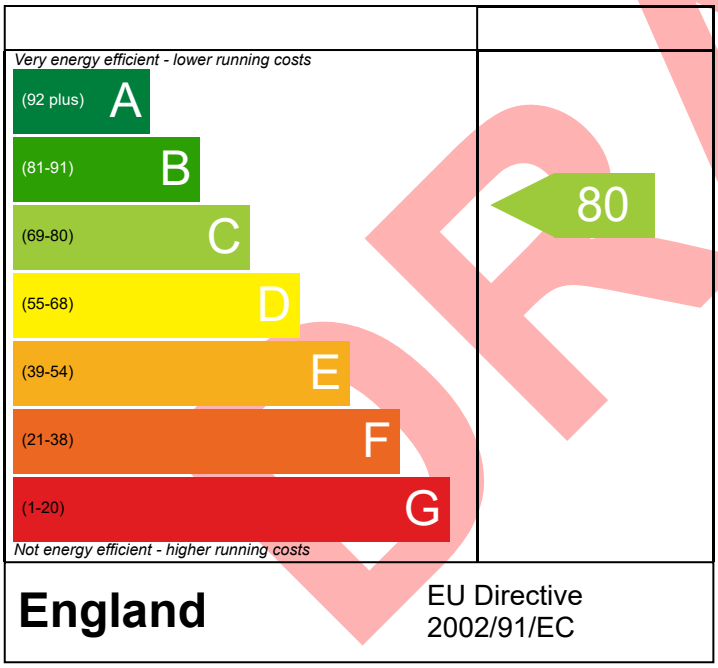
C14-02-12, Horsham Enterprise Park

Dwelling type:	Flat, Mid-Terrace
Date of assessment:	15/10/2025
Produced by:	Charlotte Russell
Total floor area:	53.97 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.

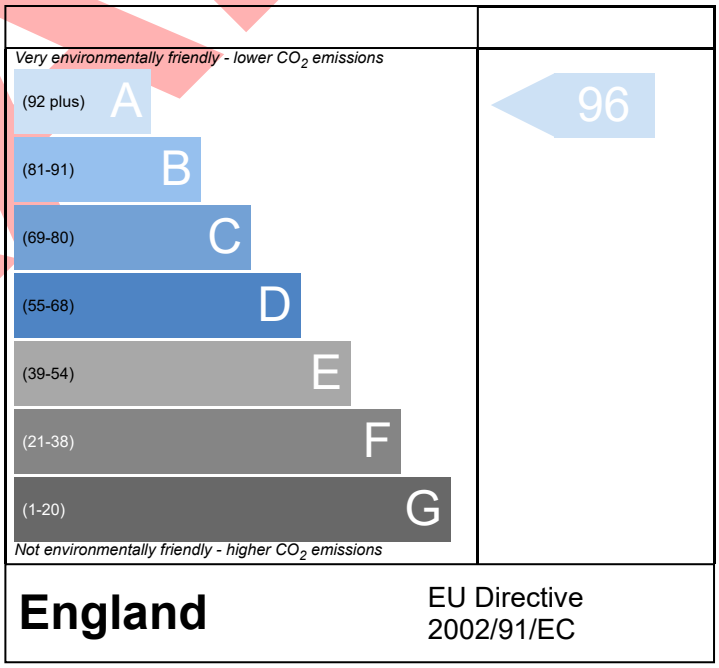
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

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.

Thermal Bridging

Property Reference	C14-02-12	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	Mid-Terrace Flat
Property	C14-02-12, Horsham Enterprise Park		

SAP Rating	80 C	**DER**	5.96	**TER**	15.80
Environmental	96 A	**% DER < TER**			62.28
CO_2 Emissions (t/year)	0.27	**DFEE**	36.13	**TFEE**	41.01
Compliance Check	See BREL	**% DFEE < TFEE**			11.91
% DPER < TPER	26.09	**DPER**	62.25	**TPER**	84.22

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

	Junction details	Source Type	Psi (W/mK)	Length (m)	Result	Reference
External wall	E2 Other lintels (including other steel lintels)	Independently assessed	0.022	4.54	0.10	RCD
External wall	E3 Sill	Independently assessed	0.016	2.72	0.04	RCD
External wall	E4 Jamb	Independently assessed	0.011	16.26	0.18	RCD
External wall	E7 Party floor between dwellings (in blocks of flats)	Independently assessed	0.053	23.87	1.27	RCD
External wall	E16 Corner (normal)	Independently assessed	0.051	3.20	0.16	RCD
Party wall	P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	0.000	26.36	0.00	Default
External wall	E18 Party wall between dwellings	Independently assessed	0.057	12.80	0.73	RCD
External wall	E25 Staggered party wall between dwellings	Independently assessed	0.046	6.40	0.29	RCD
External wall	E14 Flat roof	Independently assessed	0.040	9.03	0.36	ROI
Party wall	P4 Party wall - Roof (insulation at ceiling level)	Table K1 - Default	0.480	3.12	1.50	Default
External wall	E24 Eaves (insulation at ceiling level - inverted)	Table K1 - Default	0.150	9.03	1.35	
External wall	E17 Corner (inverted – internal area greater than external area)	Table K1 - Default	0.000	0.00	0.00	

Total: 117.33 W/mK:

Y-Value: 0.09 W/m²K:

Summary for Input Data

Property Reference	C14-03-02	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	C14-03-02
Property	C14-03-02, Horsham Enterprise Park		

SAP Rating	81 B	**DER**	5.35	**TER**	13.11
Environmental	96 A	**% DER < TER**			59.19
CO_2 Emissions (t/year)	0.28	**DFEE**	29.92	**TFEE**	30.72
Compliance Check	See BREL	**% DFEE < TFEE**			2.60
% DPER < TPER	19.65	**DPER**	55.93	**TPER**	69.61

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

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

Orientation	Northeast	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	Flat, Mid-Terrace	
Position of Flat	Top-floor flat	
Which Floor	3	
2.0 Number of Storeys	1	
3.0 Date Built	2025	
3.0 Property Age Band	L	
4.0 Sheltered Sides	2	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	183.55	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	Yes	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	19.57 m	59.57 m²	2.50 m

8.0 Living Area	32.27	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 Wall	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.15	110.00	40.27	28.53	0.00	None	11.74	Enter Gross Area
Sheltered	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.18	110.00	8.65	6.53	0.90	Stairwell Access Corridor 4	2.12	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall	Filled Cavity with Edge Sealing	Single plasterboard on dabs both sides, lightweight aggregate blocks, cavity or cavity fill	0.00	110.00	31.62	0.00	None

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Walls	Plasterboard on timber frame	9.00	75.58

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
External Roof	External Flat Roof	Plasterboard, insulated flat roof	0.11	9.00	59.57	59.57	None	0.00	Enter Gross Area	0.00

Summary for Input Data

elmhurst energy

11.1 Party Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor	Lowest occupied	Precast concrete planks floor, screed, carpeted	40.00	59.57

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Solid Door	Manufacturer	Solid Door				0.00			1.20
Glazing	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.80	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
FSD	Solid Door	Sheltered	North East	2.12	0
RW	Glazing	External Wall	South West	8.82	0
RGD	Glazing	External Wall	South West	2.92	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
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	6.23	0.02	0.02	RCD	No
E3 Sill	Independently assessed	3.96	0.02	0.02	RCD	No
E4 Jamb	Independently assessed	18.12	0.01	0.01	RCD	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	19.57	0.05	0.05	RCD	No
E16 Corner (normal)	Independently assessed	2.50	0.05	0.05	RCD	No
P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	12.65	0.00	0.00	Default	No
E18 Party wall between dwellings	Independently assessed	15.00	0.06	0.06	RCD	No
E25 Staggered party wall between dwellings	Independently assessed	0.00	0.05	0.05	RCD	No
E14 Flat roof	Independently assessed	19.57	0.04	0.04	ROI	No
P4 Party wall - Roof (insulation at ceiling level)	Table K1 - Default	12.65	0.48	0.48	Default	No
E17 Corner (inverted – internal area greater than external area)	Table K1 - Default	2.50	0.00	0.00		No

Y-value	0.09	W/m²K
Description	Bridge	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500500
Configuration	2
MVHR Duct Insulated	Uninsulated Ducts
Manufacturer SFP	0.59
Duct Type	Rigid
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 2

19.1 Mechanical extract ventilation - Decentralised

SFP	Fan/Room Type	Count
0.13	In Room Fan Kitchen	1
0.11	In Room Fan Other Wet Room	3
0.00	In Duct Fan Kitchen	0
0.00	In Duct Fan Other Wet Room	0
0.10	Through Wall Fan Kitchen	0

0.10	Through Wall Fan Other Wet Room	0

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	0
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}	3.00	$m^3/(h.m^2)$ @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

22.0 Lighting

No Fixed Lighting: No

Name	Efficacy	Power	Capacity	Count
Low energy Lighting	85.00	5.00	425.00	10

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	194.18	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	Modulating	
HETAS approved System	No	
Is MHS Pumped	Pump in heated space	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Underfloor Heating	Yes - Pipes in thin screed	
Flow Temperature	Enter value	
Flow Temperature Value	55.00	
25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	100834	
Fuel Type	Electricity	
SAP Code	0	
In Winter	305.51	
In Summer	194.18	
Model Name	Compact P	
Manufacturer	Nilan AS	
Controls	2100	

Summary for Input Data

Delayed Start Stat	No	
HETAS approved System	No	
Flow Temperature	Enter value	
26.0 Heat Networks	None	
27.0 Secondary Heating	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	
Baths connected to WWHRS	0	
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
8 lpm	Unknown	8.00		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	
Insulation Thickness	0	
Cylinder Volume	180.00	L
Loss	0.84	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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

Predicted Energy Assessment

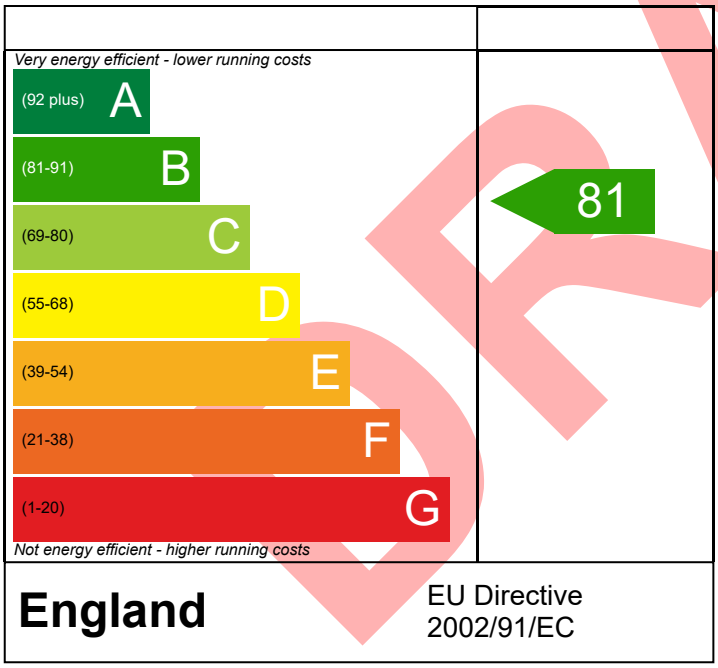
C14-03-02, Horsham Enterprise Park

Dwelling type:	Flat, Mid-Terrace
Date of assessment:	15/10/2025
Produced by:	Charlotte Russell
Total floor area:	59.57 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.

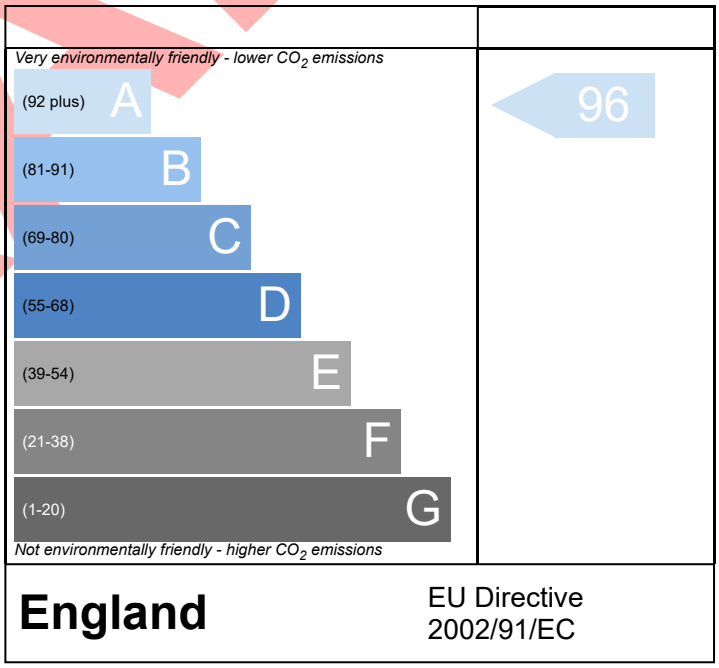
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

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.

Thermal Bridging

Property Reference	C14-03-02	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	Mid-Terrace Flat
Property	C14-03-02, Horsham Enterprise Park		

SAP Rating	81 B	**DER**	5.35	**TER**	13.11
Environmental	96 A	**% DER < TER**			59.19
CO_2 Emissions (t/year)	0.28	**DFEE**	29.92	**TFEE**	30.72
Compliance Check	See BREL	**% DFEE < TFEE**			2.60
% DPER < TPER	19.65	**DPER**	55.93	**TPER**	69.61

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

	Junction details	Source Type	Psi (W/mK)	Length (m)	Result	Reference
External wall	E2 Other lintels (including other steel lintels)	Independently assessed	0.022	6.23	0.14	RCD
External wall	E3 Sill	Independently assessed	0.016	3.96	0.06	RCD
External wall	E4 Jamb	Independently assessed	0.011	18.12	0.20	RCD
External wall	E7 Party floor between dwellings (in blocks of flats)	Independently assessed	0.053	19.57	1.04	RCD
External wall	E16 Corner (normal)	Independently assessed	0.051	2.50	0.13	RCD
Party wall	P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	0.000	12.65	0.00	Default
External wall	E18 Party wall between dwellings	Independently assessed	0.057	15.00	0.85	RCD
External wall	E25 Staggered party wall between dwellings	Independently assessed	0.046	0.00	0.00	RCD
External wall	E14 Flat roof	Independently assessed	0.040	19.57	0.78	ROI
Party wall	P4 Party wall - Roof (insulation at ceiling level)	Table K1 - Default	0.480	12.65	6.07	Default
External wall	E17 Corner (inverted – internal area greater than external area)	Table K1 - Default	0.000	2.50	0.00	

Total: 112.75 W/mK:

Y-Value: 0.09 W/m²K:

Summary for Input Data

Property Reference	C14-03-03	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	C14-03-03
Property	C14-03-03, Horsham Enterprise Park		

SAP Rating	79 C	**DER**	5.52	**TER**	13.21
Environmental	96 A	**% DER < TER**			58.21
CO_2 Emissions (t/year)	0.34	**DFEE**	33.43	**TFEE**	36.16
Compliance Check	See BREL	**% DFEE < TFEE**			7.56
% DPER < TPER	17.88	**DPER**	57.47	**TPER**	69.98

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

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

Orientation	Northeast	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	Flat, Mid-Terrace	
Position of Flat	Top-floor flat	
Which Floor	3	
2.0 Number of Storeys	1	
3.0 Date Built	2025	
3.0 Property Age Band	L	
4.0 Sheltered Sides	2	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	200.52	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	Yes	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	33.81 m	72.61 m²	2.50 m

8.0 Living Area	26.07	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 Wall	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.15	110.00	50.95	31.75	0.00	None	19.20	Enter Gross Area
Sheltered	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.18	110.00	33.58	31.46	0.90	Stairwell Access Corridor 4	2.12	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall	Filled Cavity with Edge Sealing	Single plasterboard on dabs both sides, lightweight aggregate blocks, cavity or cavity fill	0.00	110.00	28.63	0.00	None

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Walls	Plasterboard on timber frame	9.00	99.98

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
External Roof	External Flat Roof	Plasterboard, insulated flat roof	0.11	9.00	72.61	72.61	None	0.00	Enter Gross Area	0.00

Summary for Input Data

elmhurst energy

11.1 Party Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor	Lowest occupied	Precast concrete planks floor, screed, carpeted	40.00	72.61

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Solid Door	Manufacturer	Solid Door				0.00			1.20
Glazing	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.80	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
FSD	Solid Door	Sheltered	North East	2.12	0
RW	Glazing	External Wall	South West	13.36	0
RGD	Glazing	External Wall	South West	2.92	0
RSW	Glazing	External Wall	North West	2.92	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
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	9.45	0.02	0.02	RCD	No
E3 Sill	Independently assessed	7.18	0.02	0.02	RCD	No
E4 Jamb	Independently assessed	27.40	0.01	0.01	RCD	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	33.81	0.05	0.05	RCD	No
E16 Corner (normal)	Independently assessed	5.00	0.05	0.05	RCD	No
P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	11.45	0.00	0.00	Default	No
E18 Party wall between dwellings	Independently assessed	12.50	0.06	0.06	RCD	No
E25 Staggered party wall between dwellings	Independently assessed	2.50	0.05	0.05	RCD	No
E14 Flat roof	Independently assessed	33.81	0.04	0.04	ROI	No
P4 Party wall - Roof (insulation at ceiling level)	Table K1 - Default	11.45	0.48	0.48	Default	No
E17 Corner (inverted – internal area greater than external area)	Table K1 - Default	2.50	0.00	0.00		No

Y-value	0.07	W/m²K
Description	Bridge	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500500
Configuration	2
MVHR Duct Insulated	Uninsulated Ducts
Manufacturer SFP	0.59
Duct Type	Rigid
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 2

19.1 Mechanical extract ventilation - Decentralised

SFP	Fan/Room Type	Count
0.13	In Room Fan Kitchen	1
0.11	In Room Fan Other Wet Room	3
0.00	In Duct Fan Kitchen	0
0.00	In Duct Fan Other Wet Room	0
0.10	Through Wall Fan Kitchen	0

0.10	Through Wall Fan Other Wet Room	0

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	0
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}	3.00	$m^3/(h.m^2)$ @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

22.0 Lighting

No Fixed Lighting: No

Name	Efficacy	Power	Capacity	Count
Low energy Lighting	85.00	5.00	425.00	10

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	194.18	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	Modulating	
HETAS approved System	No	
Is MHS Pumped	Pump in heated space	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Underfloor Heating	Yes - Pipes in thin screed	
Flow Temperature	Enter value	
Flow Temperature Value	55.00	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	100834	
Fuel Type	Electricity	
SAP Code	0	
In Winter	306.14	
In Summer	194.18	
Model Name	Compact P	
Manufacturer	Nilan AS	
Controls	2100	

Summary for Input Data

Delayed Start Stat	No	
HETAS approved System	No	
Flow Temperature	Enter value	
26.0 Heat Networks	None	
27.0 Secondary Heating	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	
Baths connected to WWHRS	0	
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
8 lpm	Unknown	8.00		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	
Insulation Thickness	0	
Cylinder Volume	180.00	L
Loss	0.84	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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

Predicted Energy Assessment

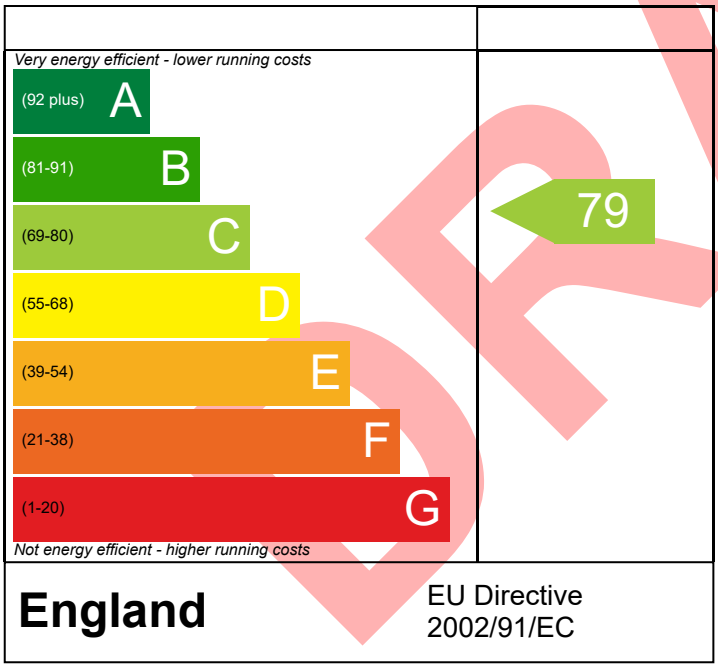
C14-03-03, Horsham Enterprise Park

Dwelling type:	Flat, Mid-Terrace
Date of assessment:	15/10/2025
Produced by:	Charlotte Russell
Total floor area:	72.61 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.

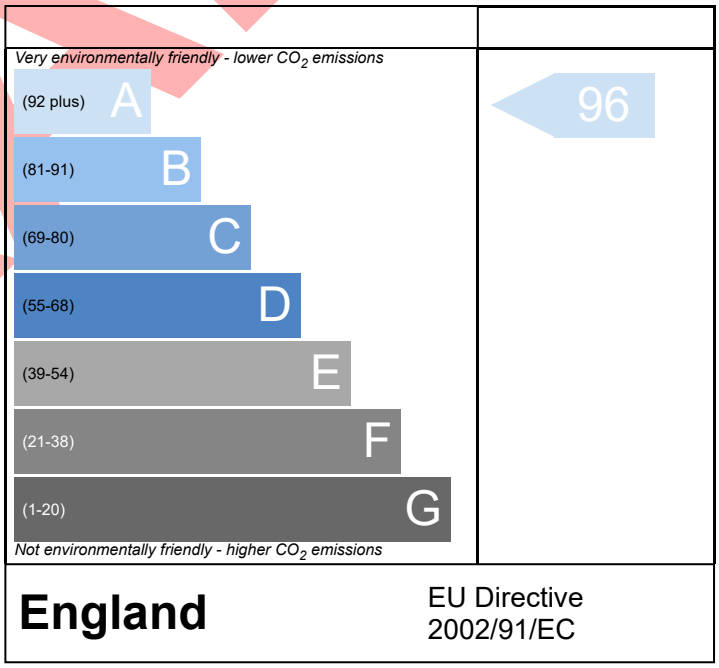
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

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.

Thermal Bridging

Property Reference	C14-03-03	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	Mid-Terrace Flat
Property	C14-03-03, Horsham Enterprise Park		

SAP Rating	79 C	**DER**	5.52	**TER**	13.21
Environmental	96 A	**% DER < TER**			58.21
CO_2 Emissions (t/year)	0.34	**DFEE**	33.43	**TFEE**	36.16
Compliance Check	See BREL	**% DFEE < TFEE**			7.56
% DPER < TPER	17.88	**DPER**	57.47	**TPER**	69.98

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

	Junction details	Source Type	Psi (W/mK)	Length (m)	Result	Reference
External wall	E2 Other lintels (including other steel lintels)	Independently assessed	0.022	9.45	0.21	RCD
External wall	E3 Sill	Independently assessed	0.016	7.18	0.11	RCD
External wall	E4 Jamb	Independently assessed	0.011	27.40	0.30	RCD
External wall	E7 Party floor between dwellings (in blocks of flats)	Independently assessed	0.053	33.81	1.79	RCD
External wall	E16 Corner (normal)	Independently assessed	0.051	5.00	0.26	RCD
Party wall	P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	0.000	11.45	0.00	Default
External wall	E18 Party wall between dwellings	Independently assessed	0.057	12.50	0.71	RCD
External wall	E25 Staggered party wall between dwellings	Independently assessed	0.046	2.50	0.11	RCD
External wall	E14 Flat roof	Independently assessed	0.040	33.81	1.35	ROI
Party wall	P4 Party wall - Roof (insulation at ceiling level)	Table K1 - Default	0.480	11.45	5.50	Default
External wall	E17 Corner (inverted – internal area greater than external area)	Table K1 - Default	0.000	2.50	0.00	

Total: 157.05 W/mK:

Y-Value: 0.07 W/m²K:

Summary for Input Data

Property Reference	C14-03-05	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	C14-03-05
Property	C14-03-05, Horsham Enterprise Park		

SAP Rating	78 C	**DER**	5.85	**TER**	13.91
Environmental	95 A	**% DER < TER**			57.94
CO_2 Emissions (t/year)	0.37	**DFEE**	35.46	**TFEE**	39.55
Compliance Check	See BREL	**% DFEE < TFEE**			10.35
% DPER < TPER	17.36	**DPER**	60.96	**TPER**	73.76

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

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

Orientation	Southwest	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	Flat, End-Terrace	
Position of Flat	Top-floor flat	
Which Floor	3	
2.0 Number of Storeys	1	
3.0 Date Built	2025	
3.0 Property Age Band	L	
4.0 Sheltered Sides	2	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	175.24	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	Yes	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	31.60 m	73.81 m²	2.50 m

8.0 Living Area	26.60	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 Wall	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.15	110.00	57.07	41.83	0.00	None	15.24	Enter Gross Area
Sheltered	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.18	110.00	21.93	19.81	0.90	Stairwell Access Corridor 4	2.12	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall	Filled Cavity with Edge Sealing	Single plasterboard on dabs both sides, lightweight aggregate blocks, cavity or cavity fill	0.00	110.00	12.65	0.00	None

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Walls	Plasterboard on timber frame	9.00	127.28

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
External Roof	External Flat Roof	Plasterboard, insulated flat roof	0.11	9.00	73.81	73.81	None	0.00	Enter Gross Area	0.00

Summary for Input Data

elmhurst energy

11.1 Party Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor	Lowest occupied	Precast concrete planks floor, screed, carpeted	40.00	73.81

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Solid Door	Manufacturer	Solid Door				0.00			1.20
Glazing	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.80	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
FSD	Solid Door	Sheltered	South West	2.12	0
LSW	Glazing	External Wall	North West	12.32	0
LSGD	Glazing	External Wall	North West	2.92	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
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	7.59	0.02	0.02	RCD	No
E3 Sill	Independently assessed	5.32	0.02	0.02	RCD	No
E4 Jamb	Independently assessed	22.76	0.01	0.01	RCD	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	31.60	0.05	0.05	RCD	No
E16 Corner (normal)	Independently assessed	10.00	0.05	0.05	RCD	No
P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	5.06	0.00	0.00	Default	No
E18 Party wall between dwellings	Independently assessed	2.50	0.06	0.06	RCD	No
E25 Staggered party wall between dwellings	Independently assessed	2.50	0.05	0.05	RCD	No
E14 Flat roof	Independently assessed	31.60	0.04	0.04	ROI	No
P4 Party wall - Roof (insulation at ceiling level)	Table K1 - Default	5.06	0.48	0.48	Default	No
E17 Corner (inverted – internal area greater than external area)	Table K1 - Default	2.50	0.00	0.00		No

Y-value	0.04	W/m²K
Description	Bridge	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500500
Configuration	2
MVHR Duct Insulated	Uninsulated Ducts
Manufacturer SFP	0.59
Duct Type	Rigid
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 2

19.1 Mechanical extract ventilation - Decentralised

SFP	Fan/Room Type	Count
0.13	In Room Fan Kitchen	1
0.11	In Room Fan Other Wet Room	3
0.00	In Duct Fan Kitchen	0
0.00	In Duct Fan Other Wet Room	0
0.10	Through Wall Fan Kitchen	0

0.10	Through Wall Fan Other Wet Room	0

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	0
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}	3.00	$m^3/(h.m^2)$ @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

22.0 Lighting

No Fixed Lighting: No

Name	Efficacy	Power	Capacity	Count
Low energy Lighting	85.00	5.00	425.00	10

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	194.18	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	Modulating	
HETAS approved System	No	
Is MHS Pumped	Pump in heated space	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Underfloor Heating	Yes - Pipes in thin screed	
Flow Temperature	Enter value	
Flow Temperature Value	55.00	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	100834	
Fuel Type	Electricity	
SAP Code	0	
In Winter	307.99	
In Summer	194.18	
Model Name	Compact P	
Manufacturer	Nilan AS	
Controls	2100	

Summary for Input Data

Delayed Start Stat	No	
HETAS approved System	No	
Flow Temperature	Enter value	
26.0 Heat Networks	None	
27.0 Secondary Heating	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	
Baths connected to WWHRS	0	
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
8 lpm	Unknown	8.00		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	
Insulation Thickness	0	
Cylinder Volume	180.00	L
Loss	0.84	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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

Predicted Energy Assessment

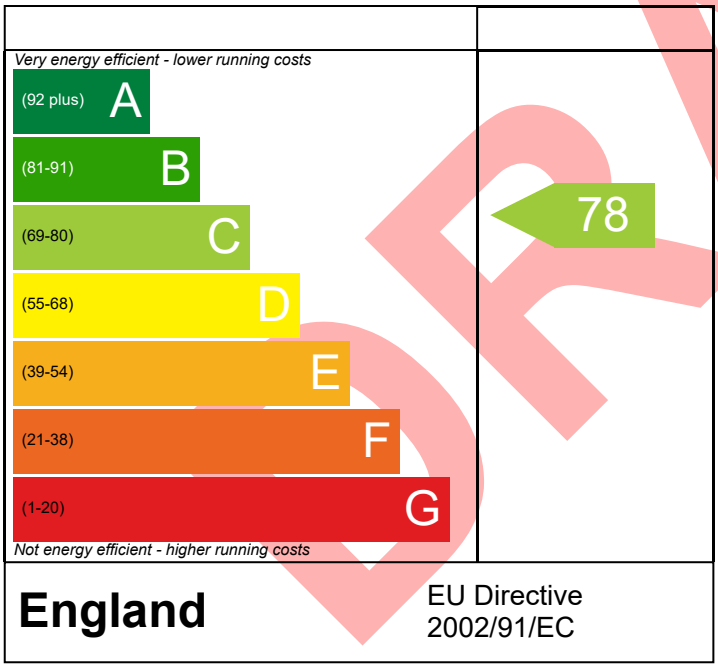
C14-03-05, Horsham Enterprise Park

Dwelling type:	Flat, End-Terrace
Date of assessment:	15/10/2025
Produced by:	Charlotte Russell
Total floor area:	73.81 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.

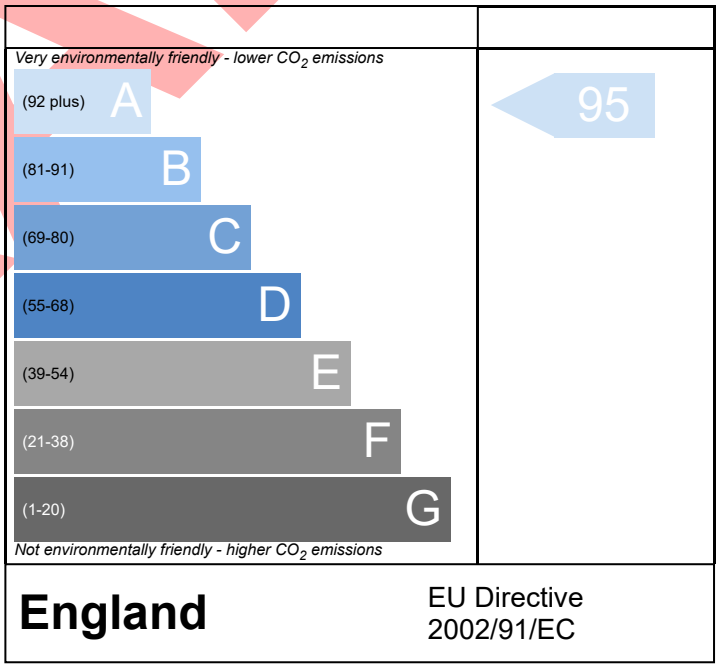
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

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.

Thermal Bridging

Property Reference	C14-03-05	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	End-Terrace Flat
Property	C14-03-05, Horsham Enterprise Park		

SAP Rating	78 C	**DER**	5.85	**TER**	13.91
Environmental	95 A	**% DER < TER**			57.94
CO_2 Emissions (t/year)	0.37	**DFEE**	35.46	**TFEE**	39.55
Compliance Check	See BREL	**% DFEE < TFEE**			10.35
% DPER < TPER	17.36	**DPER**	60.96	**TPER**	73.76

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

	Junction details	Source Type	Psi (W/mK)	Length (m)	Result	Reference
External wall	E2 Other lintels (including other steel lintels)	Independently assessed	0.022	7.59	0.17	RCD
External wall	E3 Sill	Independently assessed	0.016	5.32	0.09	RCD
External wall	E4 Jamb	Independently assessed	0.011	22.76	0.25	RCD
External wall	E7 Party floor between dwellings (in blocks of flats)	Independently assessed	0.053	31.60	1.67	RCD
External wall	E16 Corner (normal)	Independently assessed	0.051	10.00	0.51	RCD
Party wall	P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	0.000	5.06	0.00	Default
External wall	E18 Party wall between dwellings	Independently assessed	0.057	2.50	0.14	RCD
External wall	E25 Staggered party wall between dwellings	Independently assessed	0.046	2.50	0.11	RCD
External wall	E14 Flat roof	Independently assessed	0.040	31.60	1.26	ROI
Party wall	P4 Party wall - Roof (insulation at ceiling level)	Table K1 - Default	0.480	5.06	2.43	Default
External wall	E17 Corner (inverted – internal area greater than external area)	Table K1 - Default	0.000	2.50	0.00	

Total: 126.49 W/mK:

Y-Value: 0.04 W/m²K:

Summary for Input Data

Property Reference	C14-03-06	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	C14-03-06
Property	C14-03-06, Horsham Enterprise Park		

SAP Rating	78 C	**DER**	5.56	**TER**	12.83
Environmental	95 A	**% DER < TER**			56.66
CO_2 Emissions (t/year)	0.42	**DFEE**	34.42	**TFEE**	38.36
Compliance Check	See BREL	**% DFEE < TFEE**			10.25
% DPER < TPER	14.67	**DPER**	57.85	**TPER**	67.80

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

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

Orientation	Northeast	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	Flat, End-Terrace	
Position of Flat	Top-floor flat	
Which Floor	3	
2.0 Number of Storeys	1	
3.0 Date Built	2025	
3.0 Property Age Band	L	
4.0 Sheltered Sides	2	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	165.65	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	Yes	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	34.82 m	87.70 m²	2.50 m

8.0 Living Area 26.53 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 Wall	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.15	110.00	66.95	48.79	0.00	None	18.16	Enter Gross Area
Sheltered	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.18	110.00	20.10	17.98	0.90	Stairwell Access Corridor 4	2.12	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall	Filled Cavity with Edge Sealing	Single plasterboard on dabs both sides, lightweight aggregate blocks, cavity or cavity fill	0.00	110.00	12.65	0.00	None

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Walls	Plasterboard on timber frame	9.00	166.00

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
External Roof	External Flat Roof	Plasterboard, insulated flat roof	0.11	9.00	87.70	87.70	None	0.00	Enter Gross Area	0.00

Summary for Input Data

elmhurst energy

11.1 Party Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor	Lowest occupied	Precast concrete planks floor, screed, carpeted	40.00	87.70

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Solid Door	Manufacturer	Solid Door				0.00			1.20
Glazing	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.80	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
FSD	Solid Door	Sheltered	North East	2.12	0
RSW	Glazing	External Wall	North West	15.24	0
RSGD	Glazing	External Wall	North West	2.92	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
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	8.85	0.02	0.02	RCD	No
E3 Sill	Independently assessed	6.58	0.02	0.02	RCD	No
E4 Jamb	Independently assessed	22.76	0.01	0.01	RCD	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	34.82	0.05	0.05	RCD	No
E16 Corner (normal)	Independently assessed	7.50	0.05	0.05	RCD	No
P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	5.06	0.00	0.00	Default	No
E18 Party wall between dwellings	Independently assessed	2.50	0.06	0.06	RCD	No
E25 Staggered party wall between dwellings	Independently assessed	2.50	0.05	0.05	RCD	No
E14 Flat roof	Independently assessed	34.82	0.04	0.04	ROI	No
P4 Party wall - Roof (insulation at ceiling level)	Table K1 - Default	5.06	0.48	0.48	Default	No
E17 Corner (inverted – internal area greater than external area)	Table K1 - Default	0.00	0.00	0.00		No

Y-value	0.04	W/m²K
Description	Bridge	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500500
Configuration	2
MVHR Duct Insulated	Uninsulated Ducts
Manufacturer SFP	0.59
Duct Type	Rigid
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 2

19.1 Mechanical extract ventilation - Decentralised

SFP	Fan/Room Type	Count
0.13	In Room Fan Kitchen	1
0.11	In Room Fan Other Wet Room	3
0.00	In Duct Fan Kitchen	0
0.00	In Duct Fan Other Wet Room	0
0.10	Through Wall Fan Kitchen	0

0.10	Through Wall Fan Other Wet Room	0

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	0
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}	3.00	$m^3/(h.m^2)$ @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

22.0 Lighting

No Fixed Lighting: No

Name	Efficacy	Power	Capacity	Count
Low energy Lighting	85.00	5.00	425.00	10

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	194.18	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	Modulating	
HETAS approved System	No	
Is MHS Pumped	Pump in heated space	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Underfloor Heating	Yes - Pipes in thin screed	
Flow Temperature	Enter value	
Flow Temperature Value	55.00	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	100834	
Fuel Type	Electricity	
SAP Code	0	
In Winter	326.62	
In Summer	194.18	
Model Name	Compact P	
Manufacturer	Nilan AS	
Controls	2100	

Summary for Input Data

Delayed Start Stat	No	
HETAS approved System	No	
Flow Temperature	Enter value	
26.0 Heat Networks	None	
27.0 Secondary Heating	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	
Baths connected to WWHRS	0	
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
8 lpm	Unknown	8.00		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	
Insulation Thickness	0	
Cylinder Volume	180.00	L
Loss	0.84	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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

Predicted Energy Assessment

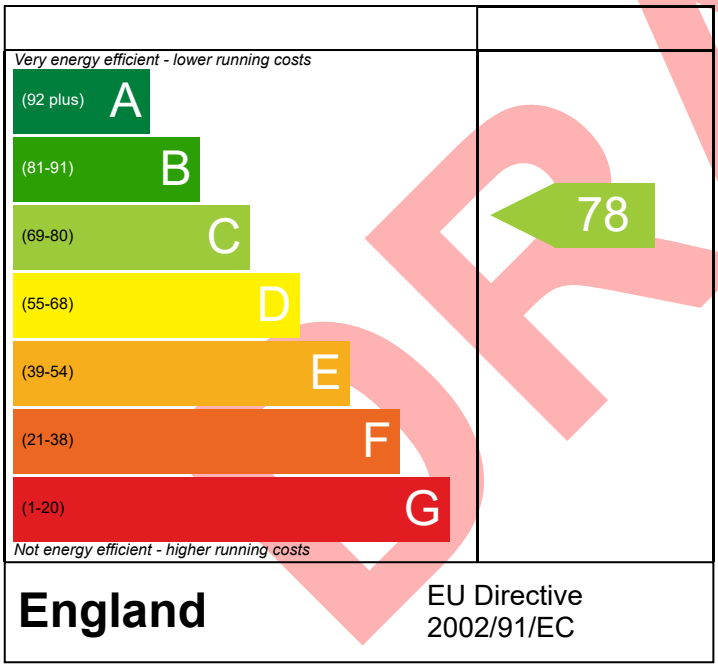
C14-03-06, Horsham Enterprise Park

Dwelling type:	Flat, End-Terrace
Date of assessment:	15/10/2025
Produced by:	Charlotte Russell
Total floor area:	87.7 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.

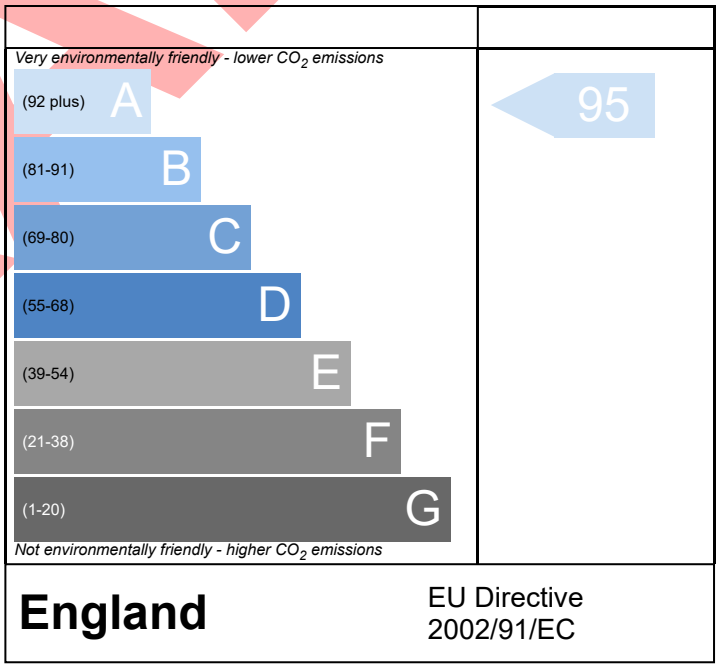
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

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.

Thermal Bridging

Property Reference	C14-03-06	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	End-Terrace Flat
Property	C14-03-06, Horsham Enterprise Park		

SAP Rating	78 C	**DER**	5.56	**TER**	12.83
Environmental	95 A	**% DER < TER**			56.66
CO_2 Emissions (t/year)	0.42	**DFEE**	34.42	**TFEE**	38.36
Compliance Check	See BREL	**% DFEE < TFEE**			10.25
% DPER < TPER	14.67	**DPER**	57.85	**TPER**	67.80

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

	Junction details	Source Type	Psi (W/mK)	Length (m)	Result	Reference
External wall	E2 Other lintels (including other steel lintels)	Independently assessed	0.022	8.85	0.19	RCD
External wall	E3 Sill	Independently assessed	0.016	6.58	0.11	RCD
External wall	E4 Jamb	Independently assessed	0.011	22.76	0.25	RCD
External wall	E7 Party floor between dwellings (in blocks of flats)	Independently assessed	0.053	34.82	1.85	RCD
External wall	E16 Corner (normal)	Independently assessed	0.051	7.50	0.38	RCD
Party wall	P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	0.000	5.06	0.00	Default
External wall	E18 Party wall between dwellings	Independently assessed	0.057	2.50	0.14	RCD
External wall	E25 Staggered party wall between dwellings	Independently assessed	0.046	2.50	0.11	RCD
External wall	E14 Flat roof	Independently assessed	0.040	34.82	1.39	ROI
Party wall	P4 Party wall - Roof (insulation at ceiling level)	Table K1 - Default	0.480	5.06	2.43	Default
External wall	E17 Corner (inverted – internal area greater than external area)	Table K1 - Default	0.000	0.00	0.00	

Total: 130.45 W/mK:

Y-Value: 0.04 W/m²K:

Summary for Input Data

Property Reference	C14-03-07	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	C14-03-07
Property	C14-03-07, Horsham Enterprise Park		

SAP Rating	77 C	**DER**	6.52	**TER**	14.94
Environmental	95 A	**% DER < TER**			56.36
CO_2 Emissions (t/year)	0.34	**DFEE**	38.20	**TFEE**	40.06
Compliance Check	See BREL	**% DFEE < TFEE**			4.63
% DPER < TPER	14.58	**DPER**	67.86	**TPER**	79.44

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

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

Orientation	Southeast	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	Flat, Mid-Terrace	
Position of Flat	Top-floor flat	
Which Floor	3	
2.0 Number of Storeys	1	
3.0 Date Built	2025	
3.0 Property Age Band	L	
4.0 Sheltered Sides	2	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	209.07	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	Yes	
Smart gas meter fitted	No	

7.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	27.64 m	60.93 m²	2.50 m

8.0 Living Area	23.07	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 Wall	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.15	110.00	32.43	20.11	0.00	None	12.32	Enter Gross Area
Sheltered	Cavity Wall	Cavity wall; plasterboard on dabs or battens, lightweight aggregate block, filled cavity, any outside structure	0.18	110.00	36.68	34.56	0.90	Stairwell Access Corridor 4	2.12	Enter Gross Area

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	Shelter Res	Shelter
Party Wall	Filled Cavity with Edge Sealing	Single plasterboard on dabs both sides, lightweight aggregate blocks, cavity or cavity fill	0.00	110.00	27.55	0.00	None

9.2 Internal Walls

Description	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Walls	Plasterboard on timber frame	9.00	78.76

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
External Roof	External Flat Roof	Plasterboard, insulated flat roof	0.11	9.00	60.93	60.93	None	0.00	Enter Gross Area	0.00

Summary for Input Data

elmhurst energy

11.1 Party Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Party Floor	Lowest occupied	Precast concrete planks floor, screed, carpeted	40.00	60.93

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Solid Door	Manufacturer	Solid Door				0.00			1.20
Glazing	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.80	1.20

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
FSD	Solid Door	Sheltered	South East	2.12	0
RW	Glazing	External Wall	North West	9.40	0
RGD	Glazing	External Wall	North West	2.92	0

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
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	6.33	0.02	0.02	RCD	No
E3 Sill	Independently assessed	4.06	0.02	0.02	RCD	No
E4 Jamb	Independently assessed	22.76	0.01	0.01	RCD	No
E7 Party floor between dwellings (in blocks of flats)	Independently assessed	27.64	0.05	0.05	RCD	No
E16 Corner (normal)	Independently assessed	5.00	0.05	0.05	RCD	No
P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	11.02	0.00	0.00	Default	No
E18 Party wall between dwellings	Independently assessed	12.50	0.06	0.06	RCD	No
E25 Staggered party wall between dwellings	Independently assessed	0.00	0.05	0.05	RCD	No
E14 Flat roof	Independently assessed	27.64	0.04	0.04	ROI	No
P4 Party wall - Roof (insulation at ceiling level)	Table K1 - Default	11.02	0.48	0.48	Default	No
E17 Corner (inverted – internal area greater than external area)	Table K1 - Default	5.00	0.00	0.00		No

Y-value	0.07	W/m²K
Description	Bridge	

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500500
Configuration	2
MVHR Duct Insulated	Uninsulated Ducts
Manufacturer SFP	0.59
Duct Type	Rigid
MVHR Efficiency	89.00
Wet Rooms	2
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 2

19.1 Mechanical extract ventilation - Decentralised

SFP	Fan/Room Type	Count
0.13	In Room Fan Kitchen	1
0.11	In Room Fan Other Wet Room	3
0.00	In Duct Fan Kitchen	0
0.00	In Duct Fan Other Wet Room	0
0.10	Through Wall Fan Kitchen	0

0.10	Through Wall Fan Other Wet Room	0

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	0
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}	3.00	$m^3/(h.m^2)$ @ 50 Pa
Property Tested?	Yes	
Test Method	Blower Door	

22.0 Lighting

No Fixed Lighting: No

Name	Efficacy	Power	Capacity	Count
Low energy Lighting	85.00	5.00	425.00	10

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	194.18	
Controls SAP Code	2603	
Delayed Start Stat	No	
Burner Control	Modulating	
HETAS approved System	No	
Is MHS Pumped	Pump in heated space	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators	
Underfloor Heating	Yes - Pipes in thin screed	
Flow Temperature	Enter value	
Flow Temperature Value	55.00	

25.0 Main Heating 2	Database	
Percentage of Heat	0.00	%
Database Ref. No.	100834	
Fuel Type	Electricity	
SAP Code	0	
In Winter	306.60	
In Summer	194.18	
Model Name	Compact P	
Manufacturer	Nilan AS	
Controls	2100	

Summary for Input Data

Delayed Start Stat	No	
HETAS approved System	No	
Flow Temperature	Enter value	
26.0 Heat Networks	None	
27.0 Secondary Heating	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	
Baths connected to WWHRS	0	
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
8 lpm	Unknown	8.00		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	
Insulation Thickness	0	
Cylinder Volume	180.00	L
Loss	0.84	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

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None

Predicted Energy Assessment

C14-03-07, Horsham Enterprise Park

Dwelling type:	Flat, Mid-Terrace
Date of assessment:	15/10/2025
Produced by:	Charlotte Russell
Total floor area:	60.93 m²
DRRN:	

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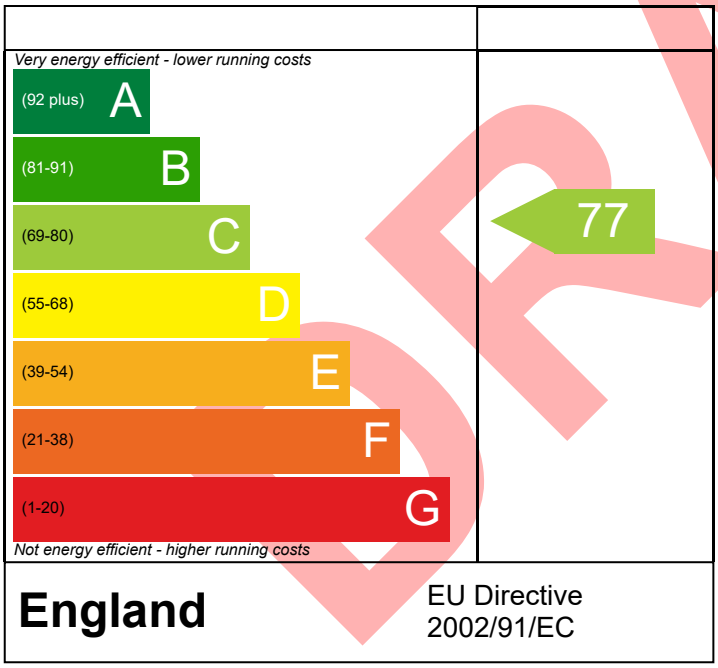
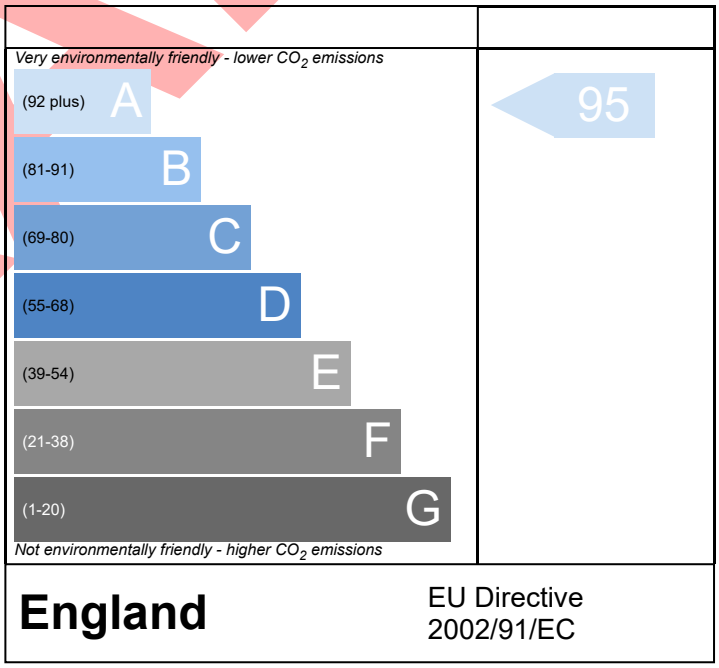
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

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.

Thermal Bridging

Property Reference	C14-03-07	**Issued on Date**	15/10/2025
Assessment Reference	Design V1	**Prop Type Ref**	Mid-Terrace Flat
Property	C14-03-07, Horsham Enterprise Park		

SAP Rating	77 C	**DER**	6.52	**TER**	14.94
Environmental	95 A	**% DER < TER**			56.36
CO_2 Emissions (t/year)	0.34	**DFEE**	38.20	**TFEE**	40.06
Compliance Check	See BREL	**% DFEE < TFEE**			4.63
% DPER < TPER	14.58	**DPER**	67.86	**TPER**	79.44

Assessor Details	Miss Charlotte Russell	**Assessor ID**	DK97-0001
Client			

	Junction details	Source Type	Psi (W/mK)	Length (m)	Result	Reference
External wall	E2 Other lintels (including other steel lintels)	Independently assessed	0.022	6.33	0.14	RCD
External wall	E3 Sill	Independently assessed	0.016	4.06	0.06	RCD
External wall	E4 Jamb	Independently assessed	0.011	22.76	0.25	RCD
External wall	E7 Party floor between dwellings (in blocks of flats)	Independently assessed	0.053	27.64	1.46	RCD
External wall	E16 Corner (normal)	Independently assessed	0.051	5.00	0.26	RCD
Party wall	P3 Party wall - Intermediate floor between dwellings (in blocks of flats)	Table K1 - Default	0.000	11.02	0.00	Default
External wall	E18 Party wall between dwellings	Independently assessed	0.057	12.50	0.71	RCD
External wall	E25 Staggered party wall between dwellings	Independently assessed	0.046	0.00	0.00	RCD
External wall	E14 Flat roof	Independently assessed	0.040	27.64	1.11	ROI
Party wall	P4 Party wall - Roof (insulation at ceiling level)	Table K1 - Default	0.480	11.02	5.29	Default
External wall	E17 Corner (inverted – internal area greater than external area)	Table K1 - Default	0.000	5.00	0.00	

Total: 132.97 W/mK:

Y-Value: 0.07 W/m²K: