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 19 Feb 2025 10:30:52

Project Information			
Assessed By	Scott Binstead	Building Type	Flat, Semi-detached
OCDEA Registration	KAZN000006	Assessment Date	2025-02-17

Dwelling Details			
Assessment Type	As designed	Total Floor Area	71 m^2
Site Reference	415	Plot Reference	Block M
Address	Address Line 1, ..., BN15 9EW		

Client Details	
Name	CALA Homes (South Home Counties) Limited
Company	CALA Homes (South Home Counties) Limited
Address	Dorking Business Park Station, DORKING, RH4 1HJ

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	*13.22 $kgCO_2/m^2$*	
Dwelling carbon dioxide emission rate	4.60 $kgCO_2/m^2$	OK
1b Target primary energy rate and dwelling primary energy		
Target primary energy	*69.67 kWh_{PE}/m^2*	
Dwelling primary energy	51.86 kWh_{PE}/m^2	OK
1c Target fabric energy efficiency and dwelling fabric energy efficiency		
Target fabric energy efficiency	*36.04 kWh/m^2*	
Dwelling fabric energy efficiency	36.70 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*	0.22	Brick 7.3N (0.22)	OK
Party walls	*0.2*	0	Party Wall (0)	**N/A**
Curtain walls	*1.6*	0	Corridor 7.3N (0.24)	OK
Floors	*0.18*	0.16	Flr - Ground (0.16)	OK
Roofs	*0.16*	N/A	N/A	**N/A**
Windows, doors, and roof windows	*1.6*	1.31	Front (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 7.3N	31.249	0.22
Exposed wall: Clad 7.3N	5.611	0.21
Exposed wall: Corridor 7.3N	28.022	0.24
Party wall: Party Wall	16.085	0 **(!)**
Ground floor: Flr - Ground	70.838	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]**
Rear, Door (1)	1.919	West	0.7	1.2
Front, Windows (1)	3.439	East	1.0	1.3
R Side, Windows (2)	4.006	South	1.0	1.3
Front, Windows (3)	3.602	East	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	E2: Other lintels (including other steel lintels)	Government-approved scheme	0.236	Not Provided

Main element	Junction detail	Source	Psi value [W/mK]	Drawing / reference
External wall	E4: Jamb	Government-approved scheme	0.019 **(!)**	Not Provided
External wall	E3: Sill	Government-approved scheme	0.015 **(!)**	Not Provided
External wall	E5: Ground floor (normal)	Government-approved scheme	0.07	Not Provided
External wall	E7: Party floor between dwellings (in blocks of flats)	Government-approved scheme	0.044	Not Provided
External wall	E16: Corner (normal)	Government-approved scheme	0.046	Not Provided
External wall	E17: Corner (inverted - internal area greater than external area)	SAP table default	-0.095	Not Provided
External wall	E18: Party wall between dwellings	Government-approved scheme	0.037 **(!)**	Not Provided
External wall	E25: Staggered party wall between dwellings	Government-approved scheme	0.034 **(!)**	Not Provided
Party wall	P1: Ground floor	Government-approved scheme	0.085	Not Provided
Party wall	P2: Intermediate floor within a dwelling	SAP table default	0 **(!)**	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	3.99 m^3/hm^2, Design value **(!)**	OK
Air permeability test certificate reference		

4 Space heating	
Main heating system 1: Room heaters - Electricity	
Efficiency	200%
Emitter type	Radiators
Flow temperature	
System type	RoomElectric
Manufacturer	
Model	
Commissioning	
Main heating system 2: Heat pump with radiators or underfloor heating - Electricity	
Efficiency	200%
Emitter type	Radiators
Flow temperature	
System type	HeatPumpsWet
Manufacturer	
Model	
Commissioning	
Secondary heating system: N/A	
Fuel	N/A
Efficiency	N/A
Commissioning	

5 Hot water	
Cylinder/store - type: N/A	
Capacity	250 litres
Declared heat loss	2.013 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 and room thermostats	
Function	
Ecodesign class	
Manufacturer	
Model	

Main heating 2 - type: Not applicable		
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	1%	**N/A**
Manufacturer/Model	0	
Commissioning		

9 Local generation	
Technology type: **Photovoltaic system (1)**	
Peak power	1.215 kWp
Orientation	South
Pitch	30°
Overshading	None or very little
Manufacturer	
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:	Assessor ID: KAZN000006
Name: Scott Binstead	Date: 19 Feb 2025

b. Client Declaration

N/A