

## **BRE Technical Note: SAP and “Sleeved” District Heat Networks**

For the purposes of SAP 10.3, an existing district heat network is considered ‘sleeved’ if a commitment has been made to reduce the carbon intensity of the heat sources that power it. If such a commitment has been made and evidenced by the means described below, the specification of the notional building used in compliance calculations is changed.

In SAP 10.3, there is a single yes/no data entry regarding the sleeved status of a district heat network. However, the documents required to evidence this are extensive, see below.

### Requirements for “sleeved” status

- The district heat network is providing both space heating and water heating to the dwelling.
- At least 90% of the heat supplied to the dwelling by the heat network will be supplied by new or unused capacity from the following sources. Any temporary plant also needs to be of these types:
  - Electrically powered heat pumps
  - Waste heat (including from power stations)
  - Geothermal heat
  - Electric boiler
  - Solar thermal
- The new or unused capacity which is being allocated to the dwelling through this process has not been declared for any other applications to any Building Control Authority which are ongoing, or which have received a completion certificate.
- Planning permission, if required, has been granted for the new capacity.

### Declaration of sleeving capacity

A district heat network status of ‘sleeved’ requires a declaration of sleeving capacity to be made to the Building Control Authority. Declarations should state:

- All the above requirements have been met.
- The thermal energy (in kWh/year) required by the dwelling for space heating and hot water, calculated using SAP 10.3.
- The proportion of this thermal energy which is being supplied by the heat network to this dwelling

- Any new capacity must be added to the heat network within five years of the “as built stage” assessment. The change in capacity must be described.
- Evidence that planning permission has been granted, as well as a signed contract to connect and supply heat must be provided.

The declaration must be signed by both of the following:

- A. The body responsible for the operation of the district heat network.
- B. A suitably qualified person.

## Example Declaration of Sleeved Status for SAP assessment

Requirement	Declaration
<b>SAP UPRN</b>	<i>UPRN</i>
<b>Name of district heat network:</b>	<i>Heat Network Name</i>
<p><b>The new low carbon heat sources contain one of more of (state):</b></p> <ul style="list-style-type: none"> <li>• <b>Electrically powered heat pumps</b></li> <li>• <b>Waste heat (including from power stations)</b></li> <li>• <b>Geothermal heat</b></li> <li>• <b>Electric boiler</b></li> <li>• <b>Solar thermal</b></li> </ul> <p><b>Any new capacity must be added to the heat network within five years of the “as built stage” assessment. The change in capacity must be described.</b></p>	<p><i>The new low carbon sources are:</i></p> <p><i>Electrically powered heat pumps</i></p> <p><i>Waste heat (including from power stations)</i></p> <p><i>Geothermal heat</i></p> <p><i>Electric boiler</i></p> <p><i>Solar thermal</i></p> <p><i>&lt;Delete as applicable, state capacity added for each source over next five years.&gt;</i></p>
<b>The district heat network is providing both space heating and water heating to the dwelling.</b>	<i>Yes/No</i>
<b>At least 90% of the heat supplied to the dwelling by the heat network will be supplied by new or unused capacity from sources shown above. Any temporary plant is also of these types.</b>	<i>Yes/No</i>
<b>The new or unused capacity which is being allocated to the dwelling though this process has not been declared for any other applications to any Building Control Authority which are ongoing, or which have received a completion certificate.</b>	<i>Yes/No</i>
<b>Planning permission, if required, has been granted for the new capacity (evidence attached)</b>	<i>Yes/No (Evidence is attached)</i>
<b>The thermal energy (in kWh/year) required by the dwelling for space heating and hot water, calculated using SAP 10.3</b>	<i>kWh/year</i>

Requirement	Declaration
<b>The proportion of this thermal energy which is being supplied by the heat network to this dwelling</b>	%
<b>The signed contract to connect and supply heat is provided (attached).</b>	<i>Evidence is attached</i>
<b>Signed on behalf of the body responsible for operation of the network</b>	<i>Name Role Signature</i>
<b>Signed by a suitably qualified person</b>	<i>Name Qualifications Signature</i>