

Developer Statement for Plots 050-100, 125-142, 161-212, Block 1-5, Phase 2a & Phase 2b, Gorse Ride South, Wokingham, RG40

Our reference: WA.GR.RG40
Date issued: 9-1-2025. Revision: 5

Regulation: AD L (2021) England
Section: L1 New

Assessor: Mubarak Shaubi
SBEM Stage:

This sheet summarises the specification we have used in our SAP modelling.
It is your responsibility to provide us with accurate information and to ensure the details we have used are correct.

Building fabric

Opaque Element	U-Value	Description	Evidence
Floor; Ground	0.11-12	75mm screed. 150mm rigid insulation (0.022 wmk) on 225mm Reinforced concrete slab - U value depending on P/A Ratio	
Floor; Exposed	0.14	Floor of flat over unheated - 75mm screed, 225mm RC Slab, 150mm Insulated soffit to underside of slab (0.022 W/mk)	
Wall; External wall	0.18	U value based on Energy strategy. Full specification to be provided	
Wall; IWTa-02	0.17	Plasterboard, 12.5mm void, X2 15mm plasterboard, 100mm Mineral wool in SFS (0.044 W/mk), 100mm Mineral wool (0.044 W/mk), 100mm Mineral wool in SFS (0.044 W/mk), X2 15mm plasterboard, 12.5mm Void, Plasterboard	
Wall; IWTa-05	0.23	200mm Reinforced concrete, 100mm Mineral wool insulation (0.044 W/mk), 100mm Mineral wool insulation in SFS (0.044 W/mk), Double layer of 15mm plasterboard, 12.5mm service void, 12.5mm Plasterboard	
Wall; To Bike/Bin/Plant	0.17	Plasterboard, 12.5mm void, X2 15mm plasterboard, 100mm Mineral wool in SFS (0.044 W/mk), 100mm Mineral wool (0.044 W/mk), 100mm Mineral wool in SFS (0.044 W/mk), X2 15mm plasterboard, 12.5mm Void, Plasterboard	
Wall; Party	0	All party walls between dwellings are fully insulated and suitably sealed	
Roof; Balcony	0.11	U value based on Energy strategy. Full specification to be provided	
Roof; Flat	0.11	18mm Single ply, 200mm Rigid Insulation (0.023w/mk), 225mm RC Slab, 350mm Service zone, Plasterboard.	
Note: Corridors		All corridors and stairwells are treated as unheated spaces	

Openings	U-Value	g-value	Frame %	Description	Evidence
Window; Double	1.2	0.45	0.7	4-16-4 double glazed windows. uPVC frame. Low-e glass. Argon filled	
Solid Door; to flats	1	-	-	Doors between flats and corridors will be solid, insulated and timber	
Rooflight; Lantern	1.3	0.45	0.7	Lantern rooflight is double glazed.	

Thermal Bridging

Summary	Psi-values for key thermal bridging junction details have been calculated based on the following GAD details.	
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E02	Lintels	610407	E15	Flat roof with parapet	610406			
E03	Window sill	610408	E16	Corner	610422			
E04	Window jamb	610409						
E05	Ground floor	610411	E18	Party wall to external	610414			
E07	Intermediate floor (flat)	610415	P04	Roof (ceiling insulation)	610420			
E09	Balcony (Bolt-on; flat)	610431	P01	Ground floor	610418			
E14	Flat roof	610405	P07	Exposed floor	610425			

Air Tightness Testing

Required	3.00	All dwellings will be air tested upon completion. To achieve compliance a test result of 3 is required.	
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Ventilation

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Whole house extract	Whole house extract ventilation is present. Model: NIBE S735 EAHP System.	
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Lighting

Lighting	All internal lighting is low energy	
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Heating

Heat pump	Heating will be provided by an EAHP - : NIBE S735 EAHP System, All flats contain S735-4 except Plot 54 which allows for S735-7. feeding radiators. Programmer, room thermostat and TRVs. Flow rate 45 degrees.	
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Hot Water

From main: EAHP	Hot water will be provided by the NIBE EAHP System.180L Cylinder with 2.02 daily heat loss factor. All primary pipework will be suitably insulated. Includes separate thermostat and timer.	
Waste Water Heat Recovery	Waste Water Heat Recovery Systems will be fitted under baths.. Make/Model - Recoup EasyFit+	
Mains Fed Showers	Property includes showers which take hot water from the main heating system. Flow rate 11 litres per minute.	

Renewable Technology

None	No renewable technologies have been included.	
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Key to Evidence:

	Evidence received and confirmed		No evidence received, but confirmed through discussions		Information has been assumed. Please confirm.
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All advice provided by Energist regarding the performance of materials is limited solely to the purposes of demonstrating compliance with the services Energist has been appointed to deliver. The performance of materials under other criteria, including but not limited to fire, structural or acoustics, are not considered in our advice and it is the responsibility of the client to ensure the wider suitability of materials specified in our assessments.

As Built Declaration for Plots 050-100, 125-142, 161-212, Block 1-5, Phase 2a & Phase 2b, Gorse Ride South, Wokingham, RG40

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1) Please review the previous pages to ensure all details are accurate and up to date.

We (Energist) understand the specification listed on the previous page is accurate and does not contain assumed values. If you are aware that any information shown on the previous pages has changed since we completed your design calculations, the SAP models will need to be updated.

Let us know about elements of the specification that need to be updated.

(A recalculation charge may be included for significant alterations. If that is the case we will notify you before proceeding).

2) Details of your air leakage test

If we are completing the air testing on this site, our teams will relay information between themselves. If not, we will need you to provide air test reports for all applicable plots before we can issue your As Built documents.

If a third party company is completing your air tests, please send us a copy of their reports.

See the 'Air Leakage Testing' section above for more details.

If Air Leakage Tests are not being completed on this development, no supplementary evidence is required.

3) Switching from Plot to Postal addresses

Before we can create your As Built reports, we need to remove all references to plot numbers and site names, and replace them with the official postal address.

**Write the official postal address for your development in this space
(or for multiple plots, send us a list on email).**

4) MCS Certificate

We understand the development includes PV panels and/or a heat pump. We need a copy of the MCS installation certificate (or similar) before we can proceed.

Nearly finished! We just need you to read and accept this declaration:

I hereby declare this development has been constructed in accordance with the specification above, and any changes to these details have been notified to Energist accordingly. I understand the Energy Performance Certificate (EPC) and associated Building Regulations documents will be issued on this basis.

Signed:

Name:

Date:

Job title and company:

