# 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 09:47:05

| Project Information | | | |
|---|---|---|---|
| Assessed By | Joanna Povey | Building Type | Maisonette, Semi-detached |
| OCDEA Registration | KAZN000004 | Assessment Date | 2025-02-25 |

| Dwelling Details | | | |
|---|---|---|---|
| Assessment Type | As built | Total Floor Area | 68 $m^2$ |
| Site Reference | 109 | Plot Reference | B80087 1F |
| Address | 23 Dutch Way, Winslow, Buckingham, MK18 3SR | | |

| Client Details | |
|---|---|
| Name | Bloor Homes South Midlands |
| Company | Bloor Homes South Midlands |
| Address | Bewick House, 6 Cygnet Drive, Swan Valley, Northampton, NORTHAMPTONSHIRE, NN4 9BS |

**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* | *12.73 $kgCO_2/m^2$* | |
| Dwelling carbon dioxide emission rate | 12.67 $kgCO_2/m^2$ | OK |
| **1b Target primary energy rate and dwelling primary energy** | | |
| *Target primary energy* | *66.90 $kWh_{PE}/m^2$* | |
| Dwelling primary energy | 67.63 $kWh_{PE}/m^2$ | FAIL |
| **1c Target fabric energy efficiency and dwelling fabric energy efficiency** | | |
| *Target fabric energy efficiency* | *36.05 $kWh/m^2$* | |
| Dwelling fabric energy efficiency | 33.46 $kWh/m^2$ | 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* | 0.19 | Clad (0.22) | 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* | 0.09 | Rf - Ins Joist (0.09) | OK |
| Windows, doors, and roof windows | *1.6* | 1.27 | Front (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: Brick | 55.484 | 0.18 |
| Exposed wall: Clad | 27.728 | 0.22 |
| Exposed wall: Block Course below PCC Floor | 1.153 | 0.2 |
| Party wall: Party Wall | 14.144 | 0 **(!)** |
| Ground floor: Flr - Ground | 4.073 | 0.12 |
| Exposed roof: Rf - Ins Joist | 64.048 | 0.09 **(!)** |

| 2c Openings (better than typically expected values are flagged with a subsequent (!)) | | | | |
|---|---|---|---|---|
| **Name** | **Area [$m^2$]** | **Orientation** | **Frame factor** | **U-Value [$W/m^2K$]** |
| L Side, Door (1) | 2.148 | East | 0.7 | 1.2 |
| Front, Windows (1) | 1.362 | North | 1.0 | 1.3 |
| R Side, Windows (2) | 0.822 | West | 1.0 | 1.3 |
| Front, Windows (3) | 1.964 | North | 1.0 | 1.3 |
| L Side, Windows (4) | 2.184 | East | 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 | 0.277 | Not Provided |
| External wall | E4: Jamb | Calculated by person with suitable expertise | 0.025 **(!)** | Not Provided |
| External wall | E3: Sill | Calculated by person with suitable expertise | 0.02 **(!)** | Not Provided |
| External wall | E5: Ground floor (normal) | Calculated by person with suitable expertise | 0.063 | Not Provided |
| External wall | E6: Intermediate floor within a dwelling | Calculated by person with suitable expertise | 0.063 | Not Provided |
| External wall | E7: Party floor between dwellings (in blocks of flats) | Calculated by person with suitable expertise | 0.034 **(!)** | Not Provided |
| External wall | E10: Eaves (insulation at ceiling level) | Calculated by person with suitable expertise | 0.066 | Not Provided |
| External wall | E12: Gable (insulation at ceiling level) | Calculated by person with suitable expertise | 0.039 **(!)** | Not Provided |
| External wall | E16: Corner (normal) | Calculated by person with suitable expertise | 0.035 **(!)** | Not Provided |
| External wall | E18: Party wall between dwellings | Calculated by person with suitable expertise | 0.027 **(!)** | Not Provided |
| Party wall | P1: Ground floor | Calculated by person with suitable expertise | 0.038 **(!)** | 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 | 3.31 $m^3/hm^2$, 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 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: N/A | |
| Efficiency | |
| Manufacturer | |
| Model | |

| 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 | 1.215 kWp |
| Orientation | East |
| Pitch | 45° |
| 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.<br>11.1 SAP Conventions, Appendix 1 (documentary evidence) schedules the minimum documentary evidence required.<br>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:<br><br>Name: Joanna Povey | Assessor ID: KAZN000004<br><br>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:<br><br>Name: Bloor Homes South Midlands | Organisation: Bloor Homes South Midlands<br><br>Date: |