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 15:35:12

Project Information			
Assessed By	Joanna Povey	Building Type	House, Semi-detached
OCDEA Registration	KAZN000004	Assessment Date	2025-02-26

Dwelling Details			
Assessment Type	As built	Total Floor Area	102 m^2
Site Reference	210 - M384SM MAT SD CL 6.0	Plot Reference	210 - M384SM MAT SD CL 6.0
Address	4, Ivy Way, Elsenham, Bishops Stortford, CM22 6ZN		

Client Details	
Name	Bloor Homes Eastern
Company	Bloor Homes Eastern
Address	Marauder House, Skyliner Way, Bury St Edmunds, SUFFOLK, IP32 7YA

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	*11.20 $kgCO_2/m^2$*	
Dwelling carbon dioxide emission rate	10.84 $kgCO_2/m^2$	OK
1b Target primary energy rate and dwelling primary energy		
Target primary energy	*58.70 kWh_{PE}/m^2*	
Dwelling primary energy	58.02 kWh_{PE}/m^2	OK
1c Target fabric energy efficiency and dwelling fabric energy efficiency		
Target fabric energy efficiency	*36.01 kWh/m^2*	
Dwelling fabric energy efficiency	33.80 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*	0.21	Wl - Dormer (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*	0.14	Rf - Ins Joist Ashlar (0.179447556474829)	OK
Windows, doors, and roof windows	*1.6*	1.29	Rear (1.5)	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: Clad	79.004	0.22
Exposed wall: Earth Retaining	16.607	0.24
Exposed wall: Wl - Dormer	2.589	0.26
Exposed wall: Wl - Stud Ashlar	10.142	0.1152 **(!)**
Party wall: Party Wall	59.915	0 **(!)**
Ground floor: Flr - Ground	35.748	0.12
Exposed roof: Rf - Ins Joist	7.171	0.09 **(!)**
Exposed roof: Rf - Ins Rafter	24.679	0.16
Exposed roof: Flat Roof, Dormer	1.997	0.16
Exposed roof: Rf - Ashlar behind Stud	5.588	0.1152
Exposed roof: Rf - Ins Joist Ashlar	1.673	0.179447556474829

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	South East	0.7	1.2
Front, Windows (1)	4.459	South East	1.0	1.3
Rear, Windows (2)	2.038	North West	1.0	1.3

Name	Area [m^2]	Orientation	Frame factor	U-Value [W/m^2K]
Front, Windows (3)	1.41	South East	1.0	1.3
Rear, Windows (4)	4.274	North West	1.0	1.3
Rear, RoofLights (1)	0.539	North West	1.0	1.5

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	E11: Eaves (insulation at rafter level)	Calculated by person with suitable expertise	-0.027 **(!)**	Not Provided
External wall	E12: Gable (insulation at ceiling level)	Calculated by person with suitable expertise	0.044	Not Provided
External wall	E13: Gable (insulation at rafter level)	Calculated by person with suitable expertise	0.046	Not Provided
External wall	E16: Corner (normal)	Calculated by person with suitable expertise	0.029 **(!)**	Not Provided
External wall	E18: Party wall between dwellings	Calculated by person with suitable expertise	0.036 **(!)**	Not Provided
Party wall	P1: Ground floor	Calculated by person with suitable expertise	0.031 **(!)**	Not Provided
Party wall	P3: Intermediate floor between dwellings (in blocks of flats)	SAP table default	0 **(!)**	Not Provided
Party wall	P5: Roof (insulation at rafter level)	Calculated by person with suitable expertise	0.043	Not Provided
Roof	R1: Head of roof window	Calculated by person with suitable expertise	0.05	Not Provided
Roof	R2: Sill of roof window	Calculated by person with suitable expertise	0.049	Not Provided
Roof	R3: Jamb of roof window	Calculated by person with suitable expertise	0.052	Not Provided
Roof	R6: Flat ceiling	Calculated by person with suitable expertise	-0.001 **(!)**	Not Provided
Roof	R7: Flat ceiling (inverted)	Calculated by person with suitable expertise	0.021 **(!)**	Not Provided
Roof	R10: All other roof or room-in-roof junctions	Calculated by person with suitable expertise	0.029 **(!)**	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	3.92 m^3/hm^2, Measured value **(!)**	OK
Air permeability test certificate reference		

4 Space heating

Main heating system 1: Boiler with radiators or underfloor heating - Mains gas

Efficiency	90.75%
Emitter type	Radiators
Flow temperature	55°C
System type	Gas1998OrLater
Manufacturer	Ideal
Model	LOGIC SYSTEM
Commissioning	

Secondary heating system: N/A	
Fuel	N/A
Efficiency	N/A
Commissioning	

5 Hot water		
Cylinder/store - type: Cylinder		
Capacity	200 litres	
Declared heat loss	1.7 kWh/day	
Primary pipework insulated	Yes	
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	Vent Axia Ltd Lo-Carbon NBR dMEV C 100	
Commissioning		

9 Local generation	
Technology type: **Photovoltaic system (1)**	
Peak power	1 kWp
Orientation	South East
Pitch	30°
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: 05 Mar 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 Eastern
Name: Bloor Homes Eastern	Date: