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: Wed 05 Mar 2025 15:13:28

Project Information			
Assessed By	Scott Binstead	Building Type	House, Semi-detached
OCDEA Registration	KAZN000006	Assessment Date	2025-02-21

Dwelling Details			
Assessment Type	As designed	Total Floor Area	80 m^2
Site Reference	015	Plot Reference	Block F
Address	Address Line 1, ..., HP13 5QL		

Client Details	
Name	Vistry Homes Ltd c/o Vistry Thames Valley
Company	Vistry Homes Ltd c/o Vistry Thames Valley
Address	Thames Valley Park, 550 Oracle Parkway, Berkshire, READING, RG6 1PT

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	Mains gas	
Target carbon dioxide emission rate	*12.38 $kgCO_2/m^2$*	
Dwelling carbon dioxide emission rate	12.09 $kgCO_2/m^2$	OK
1b Target primary energy rate and dwelling primary energy		
Target primary energy	*64.73 kWh_{PE}/m^2*	
Dwelling primary energy	64.74 kWh_{PE}/m^2	FAIL
1c Target fabric energy efficiency and dwelling fabric energy efficiency		
Target fabric energy efficiency	*41.49 kWh/m^2*	
Dwelling fabric energy efficiency	41.58 kWh/m^2	FAIL

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*	0.26	Brick (0.26)	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*	0.1	Balcony (0.16)	OK
Windows, doors, and roof windows	*1.6*	1.3	Rear (1.4)	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	38.695	0.26
Exposed wall: 7.3N block	36.863	0.26
Party wall: Party Wall	40.002	0 **(!)**
Ground floor: Flr - Ground	43.963	0.12
Exposed roof: Rf - Ins Joist	35.672	0.09 **(!)**
Exposed roof: Balcony	8.291	0.16

2c Openings (better than typically expected values are flagged with a subsequent (!))				
Name	**Area [m^2]**	**Orientation**	**Frame factor**	**U-Value [W/m^2K]**
L Side, Door (1)	2.121	South	0.7	1 **(!)**
R Side, Windows (1)	1.44	North	1.0	1.3
Rear, Windows (2)	3.271	West	1.0	1.3
L Side, Windows (3)	1.235	South	1.0	1.3
R Side, Windows (4)	1.26	North	1.0	1.3
Rear, Windows (5)	4.001	West	1.0	1.3
Rear, Windows (6)	3.433	West	1.0	1.4
Rear, Windows (7)	3.425	West	1.0	1.4

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	E5: Ground floor (normal)	Calculated by person with suitable expertise	0.0629	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	0.05	Not Provided
External wall	E12: Gable (insulation at ceiling level)	Calculated by person with suitable expertise	0.05	Not Provided
External wall	E14: Flat roof	SAP table default	0.16	Not Provided
External wall	E17: Corner (inverted - internal area greater than external area)	Calculated by person with suitable expertise	-0.104	Not Provided
External wall	E18: Party wall between dwellings	Calculated by person with suitable expertise	0.036 **(!)**	Not Provided
External wall	E24: Eaves (insulation at ceiling level - inverted)	SAP table default	0.15	Not Provided
Party wall	P1: Ground floor	Calculated by person with suitable expertise	0.045	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	0.035 **(!)**	Not Provided
External wall	E3: Sill	Calculated by person with suitable expertise	0.011 **(!)**	0.19 block
External wall	E2: Other lintels (including other steel lintels)	Calculated by person with suitable expertise	0.06	Not Provided
External wall	E4: Jamb	Calculated by person with suitable expertise	0.02 **(!)**	0.19 block
External wall	E16: Corner (normal)	Calculated by person with suitable expertise	0.051	0.19 block

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	4 m^3/hm^2, Design value	OK
Air permeability test certificate reference		

4 Space heating	
Main heating system 1: Boiler with radiators or underfloor heating - Mains gas	
Efficiency	44.5%
Emitter type	Radiators
Flow temperature	55°C
System type	Gas1998OrLater
Manufacturer	Ideal
Model	LOGIC COMBI
Commissioning	
Secondary heating system: N/A	
Fuel	N/A
Efficiency	N/A
Commissioning	

5 Hot water	
Cylinder/store - type: Cylinder	
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: 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	0	
Commissioning		

9 Local generation	
Technology type: **Photovoltaic system (1)**	
Peak power	1.62 kWp
Orientation	North
Pitch	45°
Overshading	None or very little
Manufacturer	Not Provided
MCS certificate	

10 Heat networks
N/A

11 Supporting documentary evidence
N/A

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 information submitted for this dwelling for the purpose of carrying out the "As designed" assessment, and that the supporting documentary evidence (SAP Conventions, Appendix 1 (documentary evidence) schedules the minimum documentary evidence required) has been reviewed in the course of preparing this BREL Compliance Report.	
Signed: Name: Scott Binstead	Assessor ID: KAZN000006 Date: 05 Mar 2025
b. Client Declaration	
N/A	