Building Regulations England Part L (BREL) Compliance Report

Approved Document L1 2021 Edition, England assessed using Kaizen SAP 10.2 SAP 10 program, 1.0.1

Date: Sun 23 Feb 2025 22:22:19

Project Information			
Assessed By	Joanna Povey	Building Type	House, End-terrace
OCDEA Registration	KAZN000004	Assessment Date	2025-02-23

Dwelling Details			
Assessment Type	As built	Total Floor Area	71 m^2
Site Reference	040	Plot Reference	040 Vyne
Address	16 Cachena Gardens, Whitehouse, MK8 1LU		

Client Details	
Name	Not Given
Company	Not Given
Address	Not Provided, Not Provided, AL9 5HZ

This report covers items included within the SAP calculations. It is not a complete report of regulations compliance.

1a Target emission rate and dwelling emission rate		
Fuel for main heating system	Electricity	
Target carbon dioxide emission rate	*12.69 $kgCO_2/m^2$*	
Dwelling carbon dioxide emission rate	-3.96 $kgCO_2/m^2$	OK
1b Target primary energy rate and dwelling primary energy		
Target primary energy	*66.40 kWh_{PE}/m^2*	
Dwelling primary energy	-6.76 kWh_{PE}/m^2	OK
1c Target fabric energy efficiency and dwelling fabric energy efficiency		
Target fabric energy efficiency	*40.26 kWh/m^2*	
Dwelling fabric energy efficiency	38.14 kWh/m^2	OK

2a Fabric U-values				
Element	***Maximum permitted average U-Value [W/m^2K]***	**Dwelling average U-Value [W/m^2K]**	**Element with highest individual U-Value**	
External walls	*0.26*	0.24	Brick (0.24)	OK
Party walls	*0.2*	0	Party Wall (0)	**N/A**
Curtain walls	*1.6*	0	N/A	**N/A**
Floors	*0.18*	0.12	Flr - Ground (0.12)	OK
Roofs	*0.16*	0.09	Rf - Ins Joist (0.09)	OK
Windows, doors, and roof windows	*1.6*	1.22	Front (1.3)	OK
Rooflights	*2.2*	N/A	N/A	**N/A**

2b Envelope elements (better than typically expected values are flagged with a subsequent (!))		
Name	**Net area [m^2]**	**U-Value [W/m^2K]**
Exposed wall: Brick	38.725	0.24
Exposed wall: Clad	32.886	0.23
Party wall: Party Wall	43.028	0 **(!)**
Ground floor: Flr - Ground	35.459	0.12
Exposed roof: Rf - Ins Joist	35.459	0.09 **(!)**

2c Openings (better than typically expected values are flagged with a subsequent (!))				
Name	**Area [m^2]**	**Orientation**	**Frame factor**	**U-Value [W/m^2K]**
Front, Door (1)	2.148	West	0.7	1.1 **(!)**
Front, Windows (1)	1.31	West	1.0	1.3
L Side, Windows (2)	0.602	North	1.0	1.3
Rear, Windows (3)	2.038	East	1.0	1.3
Front, Windows (4)	2.996	West	1.0	1.3
L Side, Windows (5)	0.602	North		0 **(!)**
Rear, Windows (6)	2.172	East	1.0	1.3
Rear, Windows (7)	3.181	East	1.0	1.3

2d Thermal bridging (better than typically expected values are flagged with a subsequent (!))
Building part **1 - Main Dwelling**: Thermal bridging calculated from linear thermal transmittances for each junction

Main element	Junction detail	Source	Psi value [W/mK]	Drawing / reference
External wall	E2: Other lintels (including other steel lintels)	Calculated by person with suitable expertise	0.055	Not Provided
External wall	E4: Jamb	Calculated by person with suitable expertise	0.02 **(!)**	Not Provided
External wall	E3: Sill	Calculated by person with suitable expertise	0.015 **(!)**	Not Provided
External wall	E5: Ground floor (normal)	Calculated by person with suitable expertise	0.03 **(!)**	Not Provided
External wall	E6: Intermediate floor within a dwelling	Calculated by person with suitable expertise	0.004 **(!)**	Not Provided
External wall	E10: Eaves (insulation at ceiling level)	Calculated by person with suitable expertise	0.074	Not Provided
External wall	E12: Gable (insulation at ceiling level)	Calculated by person with suitable expertise	0.05	Not Provided
External wall	E16: Corner (normal)	Calculated by person with suitable expertise	0.045	Not Provided
External wall	E18: Party wall between dwellings	Calculated by person with suitable expertise	0.038 **(!)**	Not Provided
External wall	E25: Staggered party wall between dwellings	Calculated by person with suitable expertise	0.059	Not Provided
Party wall	P1: Ground floor	Calculated by person with suitable expertise	0.061	Not Provided
Party wall	P3: Intermediate floor between dwellings (in blocks of flats)	SAP table default	0 **(!)**	Not Provided
Party wall	P4: Roof (insulation at ceiling level)	Calculated by person with suitable expertise	0.069	Not Provided

3 Air permeability (better than typically expected values are flagged with a subsequent (!))		
Maximum permitted air permeability at 50Pa	*8 m^3/hm^2*	
Dwelling air permeability at 50Pa	3.46 m^3/hm^2, Measured value **(!)**	OK
Air permeability test certificate reference		

4 Space heating	
Main heating system 1: Heat pump with radiators or underfloor heating - Electricity	
Efficiency	328.75949383210866%
Emitter type	Radiators
Flow temperature	55°C
System type	HeatPumpsWet
Manufacturer	Panasonic HVAC UK Ltd
Model	WH-MDC05J3E5
Commissioning	
Secondary heating system: N/A	
Fuel	N/A
Efficiency	N/A
Commissioning	

5 Hot water	
Cylinder/store - type: Cylinder	
Capacity	150 litres
Declared heat loss	1.42 kWh/day
Primary pipework insulated	Yes
Manufacturer	
Model	
Commissioning	
Waste water heat recovery system 1 - type: N/A	
Efficiency	
Manufacturer	
Model	

6 Controls		
Main heating 1 - type: Programmer, room thermostat and TRVs		
Function		
Ecodesign class		
Manufacturer		
Model		
Water heating - type: Cylinder thermostat and HW separately timed		
Manufacturer		
Model		

7 Lighting		
Minimum permitted light source efficacy	*75 lm/W*	
Lowest light source efficacy	101.25 lm/W	**OK**
External lights control	N/A	

8 Mechanical ventilation		
System type: Decentralised mechanical extract		
Maximum permitted specific fan power	*0.7 W/(l/s)*	
Specific fan power	0.01 W/(l/s)	**OK**
Minimum permitted heat recovery efficiency	*N/A*	
Heat recovery efficiency	N/A	**N/A**
Manufacturer/Model	Vent Axia Ltd Lo-Carbon NBR dMEV C 100	
Commissioning		

9 Local generation	
Technology type: **Photovoltaic system (1)**	
Peak power	3.24 kWp
Orientation	South West
Pitch	45°
Overshading	None or very little
Manufacturer	Not Provided
MCS certificate	
Technology type: **Photovoltaic system (2)**	
Peak power	3.24 kWp
Orientation	North East
Pitch	45°
Overshading	None or very little
Manufacturer	Not Provided
MCS certificate	

10 Heat networks
N/A

11 Supporting documentary evidence	
Documentary evidence identified in 11.1 and 11.2 is needed to confirm the data values used for any calculations undertaken, manufacturer declarations made, and tests performed as reflected in this "As built" BREL Compliance Report are correct. 11.1 SAP Conventions, Appendix 1 (documentary evidence) schedules the minimum documentary evidence required. 11.2 Indicative photographic evidence of key stages during construction (guidance within Approved Document L, Volume 1 – Appendix B) that confirms the products identified in this BREL Compliance Report are used in this dwelling, and workmanship is of sufficient quality to support the calculated values claimed in 2a to 2d.	

12 Declarations

a. Assessor Declaration

This declaration by the assessor is confirmation that the contents of this BREL Compliance Report are a true and accurate reflection based upon the design and construction information submitted for this dwelling for the purpose of carrying out the assessment, and that the supporting documentary evidence (identified in 11.1 and 11.2) pursuant to Part L of the Building Regulations 2010 (as amended) has been reviewed in the course of preparing this BREL Compliance Report.

Signed:	Assessor ID: KAZN000004
Name: Joanna Povey	Date: 23 Feb 2025

b. Client Declaration

This declaration by the client is confirmation that the dwelling has been constructed and completed according to the specifications set out in this BREL Compliance Report, and that photographic evidence of key stages, as described in 11.2, has been provided to the Assessor for this dwelling.

Signed:	Organisation: Not Given
Name: Not Given	Date: