# 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 15:49:36

| Project Information | | | |
|---|---|---|---|
| Assessed By | Scott Binstead | Building Type | House, End-terrace |
| OCDEA Registration | KAZN000006 | Assessment Date | 2025-02-21 |

| Dwelling Details | | | |
|---|---|---|---|
| Assessment Type | As designed | Total Floor Area | 80 $m^2$ |
| Site Reference | 039 | Plot Reference | Block E |
| 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* | *12.42 $kgCO_2/m^2$* | |
| Dwelling carbon dioxide emission rate | 11.94 $kgCO_2/m^2$ | **OK** |
| **1b Target primary energy rate and dwelling primary energy** | | |
| *Target primary energy* | *64.96 $kWh_{PE}/m^2$* | |
| Dwelling primary energy | 63.87 $kWh_{PE}/m^2$ | **OK** |
| **1c Target fabric energy efficiency and dwelling fabric energy efficiency** | | |
| *Target fabric energy efficiency* | *40.86 $kWh/m^2$* | |
| Dwelling fabric energy efficiency | 39.86 $kWh/m^2$ | **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* | 0.26 | 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 | 27.56 | 0.26 |
| Exposed wall: 7.3N block | 27.03 | 0.26 |
| Party wall: Party Wall | 63.868 | 0 **(!)** |
| Ground floor: Flr - Ground | 43.982 | 0.12 |
| Exposed roof: Rf - Ins Joist | 35.712 | 0.09 **(!)** |
| Exposed roof: Balcony | 8.271 | 0.16 |

| 2c Openings (better than typically expected values are flagged with a subsequent (!)) | | | | |
|---|---|---|---|---|
| **Name** | **Area [$m^2$]** | **Orientation** | **Frame factor** | **U-Value [$W/m^2K$]** |
| R Side, Door (1) | 2.121 | East | 0.7 | 1 **(!)** |
| Rear, Windows (1) | 3.618 | North | 1.0 | 1.3 |
| R Side, Windows (2) | 1.274 | East | 1.0 | 1.3 |
| Rear, Windows (3) | 3.928 | North | 1.0 | 1.3 |
| Rear, Windows (4) | 3.15 | North | 1.0 | 1.4 |
| Rear, Windows (5) | 3.562 | North | 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 | 0.19 block |
| External wall | E6: Intermediate floor within a dwelling | Calculated by person with suitable expertise | 0.003 **(!)** | 0.19 block |
| External wall | E10: Eaves (insulation at ceiling level) | Calculated by person with suitable expertise | 0.05 | 0.19 block |
| External wall | E12: Gable (insulation at ceiling level) | Calculated by person with suitable expertise | 0.05 | 0.19 block |
| External wall | E14: Flat roof | SAP table default | 0.16 | Not Provided |
| External wall | E24: Eaves (insulation at ceiling level - inverted) | SAP table default | 0.15 | Not Provided |
| External wall | E25: Staggered party wall between dwellings | Calculated by person with suitable expertise | 0.041 | 0.19 block |
| Party wall | P1: Ground floor | Calculated by person with suitable expertise | 0.045 | 0.19 block |
| Party wall | P4: Roof (insulation at ceiling level) | Calculated by person with suitable expertise | 0.035 **(!)** | 0.19 block |
| External wall | E2: Other lintels (including other steel lintels) | Calculated by person with suitable expertise | 0.06 | 0.19 block |
| External wall | E4: Jamb | Calculated by person with suitable expertise | 0.016 **(!)** | 0.19 block |
| External wall | E3: Sill | Calculated by person with suitable expertise | 0.011 **(!)** | 0.19 block |
| External wall | E16: Corner (normal) | Calculated by person with suitable expertise | 0.051 | 0.19 block |
| External wall | E18: Party wall between dwellings | Calculated by person with suitable expertise | 0.043 | 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 | 70.8% |
| Manufacturer | Building Products Distributors Ltd |
| Model | Showersave QB1-21XE |

| 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 | 0.81 kWp |
| Orientation | South |
| 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:<br><br>Name: Scott Binstead | Assessor ID: KAZN000006<br><br>Date: 05 Mar 2025 |
| **b. Client Declaration** | |
| N/A | |