

2010

# Green Street Development

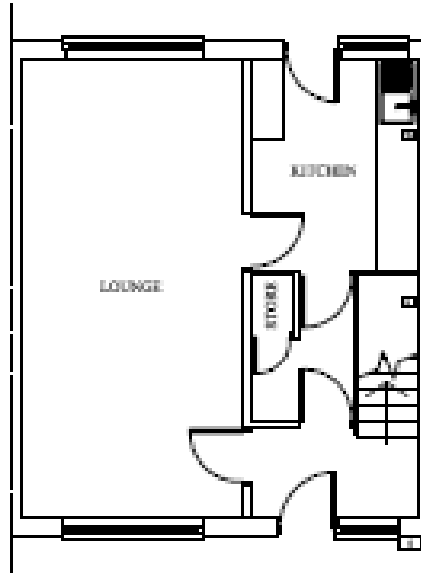


code green ltd

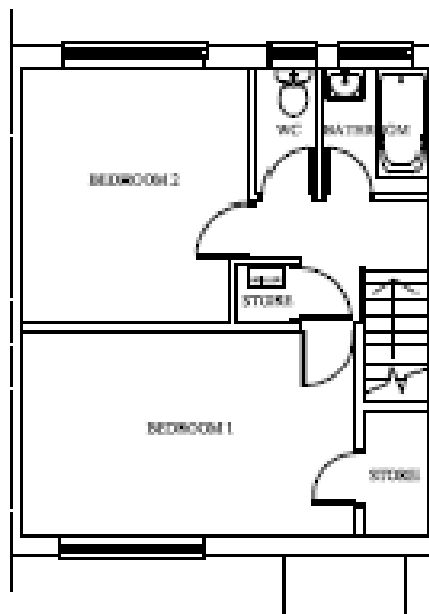
Jason Shaw  
Code Green Ltd  
6/14/2010

# Green Street Energy Illustration

1965-1970 Mid-terraced House



## GROUND FLOOR PLAN



## FIRST FLOOR PLAN

Floor Area = 44m<sup>2</sup> per floor (Total 88m<sup>2</sup>)

## Original Performance:

Un-insulated Solid Ground Floor  
 Un-insulated External Walls – 1.7w/m2k  
 150mm 1xlayer insulation in Roof – 0.2w/m2k  
 DG pvcU windows – 2.0w/m2k  
 Solid Timber External Doors- 3.0w/m2k  
 No extract fans  
 65% Standard Gas Boiler with 110litre cylinder  
 Radiators (without TRVs) and room stat in hall/lounge  
 100% Standard internal lighting  
 Gas Cooker

	Energy Used kWh/yr	Cost £/yr	CO2 (kg/yr)
Main Heating	10770	360	2089
Water Heating	5383	180	1044
Cooking	1293	43	251
Lights & Appliances	3649	433	1540
Standing Charges		144	
Generation Savings	0	0	0
<b>Total</b>	<b>21095</b>	<b>1159</b>	<b>4924</b>
<b>NHER Rating</b>	<b>7.8</b>		
<b>SAP</b>	<b>65 (EPC D)</b>		
<b>EI Rating</b>	<b>60 (EI D)</b>		
<b>Rate per m2</b>	<b>240</b>	<b>13</b>	<b>56</b>

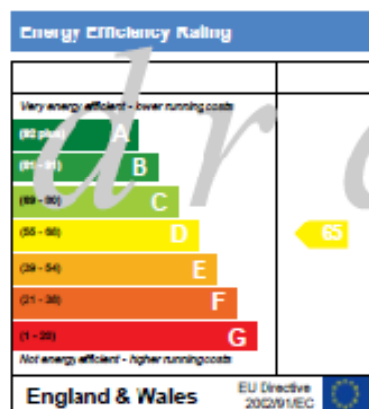
## Predicted Energy Assessment

1 Anywhere Street  
 LEEDS  
 LS11 9QA

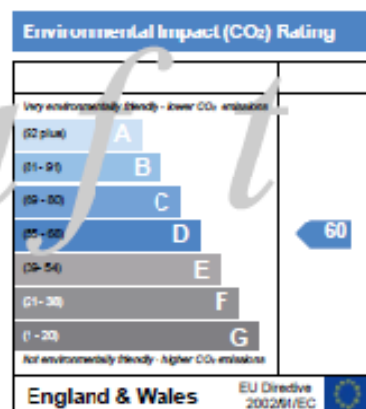
Dwelling type: Mid-terrace house  
 Date of assessment: 13 July 2009  
 Produced by: Mr Jason K Shaw  
 Total floor area: 68mf

This document is a Predicted Energy Assessment required to be included in a Home Information Pack for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, the Pack should be updated to include information about the energy performance of the completed property.

Energy performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Post-improvement Performance (Housing Association Decent Homes Standard):

Un-insulated Solid Ground Floor  
 Insulated External Walls – 0.4w/m2k  
 400mm 2xlayer insulation in Roof – 0.11w/m2k  
 Low E DG pvcU windows – 1.4w/m2k  
 Insulated External Doors- 1.1w/m2k  
 Standard extract fans  
 91% Condensing Gas Combi Boiler  
 Radiators with TRVs and room stat in hall/lounge  
 50% LE dedicated internal lighting  
 Assumed Electric Oven/Hob (not supplied)

	Energy Used kWh/yr	Cost £/yr	CO2 (kg/yr)
Main Heating	3827	128	742
Water Heating	3181	106	617
Cooking	1012	65	280
Lights & Appliances	3393	403	1432
Standing Charges		144	
Generation Savings	0	0	0
<b>Total</b>	<b>11413</b>	<b>845</b>	<b>3070</b>
NHER Rating	10.2		
SAP	83 (EPC B)		
EI Rating	81 (EI B)		
Rate per m2	127	10	35

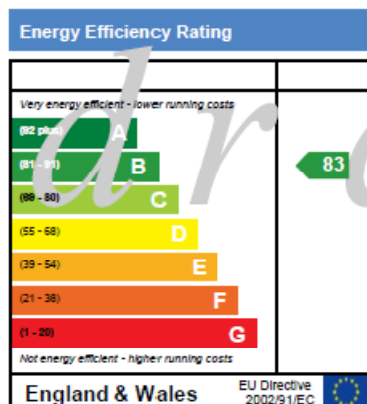
### Predicted Energy Assessment

1 Anywhere St  
 LEEDS  
 LS11 9QA

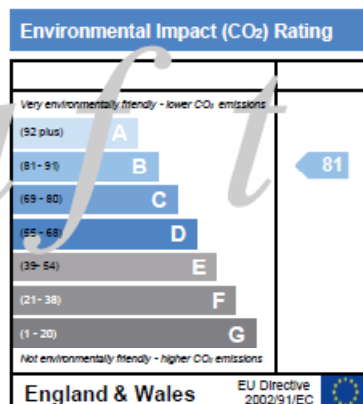
Dwelling type: Mid-terrace house  
 Date of assessment: 14 July 2009  
 Produced by: Mr Jason K Shaw  
 Total floor area: 88m<sup>2</sup>

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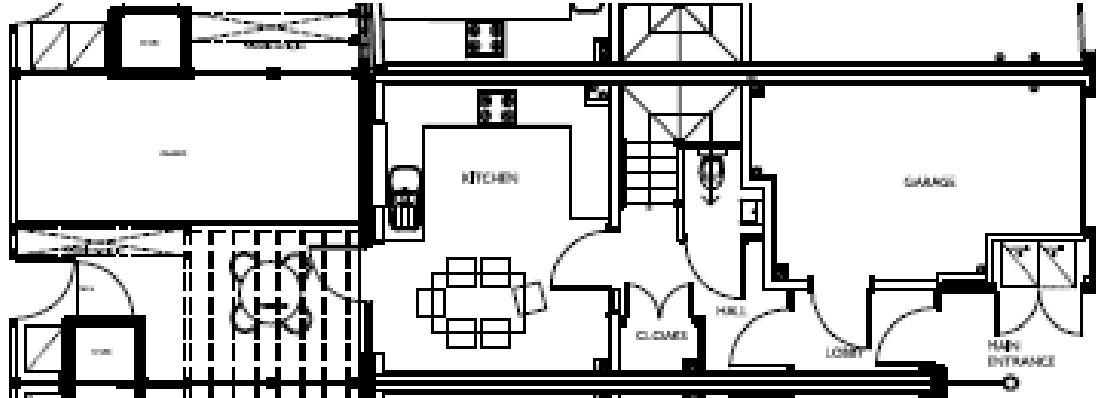
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



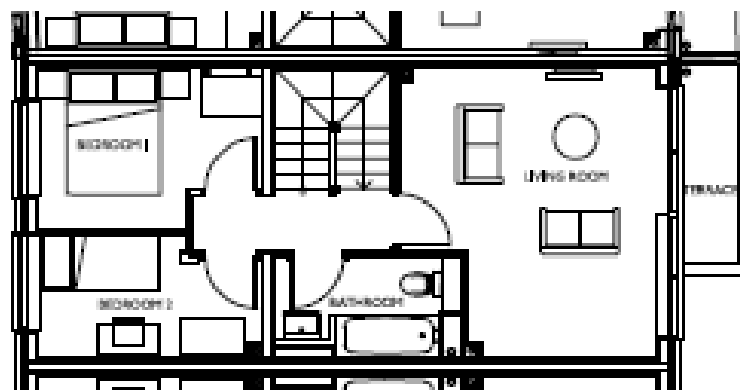
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# Green Street Development

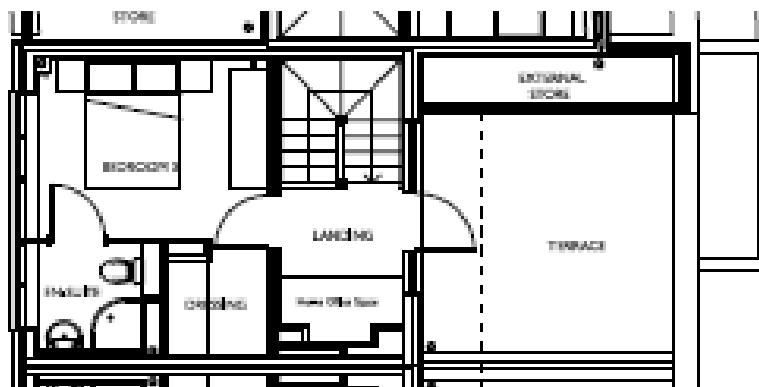
## Plot 5:



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Total Internal Floor Area : 107m<sup>2</sup>

## Specification:

Highly insulated suspended concrete beam floors – 0.15w/m2k  
Exposed Upper Floors (timber) – 0.20w/m2k  
Highly insulated External Walls – 0.13w/m2k  
Semi-exposed walls (between garage) – 0.25w/m2k  
400mm 2xlayer insulation in Roof – 0.11w/m2k  
Low E DG metal clad timber high performance windows – 1.2w/m2k  
High Performance External Doors – 1.2w/m2k  
Garage Personnel Fire Door- 3.0w/m2k  
Energy Efficient Balanced Heat Recovery ventilation system  
90% Condensing Combi Gas Boiler  
Radiators with timed and temperature zone controls  
Photo-voltaic panels producing electricity (Plot 5 has 1.4kwp achieving an EPC A)  
100% Low Energy dedicated internal lighting  
Electric Oven Hob assumed for costs below  
Enhanced construction details minimising heat loss and draughts

	Energy Used kWh/yr	Cost £/yr	CO2 (kg/yr)
Main Heating	493	16	96
Water Heating	3524	118	684
Cooking	1081	70	299
Lights & Appliances	4277	507	1805
Standing Charges		144	
Generation Savings	-1167	-119 (excludes Govt FIT )*	-663
<b>Total</b>	<b>8209</b>	<b>736</b>	<b>2220</b>
NHER Rating		11.8	
SAP		93 (EPC A)	
EI Rating		93 (EI A)	
CSH Rating		Level 4(44% min betterment required) - actual 52% betterment	
Rate per m2	77	7	21
Est' inc FIT cash back*	-	2	-

**It is estimated that with the FIT Cash back the cost to run the property will be between £200 -300 a year!**

\*From 1<sup>st</sup> April 2010 the DECC Feed-In Tariffs (FITs) became live visit the following site for more information:

[http://www.decc.gov.uk/en/content/cms/what\\_we\\_do/uk\\_supply/energy\\_mix/renewable/feedin\\_tariff/feedin\\_tariff.aspx](http://www.decc.gov.uk/en/content/cms/what_we_do/uk_supply/energy_mix/renewable/feedin_tariff/feedin_tariff.aspx)

Where less than 4kW PV is installed to new build property 36.1p per p/kWh is given for year 1 and 2 (up to 31/3/2012) and then 33p for years 3-25 (prices will be subject to inflation) a 2.5kw system would generate around £900 a year FIT cash back scheme . The generation saving shown above is from the estimated savings made from feeding back into the grid or reduced electricity use from the panels installed.

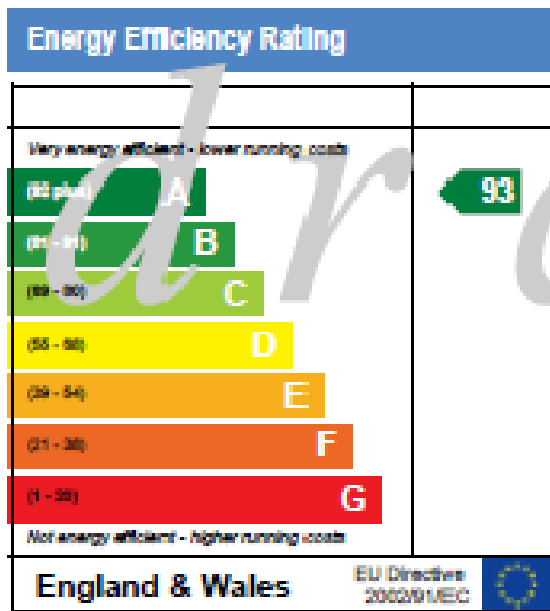
## Predicted Energy Assessment

5 Green Street  
Nottingham  
Nottinghamshire  
NG2 2LA

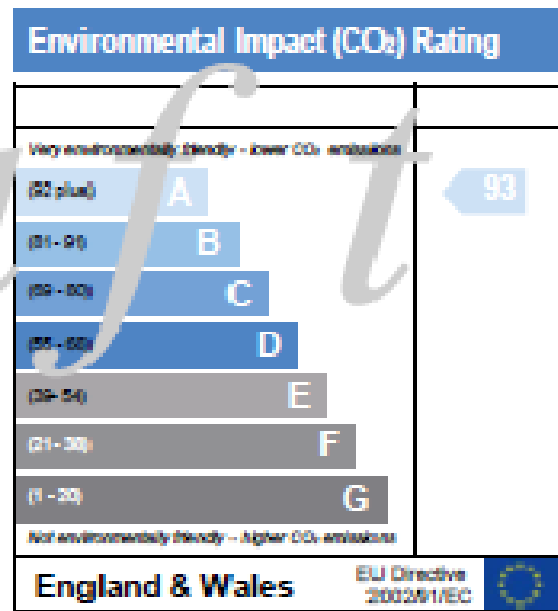
Dwelling type: Mid-terrace house  
Date of assessment: 08 February 2010  
Produced by: Mr Jason K Shaw  
Total floor area: 107m<sup>2</sup>

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NOTE – All illustrations are for guidance actual occupancy and personal use will have a significant impact on figures and those supplied are based on national average uses. No party involved in the construction, design, sale or energy assessment and this illustration can be made liable for inaccuracies however industry recognised software has been used an UKAS qualified Energy Assessor has been used to establish the indicative figures.