

Energy Statement

Ashby Energy Assessors Ltd

T: 01476 870504

E: info@ashbyenergy.co.uk

W: ashbyenergy.co.uk

New Flats

Belmont Court

Gordon Road

London

N11 2NX

Project Reference Number: BM3 9473

Client: BM3

Date: 28/08/2026

Revision	Date	Changes	Prepared By
V1	28/08/2026	Draft report for review	James Rivers

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APPENDICES

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1.0. Executive Summary

Ashby Energy Assessors Ltd was appointed to undertake an energy assessment of the proposed development. The works involve the creation of 10 new flats within the existing building at Belmont Court, Gordon Road, London, N11 2NX.

Details of the proposed floor layouts can be found in Appendix A. This report aims to offer a preliminary estimation of the reduction in carbon emissions of the development, by using a range of appropriate measures to improve the energy efficiency of the building. It also demonstrates how the scheme delivers on the requirements of the Building Regulations and the local planning requirements of the Haringey's Local Plan 2013-2026 and the overarching London Plan Policy 5.2

To further reduce carbon emissions and help in achieving the national net-zero target by 2050, an assessment of possible renewable and low carbon technologies that could be incorporated has also been included.

The analysis of CO₂ and energy usage is based on the government-approved national calculation method: SAP Standards Assessment Produce for dwellings.

A carbon emissions reduction over the Building Regulations Part L requirement by 100.91% was achieved by:

- Focusing on low U values for the new building to reduce carbon emissions by using efficient building fabric – these values have been independently assessed and calculated using specific materials and procedures.
- Installation of energy-efficient lighting and designing the building in a specific way to maximise natural light benefits where appropriate, allowing for solar gains to reduce energy usage.

Table 1 Summary of the carbon emissions of the development

Block Compliance

	Total CO ₂ Emissions (kg CO ₂ /m ² /yr)	Cumulative CO ₂ Emission Reduction (kg CO ₂ /m ² /yr)	Cumulative CO ₂ Emissions Saving (%)
SAP 2021 Baseline (TER)	111.98	-	-
Be Lean - Proposed scheme after reducing energy use (DER)	91.14	-18.38%	-18.38%
Be Clean - Proposed scheme after CHP (DER)	91.14	-18.38%	-18.38%
Be Green - Proposed scheme after renewables (DER)	-1.69	-100.91	-100.91%

2.0. Introduction

This energy statement summarises the sustainable design stage considerations for the proposed creation of 10 new flats within the existing building at Belmont Court, Gordon Road, London, N11 2NX.

Details of the floor layout plans can be found in Appendix A. The statement also conducts a renewable energy and low carbon technologies review.

The analysis of CO₂ and energy usage is based on the government-approved national calculation method SAP.

This report aims to offer a preliminary estimation of the reduction in carbon emissions of the development through a range of appropriate measures to improve the energy efficiency of the building. It also demonstrates how the scheme delivers on the requirements of Building Regulations Part L and the local planning requirements.

The development is designed in accordance with the Energy Hierarchy to minimise CO₂ emissions, as follows:

1. Be Lean – use less energy by reducing the development’s energy demand and improving the building fabric to be more thermally efficient.
2. Be Clean – supply energy efficiently by connecting to an existing district heating network where possible.
3. Be Green – use renewable energy sources to further offset the carbon emissions.

2.1. Site Location and Proposed Development

The site is located at Belmont Court, Gordon Road, London, N11 2NX (see Figure 1). Details of the plans can be found in Appendix A – Building Plans. The floor plans show a multi storey apartment block.



Figure 1 Site location in red

2.2. Planning Policy Context

2.2.1 National Planning Policy

The National Planning Policy Framework (2026) promotes the objective of sustainable development. New developments are encouraged to reduce greenhouse gas emissions and identify suitable areas for renewable and low-carbon energy sources.

The National Planning Policy Framework does not include a methodology on sustainable standards to adopt. These are addressed at the regional and local levels. The development and its carbon emissions have been compared with and must meet current Approved Document Part L Building Requirements.

2.2.2 Local Planning Policy

The site is located within Belmont Court, Gordon Road, London, N11 2NX. The local planning authority is the Haringey Borough. The development must achieve the targets set within the Hart Local Plan (Strategy and Sites) 2032.

In line with London Plan policy, the Council will promote and require all new developments to take measures to reduce energy use and carbon emissions during design, construction and occupation, by incorporating the following measures:

- a. From 2011 onwards, all new residential development will achieve a minimum 25% reduction in total (regulated) CO₂ emissions in line with Code for Sustainable Homes Level 4 energy standards, and should aim to achieve Level 6. All new residential development shall be zero carbon from 2016 onwards; and
- b. All new developments are required, where viable, to achieve a reduction in predicted carbon dioxide emissions of 20% from on site renewable energy regeneration, which can include connections to local sources of decentralised renewable energy.

Other items do apply but these are the main two items we need to consider.

3.0. Be Lean – Use Less Energy

This energy statement uses the Energy Hierarchy approach to assess and achieve reduced carbon emissions, as promoted by the London Plan. This approach requires the development to be designed in a way that reduces energy consumption and carbon emissions before considering any centralised heat or renewable energy sources.

3.1. Baseline Emission Rates

The notional building represents a development that meets the minimum requirements for CO₂ emissions, as defined in Building Regulations Part L 2021. The Dwelling Emission Rates (DER) are compared to the Target Emission Rates (TER) so that the reduction in CO₂ emissions can be calculated.

3.2. Design Specification

The design of this building has been optimized to maximise natural light where possible, allowing for solar gains to reduce energy usage. The majority of the glazing within the building is east facing towards the pitches.

With regards to improving the insulation of the building through a ‘fabric first’ approach, the achieved U-values are below the minimum current U-value requirement of the proposed Building Regulations Part L 2021 (see Table 1). The building specification can be seen in more detail within the build standards in Appendix B.

Table 2 U-values for the proposed building

	Minimum Building Regulations Part L Requirements 2021	Proposed Building
Walls	0.18 W/m ² K	0.20 W/m ² K
Ground Floor	0.13 W/m ² K	0.12 W/m ² K
Roof	0.15 W/m ² K	0.15 W/m ² K
Windows	1.20 W/m ² K	1.40 W/m ² K
Doors	1.60 W/m ² K	1.60 W/m ² K

The building specification shows a reduction in building emissions of 18.38% against the baseline. Calculations of DER and TER were determined using the national approved method SAP (see table 3 below).

Table 3 Emission rates following 'Be Lean' measures

Dwelling Emission Rates (kg CO ₂ /m ² /yr)	Target Emission Rates (kg CO ₂ /m ² /yr)	Improvement (%)
91.14	111.98	-18.38%

Further details of the specification can be found in Appendix B – Build Standards.

3.3. Be Lean Conclusion

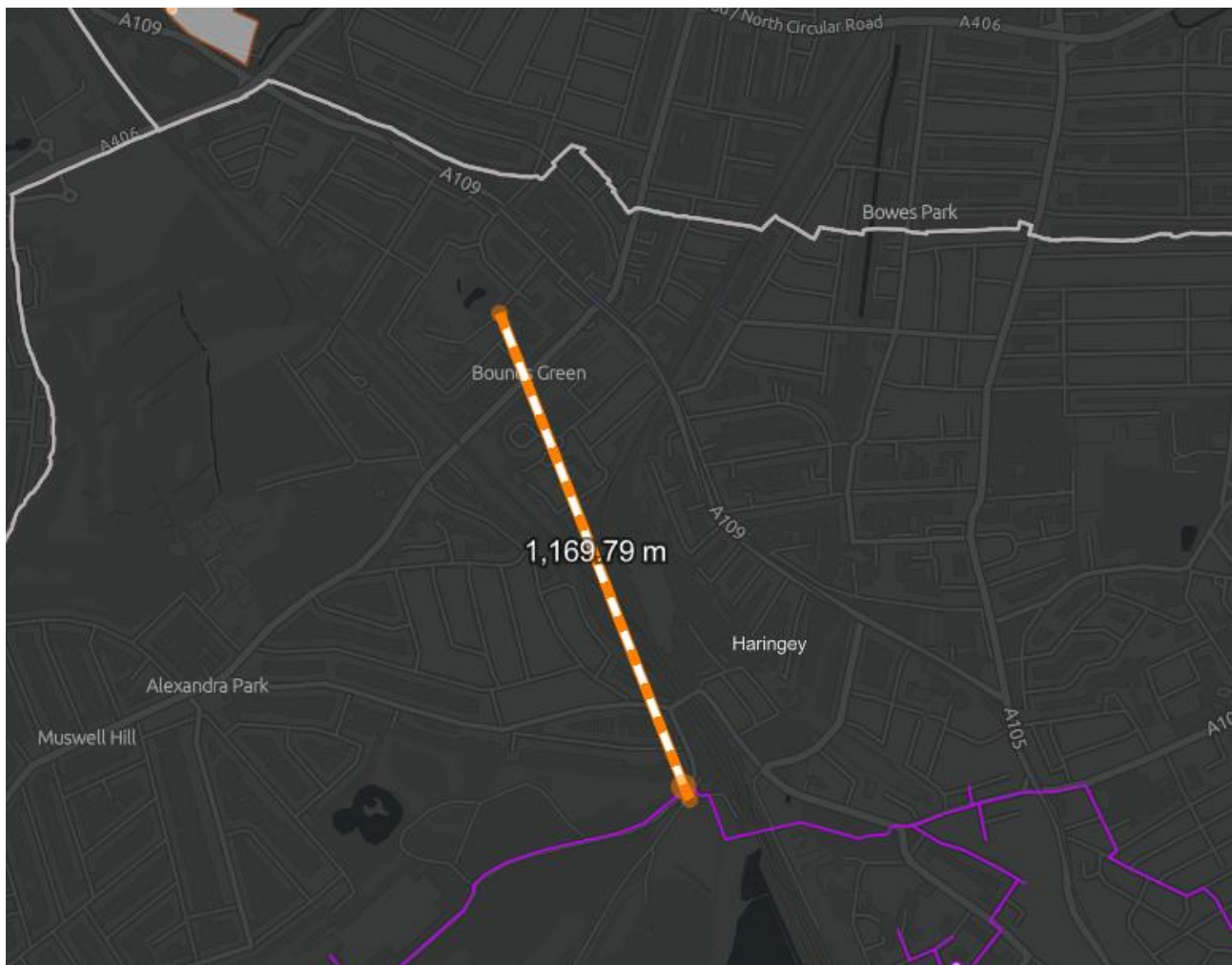
By focusing on the building's fabric with good thermal properties, energy-efficient lighting and low flow rate showers, the development improves on Part L Building Regulation requirements by 18.38%.

4.0. Be Clean – Supply Energy Efficiency

After the 'Be Lean' measures reducing the energy load of the development, the 'Be Clean' measures aim to provide the required energy load in an efficient and clean approach. Connection to community heating systems and use of combined heat and power plants are considered below.

4.1. Community Heating

Connection to an existing heating or cooling network is not considered appropriate. The energy distribution losses, as well as the high investment cost of the connection to a network, is not viable. There are no appropriate community heating networks for this development.



However, the current proposal is to have some form of local community heating for the flats in the form of an air source heat pump for heating and hot water.

4.2. Combined Heat and Power (CHP)

Combined Heat and Power are not considered suitable for the following reasons:

- There is no appropriate space around the development for a large-scale combined heat and power plant, which would not disrupt the landscape of the development.
- Small scale/individual CHP would be appropriate but is significantly less efficient and provides less benefit than the other renewable options considered below.

4.3. Be Clean Conclusion

The use of community heating and combined heat and power are not appropriate for this development. There is no CHP network close enough to the development for connection to be currently viable both logistically and financially.

5.0. Be Green – Use Renewable Energy

The initial results from the SBEM calculations without using renewable energy were used to generate the annual energy consumption figures. These figures were then used to determine the suitability of various renewable technologies to further improve the reduction in energy and carbon emissions within the building by using renewable energy sources. A selection of potential renewable and low-carbon energy sources has been considered. These are:

- Photovoltaic cells (PV)
- solar water heating
- wind turbines
- biomass
- hydropower
- air source heat pump (ASHP) technologies
- ground source heat pump (GSHP) technologies
- biomass
- hydropower

5.1. Photovoltaics (PV) – Suitable

Photovoltaic cells are panels that can be attached to the roof or walls of a building. Each cell is made of P-type and N-type semiconductors. P-N junction operates as a battery and creates an electric field which causes electrons to move towards the surface, where they are available for the electrodes. When photons of solar irradiance are absorbed by the PV plate, they create more holes and electrons, which are becoming available for direct current in an external load. The stronger the solar irradiance, the more electricity is produced. The greatest benefit from photovoltaics is seen when they are south-facing at an angle of 45 degrees with no shading.

20 kWp of solar PV could be installed on the South west / South East-facing section of the roof which would provide the greatest benefit as it sits on the only pitched roof section of the building. The solar PV coupled with a high-performance ASHP would reduce carbon emissions to -1.69 kg CO₂/m²/yr or 100.91% from the 'Be Lean' measures.

5.2. Solar Hot Water – Not Suitable

Solar water heating systems use solar radiation to heat water directly, usually for domestic hot water purposes. The unit would be installed on the roof and the installation of solar hot water would require a suitable hot water cylinder so it can preheat the water.

The solar hot water panels would sit on the roof space. To maintain the solar hot water, access would need to be available to the roof and safety rails installed around the solar hot water for health and safety reasons. These rails would be at least 1.0 m high.

The system will produce relatively small CO₂ savings and will have a significant negative impact on the cost of the heating system as it requires great modification. The heat losses associated with transportation would cause the investment to not be viable. Therefore, solar thermal systems are not appropriate for this development.

5.3. Wind Turbines – Not Suitable

Wind turbines can range from small domestic turbines (1kW) to large commercial turbines (140m tall, 2MW). There are also different designs and styles (horizontal or vertical axis; 1 blade to multiple blades) that can be implemented in various locations depending on wind speed and direction. They generate renewable electricity that can be provided for use on-site or sold directly to the local electricity network. Vertical axis turbines have a lower performance than horizontal axis turbines but work better in urban environments.

There is no appropriate space for the installation of large/medium-scale wind turbines within the site because of the proximity of the dwellings. This would create noise that may potentially be disruptive and have a visual impact on the area, a common complaint associated with wind turbines. Therefore, wind turbines are not appropriate for this development.

5.4. Biomass – Not Suitable

Use of biomass fuels to run biomass boilers. The use of a large-scale biomass boiler has been considered for heating and hot water. The potential reduction in carbon emissions by installing biomass boilers can be considerable. However, although biomass systems have several advantages, in the context of this development, the following issues prevent the installation of biomass boilers:

- Likely significant negative impact on local air quality and odour
- Significantly higher capital costs in comparison with other heating systems
- Requirements of additional resources for the management of the operation
- The location of the development may not be suitable for large-scale fuel delivery
- Security of biomass supply, which must be sustainably grown to be considered renewable energy

5.5. Hydropower – Not Suitable

Hydropower is renewable energy produced by water in rivers. Electricity generated using hydropower is known as hydroelectricity. There are no rivers of any significant size within a close proximity of the site, therefore, this option has been considered not suitable for this development.

5.6. Heat Pump Technology

5.6.1. Air Source Heat Pump (ASHP) – Suitable

ASHP make use of the energy contained in the air to provide heating and domestic hot water to the building by using the vapour-compression refrigeration process. An 'air to water' ASHP can provide domestic hot water and space heating in a building on a small to medium scale.

Coupled with solar PV, an ASHP would further help to provide the building with efficient, green and low carbon energy for heating while also supplying clean energy for hot water. This is especially important within this building as the majority of the energy demand comes from the hot water demand.

5.6.2. Ground Source Heat Pump (GSHP) – Not Suitable

GSHP technology makes use of the heat from the ground to provide heating and domestic hot water to the building. The heat is transferred from the ground by either extracting and discharging (re-charging) water from/to the ground directly (open loop) or circulating water (or refrigerant) through pipes buried within the ground (closed loop). The fluid passes through a heat pump, which uses electrical energy, to transfer the heat from the ground into a higher-temperature water circuit used for heating purposes.

The development is within a suburban environment which would cause complications with the installation of a GSHP. Therefore, GSHPs are not considered appropriate for this development.

5.7. Be Green Conclusion

Table 3 shows the cumulative reduction in carbon emissions considering all the Energy Hierarchy measures, including Be Lean, Be Clean and Be Green. The most appropriate renewable source of energy is solar photovoltaics and an ASHP to supply the property with clean, renewable energy for both heating and hot water. 20kWp of PV would reduce the DER to -1.69 which is a 100.91% reduction in carbon emissions from the TER.

Table 4 Emission rates following 'Be Green' measures

Building Emission Rates (kg CO ₂ /m ² /yr)	Target Emission Rates (kg CO ₂ /m ² /yr)	Improvement (%)
-1.69	-100.91	-100.91%

20% from on site renewable energy regeneration

All new developments are required, where viable, to achieve a 20% reduction in predicted carbon dioxide (CO₂) emissions through on-site renewable energy generation, which may include connections to local sources of decentralised renewable energy.

With each flat incorporating a minimum of 2.0 kWp of solar PV, providing a total installed capacity of 20 kWp across the development, the scheme significantly exceeds this requirement. Prior to the inclusion of the solar PV system, the development achieves a 73.88% reduction in CO₂ emissions compared with the baseline.

Following the installation of the solar PV system, the total carbon reduction increases to 100.91%, meaning that 27.03% of the overall carbon reduction is delivered through on-site renewable energy generation. The development therefore comfortably exceeds the Local Authority's requirement for a 20% reduction in emissions from renewable energy sources.

6.0. Conclusion

The ambition of the development is to use a 'fabric first' approach before considering the use of renewable energy to offset carbon emissions. To help in achieving that goal, the Energy Hierarchy has been used as follows:

- **Be lean** – By focusing on the building's fabric with good thermal properties, energy-efficient lighting and low flow rate showers, the development improves on Part L Building Regulation requirements by 18.38%.
- **Be clean** – The use of community heating and combined heat and power are not appropriate for this development. There is no CHP network close enough to the development for connection to be currently viable both logistically and financially.
- **Be green** – Table 3 shows the cumulative reduction in carbon emissions considering all the Energy Hierarchy measures, including Be Lean, Be Clean and Be Green. The most appropriate renewable source of energy is solar photovoltaics and an ASHP to supply the property with clean, renewable energy for both heating and hot water. 20kWp of PV would reduce the DER to -1.69 which is a 100.91% reduction in carbon emissions from the TER.
Be Lean – By focusing on the building's fabric with good thermal properties, energy-efficient lighting and low flow rate showers, the development improves on Part L Building Regulation requirements by 18.38%.

20% from on site renewable energy regeneration

Following the installation of the solar PV system, the total carbon reduction increases to 100.91%, meaning that 27.03% of the overall carbon reduction is delivered through on-site renewable energy generation. The development therefore comfortably exceeds the Local Authority's requirement for a 20% reduction in emissions from renewable energy sources.





Proposed Front Elevation

- KEY MATERIALS:
1. Red multi brick to match the existing
 2. White frame windows to match the existing
 3. Zinc cladding
 4. Proposed dormers in zinc cladding
 5. Render to match the existing one
 6. Galvanised steel balcony with glass panels



Proposed Rear Elevation



Proposed Side Elevation



Proposed Side Elevation

Notes

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- Contractors and consultants are to advise BM3 Architecture Limited of any discrepancies.

Revision

A - Updated to client's comments

A - Updated to client's comments

Date

14.02.25

27.01.26

By

ED

ED

Chkd

MA

MA

0 2m 4m 6m 8m 10m

Scale Bar 1:100

Project

Belmont Court

Gordon Rd.

London N11 2 NX

Drawing

Proposed Elevations

-

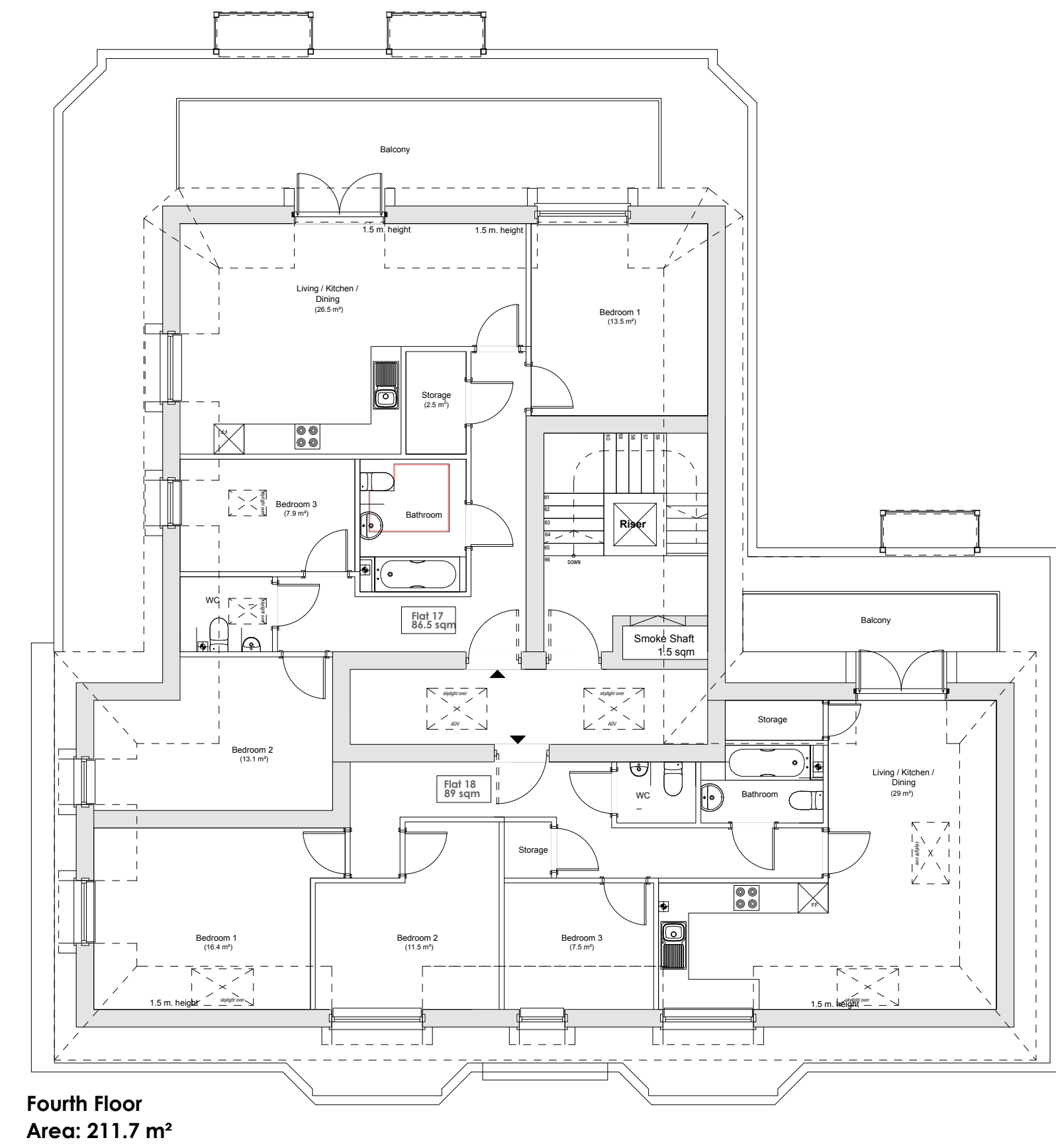
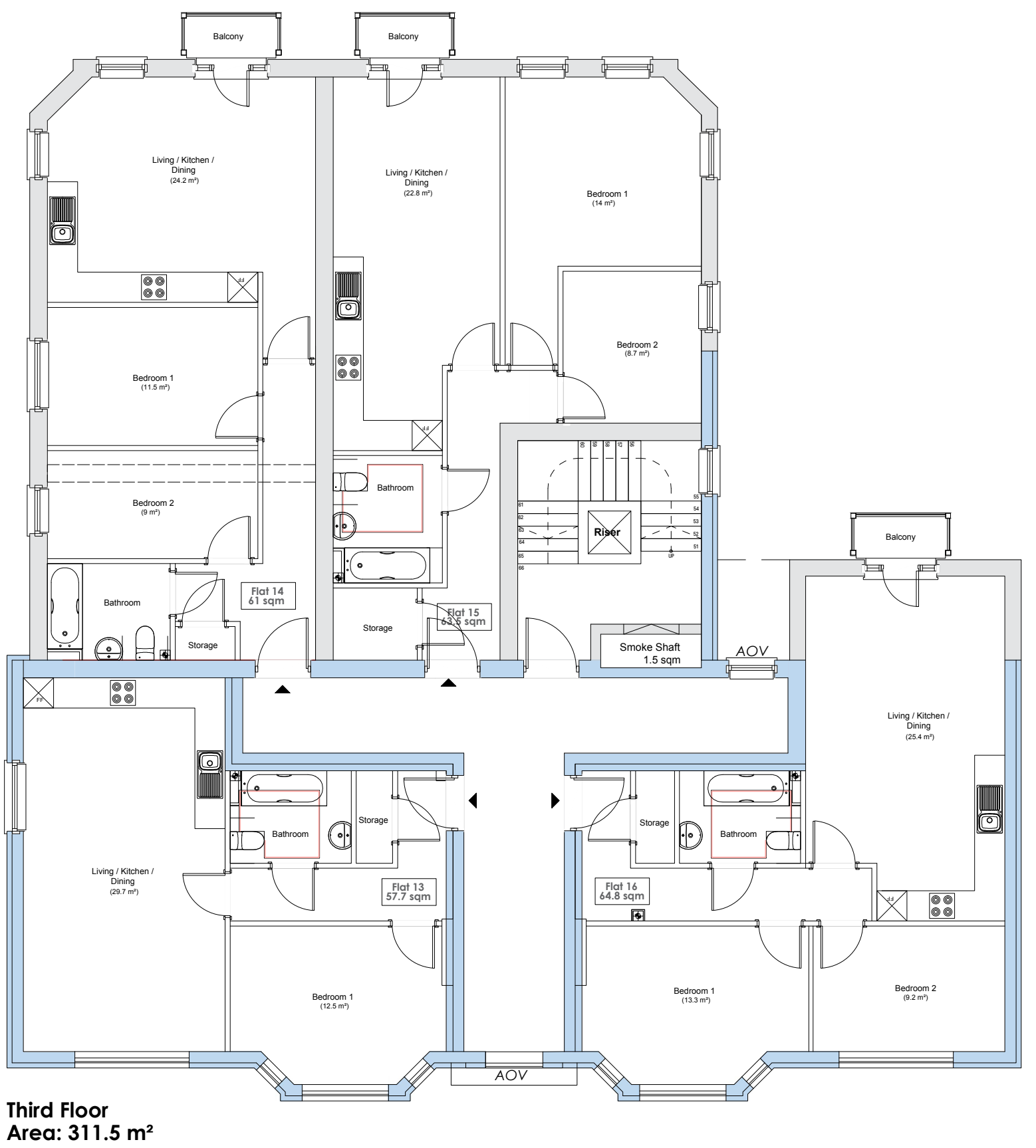
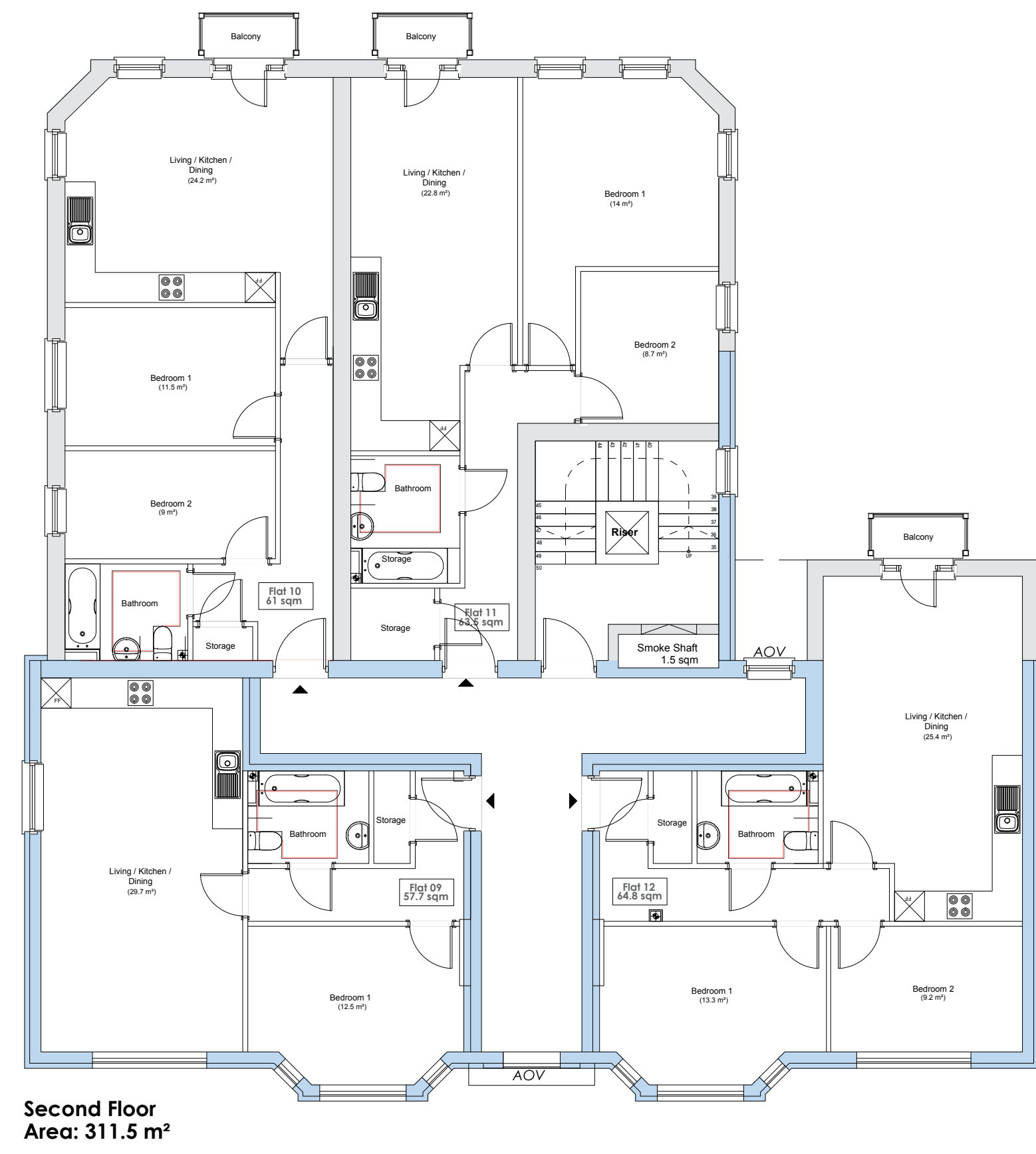
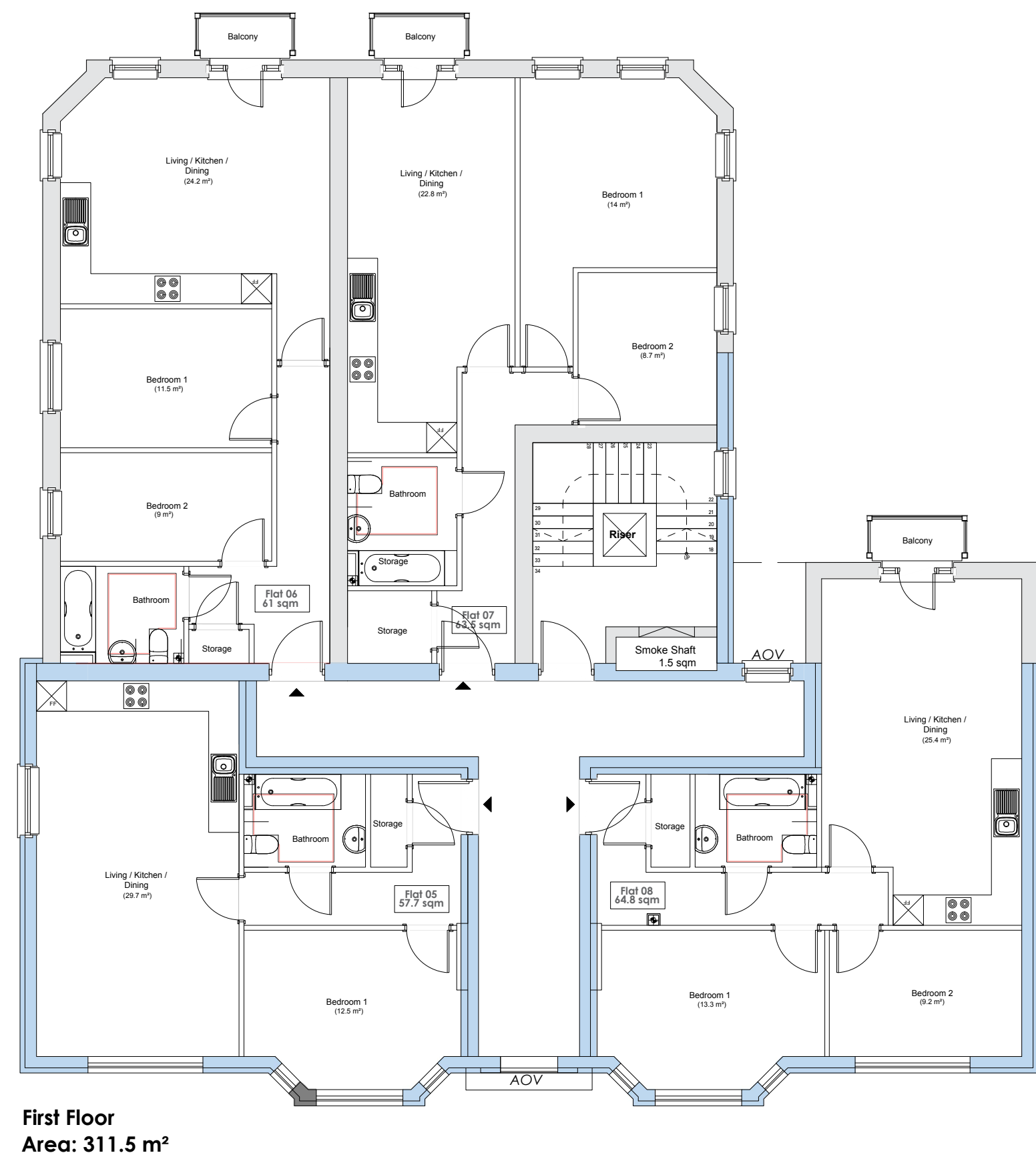
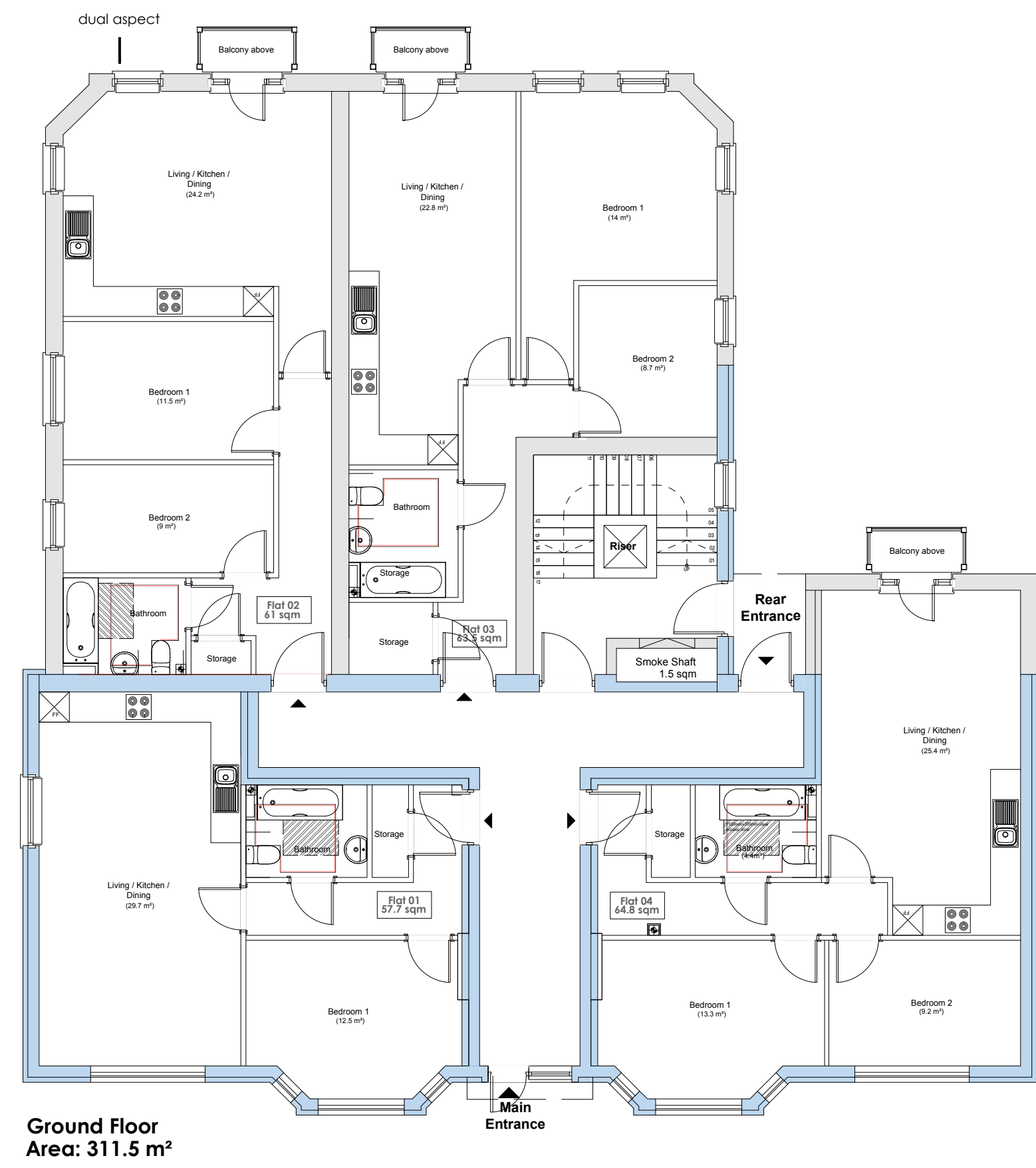
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Client

Scale	Dated	Job No.	Drawing No.	Drawn by	Checked	C/Sft Element	Revision
1:100@A2	NOV 2024	72184	D10	ED	MA	FEASIBILITY	A

Birmingham Office 28 Pickford Street, Digbeth, Birmingham, B5 5QH T. 0121 633 0000 F. 0121 633 0300 E. design@bm3.co.uk





ACCOMMODATION SCHEDULE

FLAT	1B/2P	57.7 m²	04
FLAT	2B/3P	61 - 64.8 m²	12
FLAT	3B/5P	86.5 - 89 m²	02

TOTAL: 18

KEY

- Proposed
- Existing

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ACCOMMODATION SCHEDULE

FLAT	1B/2P	57.7 m ²	04
FLAT	2B/3P	61 - 64.8 m ²	12
FLAT	3B/5P	86.5 - 89 m ²	02

TOTAL: 18

Total Site Area: 975.1m²
Cycle Space: 24

Amenity Open Space: 183.6m²

KEY

- Site Boundary
- Existing Boarded Fence Gate
- Existing Low Brick Wall
- Existing Metal Railing
- Existing vegetation
- Vegetation to be removed

Notes

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Revision
A Revised roof plan to suit new top floor plan.

Date
14.08.26

By
RS

Chkd
-

Project
Belmont Court
Gordon Rd.
London N11 2 NX

Drawing
Proposed Roof Plan
-
-

Client

Scale
1:200@A3

Dated
NOV 2024

Job No.
72270

Drawing No.
D06

Drawn by
ED

Checked
MA

CiSfb Element
PLANNING

Revision
A

BM3

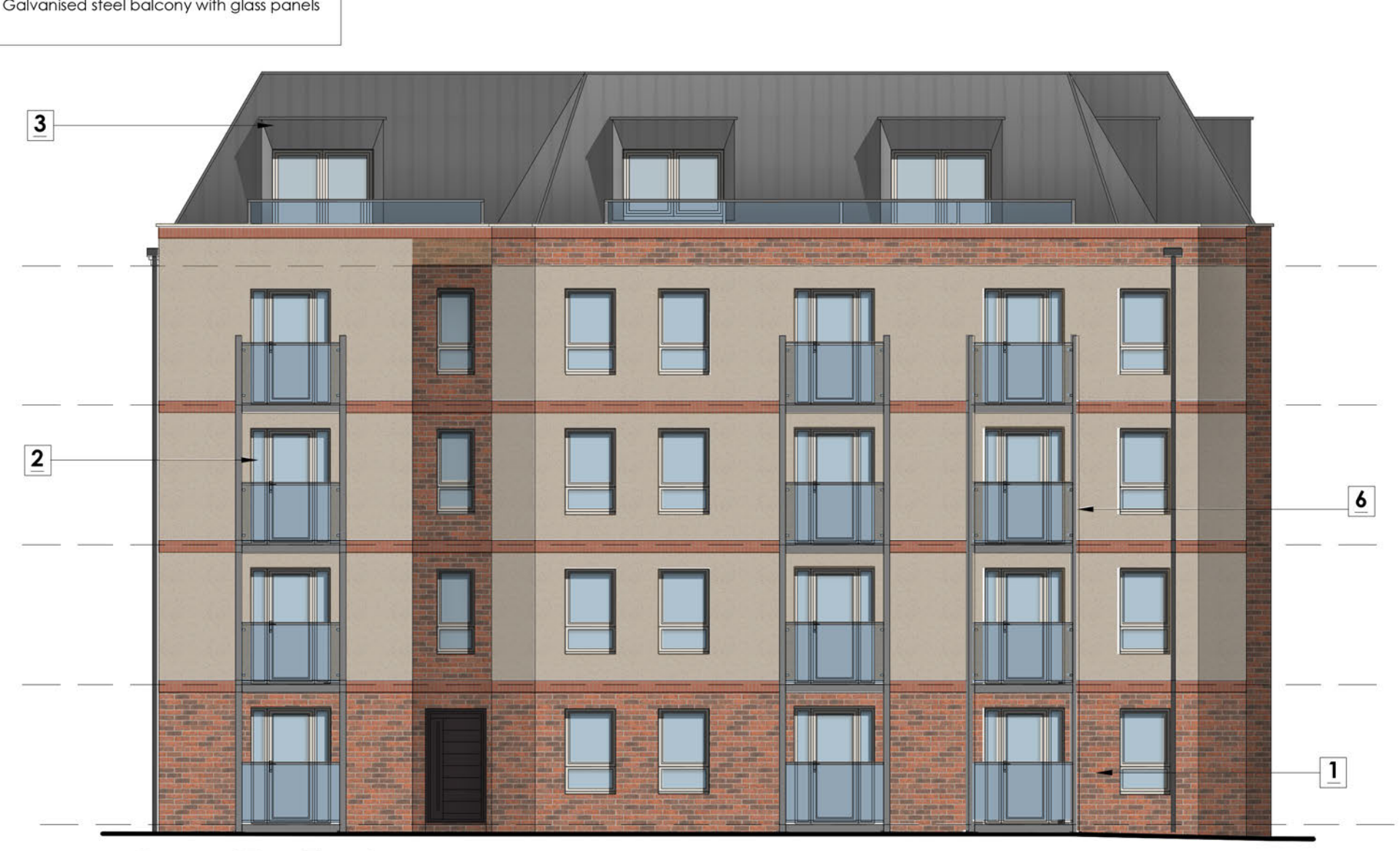


Proposed Front Elevation



Proposed Side Elevation

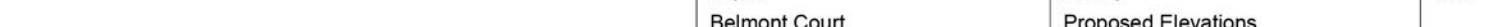
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Proposed Rear Elevation



Proposed Side Elevation

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	Scale 1:100@A2	Dated NOV 2024	Job No. 72270	Drawing No. D10	Drawn by ED	Checked MA	CISb Element PLANNING	Revision C									
	Birmingham Office 28 Pickford Street, Digbeth, Birmingham, B5 5QH T. 0121 633 0000 F. 0121 633 0300 E. design@bm3.co.uk																



Build Standards

Ashby Energy Assessors Ltd

T: 01476 870504

E: info@ashbyenergy.co.uk

W: ashbyenergy.co.uk

New Flats

Belmont Court

N11 2NX

Project Reference Number: BM3 9473

Client: BM3

Date: 28/08/2026

Revision	Date	Changes	Prepared By
V1	28/08/2026	Draft report for review	James Rivers

Construction Specification

Construction	U-Value (W/m ² K)	Notes:
Floors		
Ground Floor Solid	0.12	- 75 mm screed, - 150 mm rigid foam insulation (0.022 W/mK).
Walls		
Cavity Wall	0.20	- Brick outer skin, - 150 mm DriTherm 32 insulation (0.032 W/mK), - inner blockwork (0.60 W/mK), - Dot/ dabs & plasterboard with skim finish.
Timber Walls	0.19	- External Finish - 140 mm Rigid Foam insulation (0.022 W/mK), - 25 mm Rigid Foam insulation across (0.022 W/mK), - Plasterboard with skim finish.
Party Wall	0.00	- Fully filled cavity with sealed edges./ Solid Walls (All Corridors to be heated)
Roofs		
Roof insulated at Rafters	0.13	- 150 mm PIR between rafters (0.022 W/mK), - 50 mm PIR below rafters (0.022 W/mK).
Flat Roof	0.15	- 150 mm PIR insulation (0.022 W/mK), - 15 mm OSB, - 150 mm unventilated timber joists & plasterboard.
Openings		
Windows	U Value: 1.40 W/m ² K Frame factor: 1.00 G-value: 0.46 (window) Source: Manufacturer data/BFRC	
Doors	Corridors to be heated	
Roof window	U Value: 1.40 W/m ² K Frame factor: 1.00 G-value: 0.46 (window) Source: Manufacturer data/BFRC	

4.0. Thermal Bridging

Ref.	Source	Comments
E2 Other lintels (Thermally Broken)	RCD	
E3 Sill	RCD	
E4 Jamb	RCD	
E5 Ground Floor	RCD	
E7 Intermediate floor between dwellings (flats)	RCD	
E7 Intermediate floor between dwellings (flats)	TBC	Needs calculating
E16 Corner (Normal)	RCD	
E17 Corner (inverted)	RCD	
P1 Party Wall – Ground Floor	RCD	
P4 Party Wall – Roof (insulation at ceiling level)	Default	
P5 Party Wall – Roof (insulation at rafter level)	Default	
R1 Rooflight Head	Default	
R2 Rooflight Sill	Default	
R3 Rooflight Jamb	TBC	Needs calculating
R4 Ridge vaulted ceiling	Default	
E11 Eaves (Insulation at rafter level)	Default	
R5 Ridge inverted	Default	
R7 Dormer Roof/slope junction	Default	
E14 Flat Roof	TBC	Needs calculating
E15 Flat roof with parapet	TBC	Needs calculating

All junctions for the two top-floor flats require Psi-value calculations to ensure compliance with Part L of the Building Regulations.

For the purposes of this assessment, a Y-value of 0.095 to 0.10 W/m²K has been assumed for these two flats pending completion of the junction calculations. Once the Psi-value calculations have been undertaken, the final Y-value can be confirmed and the assessment updated accordingly.

5.0. Building Services

Main Heating System	
Heating Type	Community Heating (Air Source heat pump)
Fuel	Electricity
Make & Model	TBC
Efficiency	TBC
Auxiliary Pump Location	In heated space
Flow Temperature	55°C
Emitters	Radiators
Heating Controls	Charging system with room stat and programmer
Water Heating	
Cold water source	From mains
Hot water source	From heat pump – Central HW tank with plate heat exchanger feeding the flats.
Waste Water Heat Recovery	None
Number of baths	1
Flow Rate of shower	11 litres/min
Secondary Heating	
Heating Type	None
Ventilation	
Type	System 1 – Intermittent extract fans
Air Test Score	4
Extracts	0
Open Flues	0
Passive Vents	0
Mechanical Ventilation	No
Other	
Thermal Mass	250 - 280 kJ/m ² K
Renewables	None
Lighting	80 lm/W, Quantity: 15
Smart Meters	Yes –Electricity



Block Compliance



Block Reference	Default	Issued on Date	28/08/2026
Block Name			
Calculation Type	New Build (As Designed)	SAP Version	10.2
Assessor Details	Mr. James Rivers	Assessor ID	R423-0001
Client	BM3, BM3, 28 Pickford Street, Birmingham, Warwickshire, B5 5QH		

Block Compliance Report - DER				
Block Reference: Default	Block Name:			
Property-Assessment Reference	Floor area (m ²)	DER (kgCO ₂ /m ²)	TER (kgCO ₂ /m ²)	% DER/TER
Flat 2 - Be Lean	61.75	9.58	12.03	20.37 %
Flat 3 - Be Lean	65.91	9.49	11.81	19.64 %
Flat 6 - Be Lean	61.75	8.39	10.26	18.23 %
Flat 7 - Be Lean	65.91	8.17	9.91	17.56 %
Flat 10 - Be Lean	61.75	8.39	10.26	18.23 %
Flat 11 - Be Lean	65.91	8.17	9.91	17.56 %
Flat 14 - Be Lean	61.75	9.97	12.74	21.74 %
Flat 15 - Be Lean	65.91	9.29	11.78	21.14 %
Flat 17 - Be Lean	86.69	10.20	11.69	12.75 %
Flat 18 - Be Lean	89.13	9.49	11.59	18.12 %
Totals:	686.47	91.14	111.98	
Average DER = 9.16 kgCO ₂ /m ²	% DER/TER	PASS		
Average TER = 11.22 kgCO ₂ /m ²	18.38 %			

Block Compliance Report - DFEE				
Block Reference: Default	Block Name:			
Property-Assessment Reference	Floor area (m ²)	DFEE (kWh/m ² /yr)	TFEE (kWh/m ² /yr)	% DFEE/TFEE
Flat 2 - Be Lean	61.75	25.16	26.57	5.31 %
Flat 3 - Be Lean	65.91	25.89	26.95	3.94 %
Flat 6 - Be Lean	61.75	17.46	18.03	3.16 %
Flat 7 - Be Lean	65.91	17.43	17.82	2.20 %
Flat 10 - Be Lean	61.75	17.46	18.03	3.16 %
Flat 11 - Be Lean	65.91	17.43	17.82	2.20 %

Block Compliance

Flat 14 - Be Lean	61.75	27.09	29.59	8.43 %
Flat 15 - Be Lean	65.91	24.38	26.59	8.33 %
Flat 17 - Be Lean	86.69	34.85	31.68	-10.00 %
Flat 18 - Be Lean	89.13	32.75	33.31	1.68 %
Totals:	686.47	239.87	246.37	
Average DFEE = 24.67 kWh/m ² /yr	% DFEE/TFEE	PASS		
Average TFEE = 25.18 kWh/m ² /yr	2.05 %			

Block Compliance Report - DPER				
Block Reference: Default	Block Name:			
Property-Assessment Reference	Floor area (m ²)	DPER (kWh/m ² /yr)	TPER (kWh/m ² /yr)	% DPER/TPER
Flat 2 - Be Lean	61.75	101.31	63.84	-58.69 %
Flat 3 - Be Lean	65.91	100.20	62.68	-59.86 %
Flat 6 - Be Lean	61.75	89.27	54.30	-64.40 %
Flat 7 - Be Lean	65.91	86.85	52.43	-65.65 %
Flat 10 - Be Lean	61.75	89.27	54.30	-64.40 %
Flat 11 - Be Lean	65.91	86.85	52.43	-65.65 %
Flat 14 - Be Lean	61.75	105.33	67.69	-55.61 %
Flat 15 - Be Lean	65.91	98.28	62.51	-57.22 %
Flat 17 - Be Lean	86.69	106.99	61.95	-72.70 %
Flat 18 - Be Lean	89.13	99.45	61.15	-62.63 %
Totals:	686.47	963.80	593.28	
Average DPER = 96.81 kWh/m ² /yr	% DPER/TPER	FAIL		
Average TPER = 59.45 kWh/m ² /yr	-62.83 %			

Block Compliance



Block Reference	Default	Issued on Date	28/08/2026
Block Name			
Calculation Type	New Build (As Designed)	SAP Version	10.2
Assessor Details	Mr. James Rivers	Assessor ID	R423-0001
Client	BM3, BM3, 28 Pickford Street, Birmingham, Warwickshire, B5 5QH		

Block Compliance Report - DER				
Block Reference: Default	Block Name:			
Property-Assessment Reference	Floor area (m ²)	DER (kgCO ₂ /m ²)	TER (kgCO ₂ /m ²)	% DER/TER
Flat 2 - Be Clean	61.75	10.71	12.03	10.97 %
Flat 3 - Be Clean	65.91	9.49	11.81	19.64 %
Flat 6 - Be Clean	61.75	8.39	10.26	18.23 %
Flat 7 - Be Clean	65.91	8.17	9.91	17.56 %
Flat 10 - Be Clean	61.75	8.39	10.26	18.23 %
Flat 11 - Be Clean	65.91	8.17	9.91	17.56 %
Flat 14 - Be Clean	61.75	9.97	12.74	21.74 %
Flat 15 - Be Clean	65.91	9.29	11.78	21.14 %
Flat 17 - Be Clean	86.69	10.20	11.69	12.75 %
Flat 18 - Be Clean	89.13	9.49	11.59	18.12 %
Totals:	686.47	92.27	111.98	
Average DER = 9.26 kgCO ₂ /m ²	% DER/TER	PASS		
Average TER = 11.22 kgCO ₂ /m ²	17.47 %			

Block Compliance Report - DFEE				
Block Reference: Default	Block Name:			
Property-Assessment Reference	Floor area (m ²)	DFEE (kWh/m ² /yr)	TFEE (kWh/m ² /yr)	% DFEE/TFEE
Flat 2 - Be Clean	61.75	25.16	26.57	5.31 %
Flat 3 - Be Clean	65.91	25.89	26.95	3.94 %
Flat 6 - Be Clean	61.75	17.46	18.03	3.16 %
Flat 7 - Be Clean	65.91	17.43	17.82	2.20 %
Flat 10 - Be Clean	61.75	17.46	18.03	3.16 %
Flat 11 - Be Clean	65.91	17.43	17.82	2.20 %

Block Compliance

Flat 14 - Be Clean	61.75	27.09	29.59	8.43 %
Flat 15 - Be Clean	65.91	24.38	26.59	8.33 %
Flat 17 - Be Clean	86.69	34.85	31.68	-10.00 %
Flat 18 - Be Clean	89.13	32.75	33.31	1.68 %
Totals:	686.47	239.87	246.37	
Average DFEE = 24.67 kWh/m ² /yr	% DFEE/TFEE	PASS		
Average TFEE = 25.18 kWh/m ² /yr	2.05 %			

Block Compliance Report - DPER				
Block Reference: Default	Block Name:			
Property-Assessment Reference	Floor area (m ²)	DPER (kWh/m ² /yr)	TPER (kWh/m ² /yr)	% DPER/TPER
Flat 2 - Be Clean	61.75	113.26	63.84	-77.41 %
Flat 3 - Be Clean	65.91	100.20	62.68	-59.86 %
Flat 6 - Be Clean	61.75	89.27	54.30	-64.40 %
Flat 7 - Be Clean	65.91	86.85	52.43	-65.65 %
Flat 10 - Be Clean	61.75	89.27	54.30	-64.40 %
Flat 11 - Be Clean	65.91	86.85	52.43	-65.65 %
Flat 14 - Be Clean	61.75	105.33	67.69	-55.61 %
Flat 15 - Be Clean	65.91	98.28	62.51	-57.22 %
Flat 17 - Be Clean	86.69	106.99	61.95	-72.70 %
Flat 18 - Be Clean	89.13	99.45	61.15	-62.63 %
Totals:	686.47	975.75	593.28	
Average DPER = 97.88 kWh/m ² /yr	% DPER/TPER	FAIL		
Average TPER = 59.45 kWh/m ² /yr	-64.64 %			

Block Compliance



Block Reference	Default	Issued on Date	28/08/2026
Block Name			
Calculation Type	New Build (As Designed)	SAP Version	10.2
Assessor Details	Mr. James Rivers	Assessor ID	R423-0001
Client	BM3, BM3, 28 Pickford Street, Birmingham, Warwickshire, B5 5QH		

Block Compliance Report - DER				
Block Reference: Default	Block Name:			
Property-Assessment Reference	Floor area (m ²)	DER (kgCO ₂ /m ²)	TER (kgCO ₂ /m ²)	% DER/TER
Flat 2 - Be Green	61.75	-0.31	12.03	102.58 %
Flat 3 - Be Green	65.91	-0.13	11.81	101.10 %
Flat 6 - Be Green	61.75	-0.72	10.26	107.02 %
Flat 7 - Be Green	65.91	-0.51	9.91	105.15 %
Flat 10 - Be Green	61.75	-0.66	10.26	106.43 %
Flat 11 - Be Green	65.91	-0.51	9.91	105.15 %
Flat 14 - Be Green	61.75	-0.20	12.74	101.57 %
Flat 15 - Be Green	65.91	-0.18	11.78	101.53 %
Flat 17 - Be Green	86.69	0.84	11.69	92.81 %
Flat 18 - Be Green	89.13	0.69	11.59	94.05 %
Totals:	686.47	-1.69	111.98	
Average DER = -0.10 kgCO ₂ /m ²	% DER/TER	PASS		
Average TER = 11.22 kgCO ₂ /m ²	100.91 %			

Block Compliance Report - DFEE				
Block Reference: Default	Block Name:			
Property-Assessment Reference	Floor area (m ²)	DFEE (kWh/m ² /yr)	TFEE (kWh/m ² /yr)	% DFEE/TFEE
Flat 2 - Be Green	61.75	25.16	26.57	5.31 %
Flat 3 - Be Green	65.91	25.89	26.95	3.94 %
Flat 6 - Be Green	61.75	17.46	18.03	3.16 %
Flat 7 - Be Green	65.91	17.43	17.82	2.20 %
Flat 10 - Be Green	61.75	17.46	18.03	3.16 %
Flat 11 - Be Green	65.91	17.43	17.82	2.20 %

Block Compliance

Flat 14 - Be Green	61.75	27.09	29.59	8.43 %
Flat 15 - Be Green	65.91	24.38	26.59	8.33 %
Flat 17 - Be Green	86.69	34.85	31.68	-10.00 %
Flat 18 - Be Green	89.13	32.75	33.31	1.68 %
Totals:	686.47	239.87	246.37	
Average DFEE = 24.67 kWh/m ² /yr	% DFEE/TFEE	PASS		
Average TFEE = 25.18 kWh/m ² /yr	2.05 %			

Block Compliance Report - DPER				
Block Reference: Default	Block Name:			
Property-Assessment Reference	Floor area (m ²)	DPER (kWh/m ² /yr)	TPER (kWh/m ² /yr)	% DPER/TPER
Flat 2 - Be Green	61.75	9.59	63.84	84.98 %
Flat 3 - Be Green	65.91	10.47	62.68	83.30 %
Flat 6 - Be Green	61.75	5.84	54.30	89.24 %
Flat 7 - Be Green	65.91	6.56	52.43	87.49 %
Flat 10 - Be Green	61.75	6.07	54.30	88.82 %
Flat 11 - Be Green	65.91	6.56	52.43	87.49 %
Flat 14 - Be Green	61.75	10.77	67.69	84.09 %
Flat 15 - Be Green	65.91	9.91	62.51	84.15 %
Flat 17 - Be Green	86.69	17.01	61.95	72.54 %
Flat 18 - Be Green	89.13	15.06	61.15	75.37 %
Totals:	686.47	97.84	593.28	
Average DPER = 10.22 kWh/m ² /yr	% DPER/TPER	PASS		
Average TPER = 59.45 kWh/m ² /yr	82.80 %			