

SITE INTELLIGENCE

# Sustainability and Energy Statement

Desktop Energy Assessment

14 Oakfield Road, Guildford, Surrey GU2 4EH



PREPARED FOR

Sample Client

DOCUMENT REFERENCE

SAMPLE-PFCO-REP-Energy-R00

DATE

1 March 2026

PREPARED BY

Site Intelligence

CLASSIFICATION

Client Confidential



## ABBREVIATIONS

Abbreviation	Full Term
ASHP	Air Source Heat Pump
BRE	Building Research Establishment
COP	Coefficient of Performance
DESNZ	Department for Energy Security and Net Zero
EPC	Energy Performance Certificate
EV	Electric Vehicle
FHS	Future Homes Standard
kWh	Kilowatt Hour
kWp	Kilowatt Peak
LPA	Local Planning Authority
MVHR	Mechanical Ventilation with Heat Recovery
NPPF	National Planning Policy Framework
PV	Photovoltaic
PVGIS	Photovoltaic Geographical Information System
SAP	Standard Assessment Procedure
SES	Sustainability and Energy Statement

SI  
REP



## HOW TO READ THIS REPORT

A Sustainability and Energy Statement is a desktop energy assessment submitted alongside a planning application. It demonstrates that the proposed development complies with applicable energy and sustainability policies — primarily Part L 2021, Part O 2022, Part G (Water Efficiency), and Part S 2022 (EV Charging).

This report is a desktop assessment using published data tables and free calculation tools. It is NOT a SAP 10.2 calculation, SBEM assessment, or Building Regulations compliance certificate.



### Compliance Verdict

The cover page displays a traffic-light verdict:

- GREEN — Compliant: proposal meets or exceeds applicable energy standards
- AMBER — Compliant with Conditions: achievable with specified measures
- RED — Significant Upgrades Required: SAP assessment recommended before proceeding

This sample report receives an AMBER verdict. The new building elements can meet Part L 2021 limiting fabric standards with proper specification.

SAMPLE REPORT

	<b>CONTENTS</b>	
	ABBREVIATIONS .....	2
	HOW TO READ THIS REPORT .....	3
	CONTENTS.....	4
	<b>1. INTRODUCTION</b> .....	6
	Purpose .....	6
	Methodology.....	6
	Site Description .....	6
	Proposed Development .....	7
	<b>2. POLICY FRAMEWORK</b> .....	8
	National Planning Policy Framework (December 2024) .....	8
	Building Regulations (Current Standards).....	8
	Future Homes Standard .....	8
	<b>3. EXISTING PROPERTY BASELINE</b> .....	9
	Baseline U-values .....	9
	Estimated Annual CO <sub>2</sub> Emissions (Baseline) .....	9
	<b>4. ENERGY HIERARCHY ASSESSMENT</b> .....	10
	Be Lean — Fabric-First Demand Reduction .....	10
	Be Clean — Efficient Systems.....	10
	Be Green — Renewable Energy .....	10
	<b>5. BUILDING FABRIC STRATEGY</b> .....	11
	U-Value Comparison Table .....	11
	<b>6. RENEWABLE ENERGY ASSESSMENT</b> .....	12
	Solar PV Assessment .....	12
	Air Source Heat Pump (ASHP) Feasibility.....	12
	<b>7. OVERHEATING RISK ASSESSMENT (PART O)</b> .....	13
	Overheating Risk Verdict.....	13
	<b>8. WATER EFFICIENCY</b> .....	14
	Water Efficiency Fitting Schedule .....	14
	<b>9. EV CHARGING INFRASTRUCTURE (PART S)</b> .....	15

- 10. COMPLIANCE SUMMARY AND RECOMMENDATIONS ..... 16
- 11. CONCLUSION ..... 17
- Next Steps ..... 17
- Important: Limitations, Disclaimers and Conditions of Use ..... 18
- SAMPLE REPORT DISCLAIMER..... 23

SAMPLE  
REPORT

## 1. INTRODUCTION

---

### Purpose

This Sustainability and Energy Statement has been prepared by Site Intelligence™ (a service of PF & Co Construction Ltd) in support of a planning application for proposed two-storey rear extension and loft conversion with associated landscaping and off-street parking provision at 14 Oakfield Road, Guildford, Surrey GU2 4EH.

This statement is required by Guildford Borough Council's validation checklist for energy and sustainability compliance.

### Methodology

This is a desktop energy assessment using:

- Published Part L 2021 Approved Document Volume 1 (Dwellings) limiting U-value standards
- EU Photovoltaic Geographical Information System (PVGIS v5.3) for solar yield calculation
- Part O 2022 simplified method for overheating risk screening
- EA Water Stress Classification 2021 for water efficiency target determination
- DESNZ 2024 published greenhouse gas conversion factors

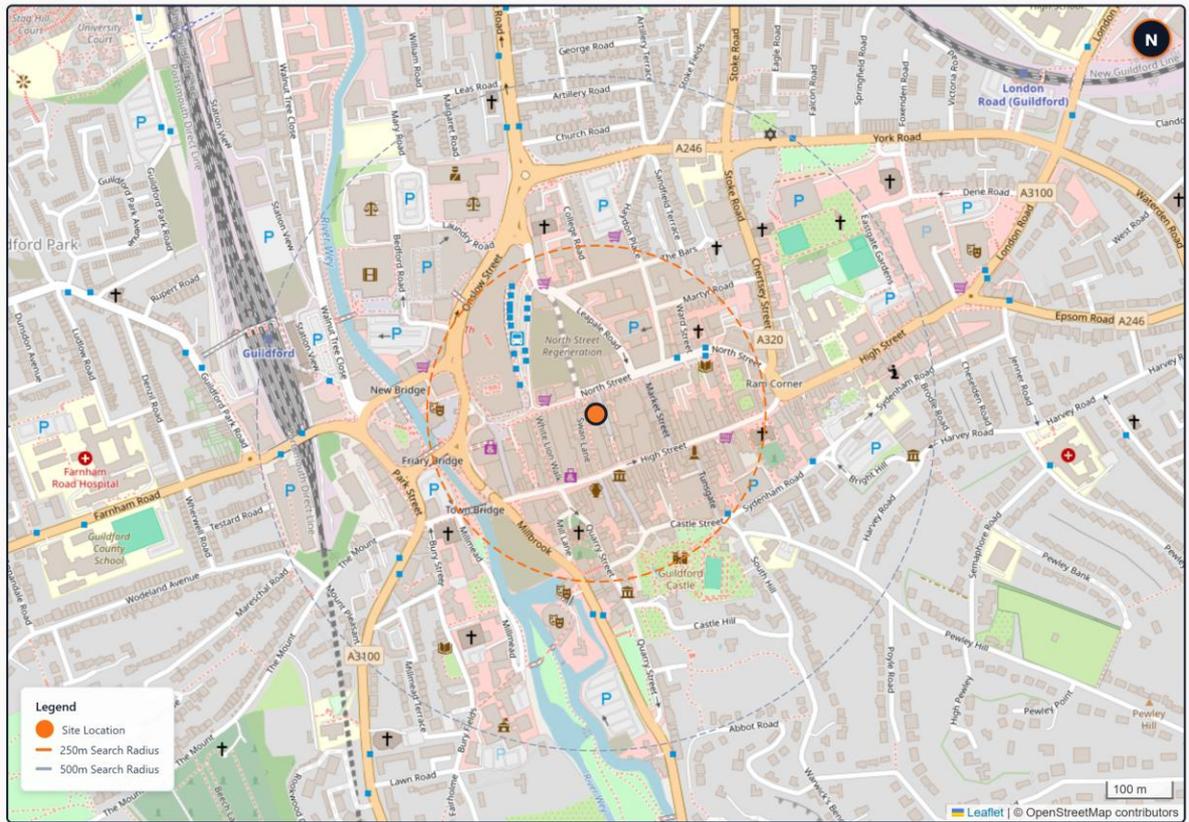


#### Desktop Limitations

This report is a desktop energy assessment only. It is NOT a SAP 10.2 calculation, SBEM assessment, or dynamic thermal simulation. A full SAP assessment by a qualified energy assessor will be required at Building Regulations stage.

### Site Description

The property at 14 Oakfield Road, Guildford, Surrey GU2 4EH is a semi-detached dwelling. The site is within a suburban residential area. No Energy Performance Certificate is currently recorded for this property on the EPC Register.



Site Location Plan — 14 Oakfield Road, Guildford, Surrey GU2 4EH

SITE INTELLIGENCE

Figure 1.1 — Site Location Plan

## Proposed Development

The proposal comprises:

- Two-storey rear extension
- Rear dormer loft conversion
- Associated landscaping and off-street parking provision

This report is current as of 1 March 2026.

## 2. POLICY FRAMEWORK

### National Planning Policy Framework (December 2024)

Paragraph	Theme	Relevance
Paras 161–164	Climate change mitigation and adaptation	Overarching national policy requiring development to address climate change
Para 166	Local sustainable building requirements	Basis for LPA energy policies
Para 168	Community-led renewable energy	Supporting context for proposed renewable energy measures

### Building Regulations (Current Standards)

Standard	Edition	Key Requirement
Part L	2021	Conservation of fuel and power. 31% CO <sub>2</sub> reduction vs Part L 2013
Part O	2022	Overheating. Simplified method for screening
Part G	Current	Water efficiency: 125L/person/day standard; 110L optional in water stress areas
Part S	2022	EV charging infrastructure for new and converted residential buildings

### Future Homes Standard

The Future Homes Standard is not yet in force. This assessment is against the current Part L 2021 standard.

### 3. EXISTING PROPERTY BASELINE

Baseline U-values are derived from RdSAP 10 age-band defaults for the assumed construction era, adjusted for typical improvements.

#### Estimated Energy Baseline

Construction era: Post-war (1950–1975)

Assumed current performance: approximately EPC Band D (55–68)

Based on RdSAP 10 age-band default U-values with assumed loft insulation and partial double glazing.

#### Baseline U-values

Element	Current U-value (W/m <sup>2</sup> K)	Source
External walls (cavity, partial fill)	0.70	RdSAP 10 — Age Band E cavity wall default
Roof (pitched, 100mm loft insulation)	0.40	RdSAP 10 default with assumed 100mm insulation
Ground floor (solid concrete)	0.70	RdSAP 10 solid floor default
Windows (partial double glazing)	2.8	Desktop estimate blending single and double glazed
Doors (composite)	2.0	RdSAP 10 default

#### Estimated Annual CO<sub>2</sub> Emissions (Baseline)

Based on RdSAP defaults and DESNZ 2024 conversion factors:

- Estimated gas consumption: approximately 14,000 kWh/yr
- Estimated electricity consumption: approximately 4,500 kWh/yr
- Gas CO<sub>2</sub>e emissions:  $14,000 \times 0.183 =$  approximately 2,562 kgCO<sub>2</sub>e/yr
- Electricity CO<sub>2</sub>e emissions:  $4,500 \times 0.207 =$  approximately 932 kgCO<sub>2</sub>e/yr
- Total estimated baseline: approximately 3,494 kgCO<sub>2</sub>e/yr



## 4. ENERGY HIERARCHY ASSESSMENT

The energy hierarchy (Be Lean, Be Clean, Be Green) is applied proportionately.

### Be Lean — Fabric-First Demand Reduction

- New extension walls insulated to meet or exceed Part L 2021 limiting values
- New extension roof insulated to exceed Part L 2021 limiting values
- High-performance double or triple glazing in all new window openings

### Be Clean — Efficient Systems

- Air source heat pump (ASHP) feasibility assessed
- Low-flow hot water fittings throughout
- Full LED lighting specification

### Be Green — Renewable Energy

- Solar PV array on rear-facing roof slope
- ASHP dual role as efficient system and renewable heat source

SAMPLE  
REPORT

## 5. BUILDING FABRIC STRATEGY

### U-Value Comparison Table

Element	Existing (W/m <sup>2</sup> K)	Limiting Table 4.1 (W/m <sup>2</sup> K)	Proposed New (W/m <sup>2</sup> K)	Status
External walls	0.70	0.28	0.18	PASS
Roof	0.40	0.16	0.13	PASS
Ground floor	0.70	0.22	0.15	PASS
Windows	2.8	1.6	1.4	PASS
Doors	2.0	1.6	1.4	PASS



#### Part L Compliance — New Elements

All proposed new fabric elements meet or exceed the Part L 2021 Volume 1 Table 4.1 limiting U-values.

SAMPLE  
REPORT

## 6. RENEWABLE ENERGY ASSESSMENT

### Solar PV Assessment

Site-specific solar yield calculated using PVGIS v5.3.

Parameter	Value	Notes
Latitude	51.2362°N	Site coordinates
Longitude	0.5742°W	Site coordinates
Elevation	62 m	PVGIS terrain data
Assumed system capacity	4 kWp	Typical domestic installation
Panel tilt	35°	Optimal for UK latitude
Annual yield	~4,100 kWh/yr	PVGIS calculation result

#### Solar PV Headline

A 4 kWp solar PV array at this location is estimated to generate approximately 4,100 kWh/yr, equivalent to approximately 91% of the estimated annual electricity consumption.

Annual CO<sub>2</sub>e saving: ~849 kgCO<sub>2</sub>e/yr.

### Air Source Heat Pump (ASHP) Feasibility

Parameter	Value	Notes
Estimated COP	2.8–3.2	South East England mild climate zone
Annual heat demand	14,000 kWh/yr	Based on current gas consumption assumption
Electricity input (at COP 3.0)	4,667 kWh/yr	14,000 ÷ 3.0
Annual CO <sub>2</sub> saving	~1,596 kgCO <sub>2</sub> /yr	62% reduction vs gas boiler

## 7. OVERHEATING RISK ASSESSMENT (PART O)



### Risk Warning

This assessment uses the Part O 2022 simplified method ONLY.  
It is NOT dynamic thermal simulation.

### Overheating Risk Verdict

Part O simplified method verdict: **LOW**

The new rooms are assessed as LOW-MEDIUM risk with standard mitigation measures (openable windows, low-E glazing).

SAMPLE  
REPORT

## 8. WATER EFFICIENCY

### Water Efficiency Fitting Schedule

Fitting	Flow Rate / Capacity	Daily Use (L/person)	Notes
WC (dual flush)	4/2.6 litres	18.0	Low-flush dual mechanism
Basin taps	5 L/min	11.4	Reduced-flow aerator
Kitchen taps	6 L/min	15.0	Standard kitchen mixer
Shower	8 L/min	33.6	Low-flow showerhead
Bath	170 litres	12.0	Standard bath
Washing machine	7 L/kg	13.0	A+++ rated
External use	—	1.0	Minimal
Total	—	104.0	Target: 110 L/person/day — COMPLIANT



#### Key Finding

Water efficiency target: 110 L/person/day (serious water stress area)

Calculated consumption: 104 L/person/day — COMPLIANT

SAMPLE REPORT

## 9. EV CHARGING INFRASTRUCTURE (PART S)

---

Part S 2022 applies to this development.

- One EV charge point (7 kW Mode 3 smart charger) at the existing parking space
- Cable route from the consumer unit to the parking space

SAMPLE  
REPORT

10. COMPLIANCE SUMMARY AND RECOMMENDATIONS

Standard	Status	Key Finding
Part L — Building Fabric	COMPLIANT	New elements meet or exceed Part L 2021 limiting U-values
Part L — Services/Systems	CONDITIONS	ASHP feasible; SAP assessment needed at Building Regs stage
Part O — Overheating	COMPLIANT	Low-medium risk; standard mitigation sufficient
Part G — Water Efficiency	COMPLIANT	104 L/person/day — meets 110L target
Part S — EV Charging	COMPLIANT	One charge point + cable route achievable

**Overall Compliance Verdict: AMBER — Compliant with Conditions**

The proposed development can meet applicable energy standards with the measures described.  
 Condition: Full SAP 10.2 assessment required at Building Regulations stage.

SAMPLE  
REPORT

## 11. CONCLUSION

This Sustainability and Energy Statement demonstrates that the proposed extension and loft conversion at 14 Oakfield Road, Guildford, Surrey GU2 4EH can meet applicable energy and sustainability standards.

### Next Steps

#### Next Steps

1. Incorporate energy measures into architectural design
2. Commission SAP 10.2 assessment at Building Regulations stage
3. Obtain formal quotations for solar PV, ASHP, and EV charge point

SAMPLE  
REPORT



## Important: Limitations, Disclaimers and Conditions of Use

### Clause 1: Named Client and Reliance Restriction

This report has been prepared by PF & Co Construction Ltd (trading as "Site Intelligence") for the sole and exclusive use of Sample Client ("the Client") in connection with the project described herein at 14 Oakfield Road, Guildford, Surrey GU2 4EH ("the Site").

This report has been prepared for the Client only. No other person or entity may use or rely upon this report, or any part of it, without the prior written consent of PF & Co Construction Ltd. Any such consent, if given, may be subject to conditions including the payment of additional fees and the execution of a formal reliance letter or collateral warranty.

Any party other than the Client who obtains access to this report, or any part of it, does so entirely at their own risk. PF & Co Construction Ltd owes no duty of care to any such party and accepts no responsibility or liability whatsoever, whether in contract, tort (including negligence), breach of statutory duty, or otherwise, to any person or entity other than the Client in respect of the contents of this report.

### Clause 2: Purpose Limitation

This report has been prepared for the specific purpose described herein and should not be used for any other purpose. PF & Co Construction Ltd accepts no responsibility for the use of this report, or any information contained within it, for a purpose other than that for which it was commissioned.

Without limitation, this report should not be used in connection with any transaction, valuation, investment decision, or insurance assessment unless PF & Co Construction Ltd has given its prior written consent and has been provided with relevant details of the intended use.

### Clause 3: Third-Party Exclusion

The rights of any third party to rely upon or enforce any term of this report, or any benefit arising from it, are expressly excluded under the Contracts (Rights of Third Parties) Act 1999.

No term of this report is intended to be enforceable by any person who is not a party to the engagement under which this report was prepared. Should any third party wish to rely upon the contents of this report, they must first obtain written confirmation from PF & Co Construction Ltd, which may be subject to conditions and additional fees.

### Clause 4: Information Reliance

In preparing this report, PF & Co Construction Ltd has relied upon information provided by the Client and/or obtained from publicly available sources, including but not limited to government databases, local authority records, statutory registers, and mapping services. PF & Co Construction Ltd has not independently verified the accuracy, completeness, or currency of such information unless expressly stated otherwise.

PF & Co Construction Ltd accepts no liability for any inaccuracy, omission, or error in information provided by the Client or obtained from third-party sources. Where this report identifies specific data sources, the data confidence and any known limitations are noted.

### Clause 5: Limitations of Investigation

This report is based on desk-based research carried out on or before the date of issue. The scope of investigation is described in the body of this report and should be read in full.

Ground conditions, environmental factors, regulatory requirements, planning policy, and site circumstances may change over time. The findings, opinions, and recommendations contained in this report reflect the conditions and information available at the date of issue and may not remain valid indefinitely.

This report must be read in its entirety. No individual section, extract, table, or figure should be taken in isolation or relied upon without reference to the report as a whole, including all caveats, qualifications, and limitations stated herein.

**Clause 6: Professional Advice Caveat**

This report provides professional assessment and guidance based on the information available at the time of preparation. Every project and every site is unique. The Client should obtain advice specific to their circumstances before making decisions that may have financial, legal, structural, or safety implications.

PF & Co Construction Ltd is a qualified structural engineering and construction consultancy. The opinions expressed in this report represent the professional judgment of qualified engineers exercising reasonable skill and care. They do not constitute legal advice, financial advice, insurance advice, or advice from any other regulated profession.

Where this report identifies matters outside the expertise of PF & Co Construction Ltd (including but not limited to specialist heritage impact assessment, ecological survey, full hydraulic modelling, or contaminated land assessment), the Client should engage appropriately qualified specialists.

**Clause 7: No Guarantee of Outcome**

The assessments, opinions, and recommendations contained in this report represent the professional judgment of the author based on the information available at the date of issue. They do not constitute a guarantee or warranty of any particular outcome, whether in respect of planning permission, Building Control approval, structural performance, ground conditions, flood risk, or any other matter.

Where this report expresses a view on the likelihood of a particular outcome (for example, the prospect of obtaining planning permission or the probability of flooding), such views are professional opinions based on available evidence and experience. They are not predictions and should not be treated as such.

**Clause 8: AI Assistance Disclosure**

PF & Co Construction Ltd uses a range of professional tools and technologies in the preparation of its reports. These may include artificial intelligence (AI) software to assist with data gathering, research, analysis, and document preparation.

All outputs from any AI-assisted processes are reviewed, verified, and approved by a qualified engineer before inclusion in this report. The professional opinions, conclusions, and recommendations expressed herein are those of PF & Co Construction Ltd, not of any software system or AI tool.

The use of AI-assisted tools does not diminish or alter the standard of reasonable skill and care applied by PF & Co Construction Ltd in the preparation of this report. PF & Co Construction Ltd retains full professional responsibility for the contents of this report, and no responsibility is transferred to any technology provider.

**Clause 9: Data Completeness Caveat**

This report draws upon publicly available data from government agencies, statutory bodies, and other sources. Public datasets may contain gaps in coverage, may not be updated in real time, and may not capture all relevant local conditions.

Where data limitations or gaps have been identified during the preparation of this report, they are noted in the relevant sections. The absence of a recorded constraint, hazard, or designation does not confirm that no such constraint, hazard, or designation exists. It confirms only that no record was found in the sources consulted at the date of access.

Data access dates are recorded in this report. Where significant time has elapsed since the data was accessed, the Client should consider whether updated information may be available.

**Clause 10: Limitation of Liability**

- (a) PF & Co Construction Ltd has exercised reasonable skill and care in the preparation of this report in accordance with the standards reasonably to be expected of a competent structural engineering consultancy undertaking work of a similar scope and nature.
- (b) Nothing in this clause or in this report shall exclude or limit the liability of PF & Co Construction Ltd for death or personal injury caused by its negligence, or for fraud or fraudulent misrepresentation.
- (c) Subject to sub-clause (b), the liability of PF & Co Construction Ltd arising out of or in connection with this report, whether in contract, tort (including negligence), breach of statutory duty, or otherwise, shall not exceed £10,000,000 (ten million pounds sterling) in respect of any one claim or series of claims arising out of any one event or related series.

of events. This cap is not reduced by any excess or deductible applicable under the Consultant's professional indemnity insurance policy.

(d) Subject to sub-clause (b), PF & Co Construction Ltd shall not be liable for any of the following, whether arising in contract, tort (including negligence), breach of statutory duty, or otherwise:

- loss of profit;
- loss of revenue;
- loss of anticipated savings;
- loss of business or business opportunity;
- loss of goodwill;
- loss of use of any property or asset;
- increased cost of working;
- wasted expenditure (other than fees paid directly to PF & Co Construction Ltd for this report);
- any other indirect, special, or consequential loss or damage.

(e) The liability of PF & Co Construction Ltd shall be limited to such sum as is just and equitable having regard to the extent of PF & Co Construction Ltd's responsibility for the loss or damage in question, on the assumption that all other consultants, contractors, sub-contractors, and advisers involved in the project have provided contractual undertakings to the Client on terms no less onerous than those set out herein and have paid to the Client such sums as they are liable to pay.

(f) Sub-clauses (c), (d), and (e) shall not apply to any liability arising under section 1 of the Defective Premises Act 1972, to the extent that such liability cannot lawfully be excluded or restricted by virtue of section 6(3) of that Act. PF & Co Construction Ltd reserves all rights to seek contribution from any other person responsible for the loss or damage under the Civil Liability (Contribution) Act 1978.

(g) This report should not be the sole basis for any property purchase, investment, or development decision. The Client should obtain independent legal, valuation, and environmental advice as appropriate to the nature of the decision being made.

#### Clause 11: Copyright and Intellectual Property

(a) Copyright and all other intellectual property rights in this report, including but not limited to the text, calculations, drawings, diagrams, maps, tables, scoring methodologies, and report templates, are and shall remain the property of PF & Co Construction Ltd.

(b) PF & Co Construction Ltd grants to the Client a non-exclusive, non-transferable licence to use this report for the specific purpose for which it was commissioned, including:

- reproducing the report for the purposes of obtaining planning permission, Building Control approval, and construction of the project described herein;
- sharing the report with the Client's other appointed consultants, contractors, and statutory authorities in connection with the project.

(c) This licence is conditional upon the full payment of all fees due to PF & Co Construction Ltd in connection with this report. If fees remain outstanding, the licence shall not come into effect, and the Client shall have no right to use, reproduce, or distribute this report.

(d) The Client shall not, without the prior written consent of PF & Co Construction Ltd:

- modify, adapt, or alter this report or any part of it;
- use this report for any project other than that for which it was commissioned;
- assign, transfer, or sub-license the right to use this report to any third party (including a subsequent purchaser or tenant of the property);
- remove or obscure any copyright notice, branding, or attribution contained in this report.

(e) PF & Co Construction Ltd's background intellectual property (including proprietary methodologies, scoring systems, report templates, and software tools) remains the exclusive property of PF & Co Construction Ltd and is not transferred or licensed to the Client.

**Clause 12: Statutory Authority Submission Note**

Where this report is submitted to a Local Planning Authority, Building Control body, the Environment Agency, a Lead Local Flood Authority, or any other statutory or regulatory authority, it is provided for that authority's information and independent assessment.

PF & Co Construction Ltd does not warrant that any statutory authority will accept the findings of this report. Each authority is responsible for exercising its own professional judgment and for determining compliance with applicable legislation, policy, and standards. The submission of this report to a statutory authority does not confer any right of reliance upon PF & Co Construction Ltd by that authority, its officers, or its agents.

The statutory authority may require additional information, investigation, modelling, or assessment beyond the scope of this report. PF & Co Construction Ltd accepts no responsibility for any additional requirements imposed by a statutory authority.

**Clause 13: Mortgage, Valuation and Subsequent Purchaser Exclusion**

This report has not been prepared for the purpose of mortgage valuation, property valuation, insurance assessment, or any transaction involving the purchase, sale, or financing of the property.

This report is not suitable for use as, or as a substitute for, a mortgage valuation, Home Buyer Report, Building Survey, or any other valuation or survey product. PF & Co Construction Ltd accepts no liability to any mortgage lender, valuer, insurer, subsequent purchaser, tenant, or other party who may use or rely upon this report in connection with a property transaction.

Any subsequent purchaser or new owner of the property should commission their own independent assessment. Findings contained in this report may not remain valid or applicable to changed circumstances, altered proposals, or the passage of time.

**Clause 14: Report Validity Period**

The findings, opinions, and recommendations contained in this report are based on the conditions and information available at the date of issue. Unless otherwise stated in the body of this report, the findings should be considered valid for a period of twelve (12) months from the date of issue.

After the expiry of this period or where material changes to the site, the proposal, the regulatory framework, or the available data have occurred, PF & Co Construction Ltd recommends that the Client commission an updated assessment. PF & Co Construction Ltd accepts no liability for reliance on this report after the expiry of its validity period or following material changes in circumstances.

**Clause 15: Governing Law and Jurisdiction**

This report, and any dispute or claim arising out of or in connection with it (including non-contractual disputes or claims), shall be governed by and construed in accordance with the laws of England and Wales.

The courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim arising out of or in connection with this report.

### Additional Limitations Specific to This Site Engineering Summary

**SES.1 — Not a Replacement for Issued Documents.** This Site Engineering Summary is a supplementary document prepared to assist site teams and contractors in understanding the structural design intent. It does NOT replace the issued Structural Engineering Report, the Structural Design Calculation Document, or the structural drawings. These governing documents must be read in full and take precedence over this summary in all respects.

**SES.2 — Contractor Retains Full Responsibility.** The contractor retains full responsibility for understanding the structural design, preparing appropriate Risk Assessments and Method Statements (RAMS), designing temporary works, and ensuring safe and compliant construction in accordance with all applicable legislation, standards, and good practice. This summary does not relieve the contractor of any obligation or responsibility.

**SES.3 — Not Construction Instructions.** The trade-specific notes and construction sequence considerations contained in this summary are provided for awareness and context only. They are not construction instructions, method statements, or prescriptive requirements. The contractor must satisfy itself as to the appropriate methodology for all construction operations.

**SES.4 — Hold Points.** This summary identifies inspection hold points at which PF & Co Construction Ltd (or Building Control) must verify site conditions before construction proceeds. The contractor is responsible for providing adequate notice and access for hold point inspections. Proceeding past a hold point without the required inspection is at the contractor's sole risk.

---

Prepared by:

**Site Intelligence — Energy & Sustainability, BEng (Hons)**

PF & Co Construction Ltd

For and on behalf of:

**Site Intelligence**

A PF & Co Construction Ltd service

Date of issue: 1 March 2026

Document reference: SAMPLE-PFCO-REP-Energy-R00

Revision: R00

---

PF & Co Construction Ltd | Registered in England & Wales | Registered Office: Plymouth, Devon

*This report has been prepared for the sole use of the Client named herein. It is issued subject to the limitations, disclaimers, and conditions set out above.*

## SAMPLE REPORT DISCLAIMER

This document is a sample report produced for illustrative purposes only. All site data, assessments, and recommendations contained herein are entirely fictional and relate to a hypothetical project at a fictional address. This report must not be relied upon for any planning, design, construction, or investment decision. PF & Co Construction Ltd accepts no liability arising from the use of this sample document. For a genuine site-specific report, please visit [www.pfandcoconstruction.co.uk](http://www.pfandcoconstruction.co.uk) or contact us directly.

**To order a genuine, site-specific version of this report, visit [www.pfandcoconstruction.co.uk/site-intelligence](http://www.pfandcoconstruction.co.uk/site-intelligence)**

SAMPLE  
REPORT