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: Fri 28 Feb 2025 16:44:32

Project Information			
Assessed By	Joanna Povey	Building Type	House, Detached
OCDEA Registration	KAZN000004	Assessment Date	2025-02-28

Dwelling Details			
Assessment Type	As built	Total Floor Area	112 m^2
Site Reference	412	Plot Reference	VX019.CL400 HIL 4.3
Address	7 Edwards Place, Exeter, EX1 4BX		

Client Details	
Name	Bloor Homes South West
Company	Bloor Homes South West
Address	Unit 7, Latham Road, Swindon, WILTSHIRE, SN25 4DL

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	Heat network	
Target carbon dioxide emission rate	*13.58 $kgCO_2/m^2$*	
Dwelling carbon dioxide emission rate	12.84 $kgCO_2/m^2$	OK
1b Target primary energy rate and dwelling primary energy		
Target primary energy	*61.40 kWh_{PE}/m^2*	
Dwelling primary energy	53.55 kWh_{PE}/m^2	OK
1c Target fabric energy efficiency and dwelling fabric energy efficiency		
Target fabric energy efficiency	*43.80 kWh/m^2*	
Dwelling fabric energy efficiency	41.88 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	Wl - Brick (0.24)	OK
Party walls	*0.2*	N/A	N/A	**N/A**
Curtain walls	*1.6*	N/A	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*	1.29	Rear (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: Wl - Brick	63.935	0.24
Exposed wall: Wl - Render	17.359	0.23
Exposed wall: Wl - Clad	52.714	0.24
Ground floor: Flr - Ground	55.761	0.12
Exposed roof: Rf - Ins Joist	55.761	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]**
Rear, Door (1)	5.04	West	1.0	1.3
Front, Door (2)	2.102	East	0.7	1.2
R Side, Windows (1)	6.008	South	1.0	1.3
Front, Windows (2)	6.505	East	1.0	1.3
Rear, Windows (3)	4.14	West	1.0	1.3
Front, Windows (4)	2.166	East	1.0	1.3
L Side, Windows (5)	0.756	North	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	0.044	Not Provided
External wall	E4: Jamb	Calculated by person with suitable expertise	0.01 **(!)**	Not Provided
External wall	E3: Sill	Calculated by person with suitable expertise	0.009 **(!)**	Not Provided
External wall	E5: Ground floor (normal)	Calculated by person with suitable expertise	0.047	Not Provided
External wall	E6: Intermediate floor within a dwelling	Calculated by person with suitable expertise	0.003 **(!)**	Not Provided
External wall	E10: Eaves (insulation at ceiling level)	Calculated by person with suitable expertise	0.04	Not Provided
External wall	E12: Gable (insulation at ceiling level)	Calculated by person with suitable expertise	0.044	Not Provided
External wall	E16: Corner (normal)	Calculated by person with suitable expertise	0.029 **(!)**	Not Provided
External wall	E17: Corner (inverted - internal area greater than external area)	Calculated by person with suitable expertise	-0.129	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	3.62 m^3/hm^2, Measured value **(!)**	OK
Air permeability test certificate reference		

4 Space heating	
Main heating system 1: Heat network - Heat network	
Efficiency	
Emitter type	
Flow temperature	
System type	Community
Manufacturer	
Model	
Commissioning	
Secondary heating system: N/A	
Fuel	N/A
Efficiency	N/A
Commissioning	

5 Hot water	
Cylinder/store - type: N/A	
Capacity	N/A
Declared heat loss	N/A
Primary pipework insulated	N/A
Manufacturer	
Model	
Commissioning	
Waste water heat recovery system 1 - type: Instantaneous	
Efficiency	69.4%
Manufacturer	Q-Blue B.V.
Model	QB1-21

6 Controls	
Main heating 1 - type: Charging system linked to use of heating, room thermostat, and TRVs	
Function	
Ecodesign class	
Manufacturer	
Model	
Water heating - type: Cylinder thermostat	
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	2.025 kWp
Orientation	West
Pitch	30°
Overshading	None or very little
Manufacturer	Not Provided
MCS certificate	
Technology type: **Photovoltaic system (2)**	
Peak power	1.215 kWp
Orientation	North
Pitch	30°
Overshading	None or very little
Manufacturer	Not Provided
MCS certificate	

10 Heat networks	
Network name: Community (1)	
Service provision	Space and water heating
Status	New heat network
Carbon dioxide emission factor for delivered heat	0.348 kgCO_2/kWh
Primary energy factor for delivered heat	2.149 kWh$_{PE}$/kWh

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: Name: Joanna Povey	Assessor ID: KAZN000004 Date: 28 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: Bloor Homes South West
Name: Bloor Homes South West	Date: