

Warranty card

Serie No. A 138710



Product name and model	KOMFORT LC SB 350 S21	
	230 V - 50/60Hz 178 W 1.4 A 450 m³/h	
Serial number	 2026040968 8293637787 959	

SERVICING NOTES				
Date	Warranty claim number / Service centre stamp	Scope of work	Supervising foreman:	Super-vising foreman's signature

SELLER CONTACT INFORMATION	
Sales date	19. 05. 2026
Salesman signature	CITY PLUMBING SUPPLIES
Seller's name and stamp	LENES

INSTALLATION COMPANY CONTACT INFORMATION	
Installation company name and stamp	JW MECHANICAL LTD
Phone	07789 480923
E-Mail	jwmechanical@icloud.com
Installation and commissioning date	10. 08. 2026
Designated person name and signature	J Weller

BUYER CONTACT INFORMATION	
Product installation place	LOFT SPACE
Buyer or designated person	
E-Mail	
Phone	
The product complete set is verified.	Buyer's Signature: _____
The warranty terms are understandable and acceptable.	

PRE-FACTORY CHECKS

DATE: 20. 1. 04. 2026

PART	INITIALS	CHECK
FAN 1 - SPEED 1	140 m³/h	✓
FAN 1 - SPEED 2	300 m³/h	✓
FAN 1 - SPEED 3	420 m³/h	✓
FAN 2 - SPEED 1	100 m³/h	✓
FAN 2 - SPEED 2	220 m³/h	✓
FAN 2 - SPEED 3	420 m³/h	✓
FIRMWARE VERSION	05.01.2025	✓
BYPASS	01.2024	✓
INTAKE FILTER	F-I	✓
EXTRACT FILTER	G-4	✓
TEMPERATURE SENSOR	TE-1234	✓
HUMIDITY SENSOR	HS2	✓
EXTERNAL SENSOR	—	—
KILL SWITCH - FRONT	—	—
KILL SWITCH - REAR	—	—

Contractor (service centre name, address and stamp):	Contractor (service centre name, address and stamp):	Contractor (service centre name, address and stamp):
Supervising foreman:	Supervising foreman:	Supervising foreman:
Date of withdrawal:	Date of withdrawal:	Date of withdrawal:
The warranty works are confirmed: (Signature of Buyer or Designated Person)	The warranty works are confirmed: (Signature of Buyer or Designated Person)	The warranty works are confirmed: (Signature of Buyer or Designated Person)



Series No. A 138710



Series No. A 138710



Series No. A 138710



Part 1 – System details and declarations

The installer should complete this section and include details of the commissioning engineer.

1.1 Installation address details	
Dwelling name/number	4 MALTHOUSE COTTAGES
Street	MALTHOUSE LANE
Town	HURSTPIERPOINT
County	WEST SUSSEX
Postcode	BN6 9PE
1.2 System details	
System classification*	MECHANICAL VENTILATION WITH HEAT RECOVERY
Enter 'natural ventilation', 'mechanical extract ventilation' or 'as defined by Approved Document F'.	
Manufacturer	BLAUBERG
Model numbers	KOMFORT EC SB350
Serial number (where available)	A 138710
Location of fan units	1. ROOF VOID
	2.
	3.
	4.
	5.
	6.
	7.
1.3 Installation engineer's details	
Engineer's name	JASON WELLER
Company	JW MECHANICAL LTD
Address line 1	16 FARMWAY CLOSE
Address line 2	HOVE
Postcode	BN3 8AE
Telephone number	07789 480923
1.4 Commissioning engineer's details (if different to 1.3)	
Engineer's name	
Company	
Address line 1	
Address line 2	
Postcode	
Telephone number	
Email address	jwmechanical@icloud.com

*NOTE: If a system has been installed that is not defined in Approved Document F, further installation checks and commissioning procedures may be required. Seek guidance from the manufacturer for such systems.

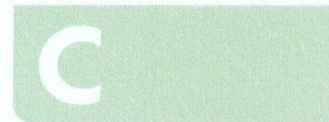
Part 2a – Installation details

The installer should complete this section before commissioning is carried out.

2a.1 Installation checklist – general (all systems)		Tick as appropriate	
Has the system been installed in accordance with the manufacturer's requirements?		Yes ☒	No
Have paragraphs 1.12 to 1.83 ⁽¹⁾ been followed (if relevant)?		Yes ☒	No
If there are any deviations from paragraphs 1.12 to 1.83, give details here			
Description of installed controls (e.g. timer, central control, humidistat, occupancy sensor, thermal bypass, if applicable, etc.)	MANUFACTURER TOUCH SCREEN CONTROLLER		
Location of manual/override controls	KITCHEN / DINING ROOM		
2a.2 Installation engineer's declaration			
Engineer's signature	<i>J. Wells</i>		
Registration number (if applicable)	N/A		
Date of inspection	7TH AUGUST 2026		

NOTE:

1. All references to tables and paragraphs are to Approved Document F, Volume 1: Dwellings.



Part 2b – Inspection of installation

The commissioning engineer should complete this section before completing Part 3.

2b.1 Visual inspections – general (all systems)		
What is the total installed equivalent area of background ventilators in the dwelling?	N/A*	mm ²
What is the total floor area of the dwelling?	N/A*	m ²
Does the total installed equivalent ventilator area meet the standards detailed in Table 1.7 or paragraph 1.57 ⁽¹⁾ , as appropriate?	Yes N/A*	No
Have all background ventilators been left in the open position?	Yes N/A*	No
Have the correct number and location of extract fans/terminals been installed to satisfy the standards in Table 1.1 or Table 1.2, as appropriate?	Yes ✓	No
Is the installation complete, with no obvious defects?	Yes ✓	No
Do all internal doors have enough undercut to allow air transfer between rooms as detailed in paragraph 1.25 (i.e. 10mm above the floor finish or 20mm above the floor surface)?	Yes ✓	No
Has all protection/packaging been removed (including from background ventilators), so that the system is fully functional?	Yes ✓	No
Are systems clean internally and externally?	Yes ✓	No
Has the entire system been installed to allow access for routine maintenance and to repair/replace components?	Yes ✓	No
2b.2 Visual inspections – general (continuous mechanical extract ventilation and mechanical ventilation with heat recovery systems only)		
Have appropriate air terminal devices been installed to allow system balance?	Yes ✓	No
Have the heat recovery unit and all ductwork been effectively insulated and sealed for all heated and unheated spaces?	Yes ✓	No
Is the condensate connection complete and does the condensate drain to an appropriate location (mechanical ventilation with heat recovery only)?	Yes ✓	No
Are filters installed?	Yes ✓	No
For ducted systems, has the ductwork been installed so that air resistance and leakage is kept to a minimum?	Yes ✓	No
2b.3 Other inspections – general (all systems)		
At initial start-up, was there any abnormal sound or vibration, or unusual smell?	Yes	No ✓
During continuous operation, was there any excessive noise?	Yes	No ✓

NOTE:

1. All references to tables and paragraphs are to Approved Document F, Volume 1: Dwellings.

* AS PER 1.72

Part 3 – Commissioning details

The commissioning engineer should complete this section after completing Part 2b.

3.1 Commissioning equipment				
Schedule of air flow measurement equipment used (model and serial number)				Date of last UKAS calibration
1.	TESTO 417 85501271 SN			21-08-2025
2.				
3.				
3.2 Air flow measurements – intermittent extract fans only				
Fan reference (from section 1.2 above)	Measured extract rate (l/s)		Design extract rate (l/s) Refer to Table 1.1 ⁽¹⁾	
Extract fan 1				
Extract fan 2				
Extract fan 3				
Extract fan 4				
For cooker hoods, only the highest setting needs to be recorded.				
3.3 Air flow measurements (extract) – continuous mechanical extract ventilation and mechanical ventilation with heat recovery only				
Room reference (location of terminals)	Measured air flow – high rate (l/s)	Design air flow – high rate (l/s) Refer to Table 1.2	Measured air flow – continuous rate (l/s)	Design air flow – continuous rate (l/s) Refer to Table 1.3
	SPEED 3		SPEED 1	
Kitchen	46	46	19	13
Bathroom	28	28	12	8
Ensuite WC	14	14	6	6
Utility				
Other		TO MEET ADVISORY		
Other		PART 0		
Other		REQUIREMENT		
3.4 Air flow measurements (supply) – mechanical ventilation with heat recovery only				
Room reference (location of terminals)	Measured air flow – high rate (l/s)	Design air flow – high rate (l/s) Refer to Table 1.2	Measured air flow – continuous rate (l/s)	Design air flow – continuous rate (l/s) Refer to Table 1.3
	SPEED 3		SPEED 1	
Living room 1	40	40	17	14
Living room 2				
Dining room				
Bedroom 1	16	16	7	6
Bedroom 2	16	16	6	6
Bedroom 3	16	16	6	6
Bedroom 4			36	32
Bedroom 5				MINIMUM WHOLE DWELLING RATE
Study				3 BCO = 31
Other				
3.5 Commissioning engineer's declaration				
Engineer's signature		J. Gweller		
Registration number (if applicable)		N/A		
Date of commissioning		10th AUGUST 2026		

NOTE:

1. All references to tables and paragraphs are to Approved Document F, Volume 1: Dwellings.

4 Dwellings- Malthouse Cottages

AD Part O (Overheating) Compliancy Report

February 26

PREPARED FOR
BSC Limited

Prepared By	Diya Kulkarni		
Reviewed By	DW		
Report Reference	4 Dwellings- Malthouse Cottages		
Issuing Company	Civic MEP Limited		
Issued	12 February 2026		
Revisions			
Date	Rev	Reason	Name
12 February 2026	01	Initial Issue	DK

This report is the copyright of the issuing Civic group company and is intended solely for the use of the individual or organisation to whom it is addressed. It may not be disclosed, reproduced, or referred to in whole or in part by any other party without the prior written consent of the relevant Civic group company. No liability is accepted by any Civic group company for any loss or damage arising from any unauthorised use of this report.

"Civic" is a trading name used by companies within the Civic Plus Limited group (registered number: 14208271), including Civic Engineers Limited (registered number 06824088), Civic Plus Limited (registered number: 752376), Civic Earth Limited (registered number 14897633), Civic Heritage Limited (registered number 15913145), Civic MEP Limited (registered number 09245443), Civic Rail Limited (registered number 15913179) and New Practice Limited (registered number SC623648). All are private limited companies registered in England at Carvers Warehouse, 77 Dale Street, Manchester M1 2HB. Except for Civic Plus Limited (registered number: 752376), which is registered in the Republic of Ireland at 36 Lad Lane, Baggot Street Lower, Dublin D02 T208 and New Practice Limited, which is registered in Scotland at 35 Virginia Street, Glasgow, G1 1TN.

CONTENTS

1. Executive Summary	2
1.1. Overview	2
2. Overheating Assessment Inputs	3
2.1. Building Fabric	3
2.2. Internal Gains	4
2.3. Security and Acoustic Restrictions	5
2.4. Ventilation and Cooling	6
3. Methodology of the Assessment	7
3.1. Regulatory Context – Approved Document O	7
3.2. Assessment Framework – CIBSE TM59	7
3.3. Dynamic Simulation Approach (IESVE)	7
4. Results of Assessment	8
4.1. Results Summary	8
4.2. Conclusion	9
5. Clarifications	10

Appendix A - Approved Document O Report (Issued as a separate document)

1. Executive Summary

1.1. Overview

CIVIC MEP have been commissioned to undertake an Overheating assessment of the proposed development at Malthouse Cottages, Hurstpierpoint College.

The assessment is based on dynamic thermal modelling, employing the CIBSE TM59 methodology to evaluate the internal thermal performance of the building. The analysis uses the DSY1 2020 High 50 percentile weather file, which represents a moderate yet challenging climate scenario, and was conducted in IESVE software.

The primary objective of this report is to assess whether the development meets the overheating performance standards set forth in Part O, ensuring that future occupants will experience acceptable thermal comfort levels. The assessment focuses on internal temperatures and the associated overheating risks in various living spaces.

All bedrooms and living areas passed the TM59 overheating criteria.

CIBSE TM59 overheating methodology for predominantly naturally ventilated rooms assesses against two criteria, (a) and (b) for Category I occupancy, T_{max} is reduced by 1K.

- Criterion (a) states that for living rooms, kitchens and bedrooms, the number of hours during which ΔT is greater than or equal to 1K from May to September (or November to March for southern hemisphere locations) shall not exceed 3% of occupied hours
- Criterion (b) states that the operative temperature of the bedrooms from 22:00-07:00 shall not exceed 26°C for more than 1% of annual hours (33 hours is therefore recorded as a fail). Approved document O applies limits to CIBSE TM59 section 3.3 (openings); these requirements are applied by appropriate assignment of MacroFlo types / scripted profiles in the model.

No significant overheating risk was found in communal areas. The design meets the required thermal comfort standards.

A summary of the overheating results for the residential development is presented in Appendix 1 – the Part O Compliance document generated post dynamic simulation from IES.

Compliance with the overheating criteria has been achieved through the incorporation of key design features and mitigation measures presented in the table below.

NO.	KEY MEASURES	DETAILS
1	Increased Window Openability	Improved ventilation by setting window profiles and opening degrees in: • 1st Floor Side Hung to < 90 Degrees. • Side hung glazed doors fully openable • Fixed windows
2	Glazing Specification	High-performance glazing with g-value = 0.4 (average), specified to reduce solar gain.
3	Mixed-Mode Ventilation	Predominantly natural ventilation, with MVHR to 40l/s to Living and kitchen areas and 16l/s to all bedrooms (Vent Axia MVHR system installed) to support compliance.

2. Overheating Assessment Inputs

2.1. Building Fabric

Since the development is in the planning stage, the exact construction details have not been finalised and for the purpose of undertaking a preliminary TM59 overheating analysis, the u-values presented in table 1 below have been used within the calculations:

Element	U-Value (W/m ² K)
External Wall U-Value (W/m ² K)	0.15
Ground Floor (W/m ² K)	0.13
Roof U-value (W/m ² K)	0.11
Internal Ceiling/Floor (W/m ² K) (Preset in IESVE)	1.086
Windows - Glazing U-Value, including frame (W/m ² K) / g value	1.2 / g = 0.4 to all windows (average)

Table 1: U-Values

2.2. Internal Gains

2.2.1. Occupancy Internal Gains

As per the CIBSE TM59 guidance, occupancy maximum sensible and latent gains should be equal to 75W/person and 55W/person latent gains in all living spaces.

For non-living areas such as communal corridors, occupancy gains are assumed to be equal to zero.

A summary of the occupancy gains as required in this development by CIBSE TM59 is provided below in table 2.

Room/Zone	No. of People	Peak Load (W)		Hours of Occupancy
		Sensible	Latent	
Double Bedrooms	2	150	110	23:00 - 07:00
3 bed Living/ Kitchen	3	225	165	18:00 – 23:00
2 bed Living/ Kitchen	2	150	110	18:00 – 23:00

Table 2: Occupancy internal gains

2.2.2. Lighting Internal Gains

As per the CIBSE TM59 guidance, lighting gain is assumed to be 2 W/m² and will be operating from 18:00 till 23:00.

Room/Zone	Maximum sensible gain (W/m ²)	Hours of Occupancy
Double Bedroom	2	18:00 – 23:00
3 bed Living /Kitchen	2	18:00 – 23:00
2 bed Living /Kitchen	2	18:00 – 23:00

Table 3: Lighting internal gains

2.2.3. Equipment Internal gains

Equipment internal gains must be equal and in accordance with CIBSE TM59 Guidance. The peak equipment loads are assigned based on typical domestic usage and are assumed to operate during the same evening hours of 18:00 to 23:00, unless otherwise justified by the design team.

Table 3 below outlines the equipment gains used for this assessment.

Room/Zone	Peak Load (W)	Hours of Occupancy
Double Bedroom	80	18:00 – 23:00
3 bed Living /Kitchen	450	18:00 – 23:00
2 bed Living /Kitchen	300	18:00 – 23:00

Table 4: Equipment internal gains (Miscellaneous)

2.3. Security and Acoustic Restrictions

It is considered that all ground floor rooms will need to have the balcony doors closed and windows restricted to a 100mm opening at night due to security reasons.

All other rooms do not have any such security restrictions. The windows and balcony doors in these units can be opened day and night to purge excess heat, subject to noise restrictions.

Accordingly, the Part O overheating strategy assumes windows are open during day and at night across all façades.

Alternative measures (e.g. increased mechanical ventilation rates and/or solar control strategies) are required to ensure compliance, due to the location of the site.

For this development, openable windows have been assigned using the ADO. Section_26ab that allow windows to be able to open during the day and night.

Table 1.2 from 'Building Regulations ADF' below includes the minimum ventilation rates from Part F.

Space	Minimum Flow Rates (l/s)	Total House Ventilation Flow Rate (l/s)
Kitchen/Living	13	29
Bedrooms	8	
Bathroom	8	

Table 5: Minimum Ventilation Flow Rates from Part F

The development requires an increased ventilation rate to 40 l/s for the Living rooms to comply and 15 l/s to 3 number bedrooms.

Space	Minimum Flow Rates (l/s)	Total House Ventilation Flow Rate (l/s)
Kitchen/Living	40	62
Bedrooms	16	
Bathroom	8	

Table 6. Increased Ventilation Strategy

2.4. Ventilation and Cooling

The building spaces have been modelled using a natural ventilation strategy in line with TM59 guidance. Ventilation is provided via infiltration and auxiliary ventilation (e.g. operable windows or passive vents), with enhanced airflow modelled through “Elevated air exchanges” during occupied hours. There is no active mechanical cooling system, supporting the sustainability aspect of the build. Instead, comfort is maintained through passive means and internal heat gains are offset using the defined natural airflow rates.

Cooling is modelled as “off continuously” representing a typical UK residential dwelling without air conditioning. The heating setpoint is maintained at 16deg during occupied hours to simulate thermal comfort.

The Ventilation rates in litres/second are presented in appendix 1 - Part O Compliance document generated post dynamic simulation from IES.

3. Methodology of the Assessment

3.1. Regulatory Context – Approved Document O

The assessment has been undertaken in accordance with Approved Document O: Overheating, which forms part of the Building Regulations 2010 (as amended). This document provides statutory guidance on limiting unwanted solar gains and removing excess heat in residential buildings to prevent overheating, particularly during summer months.

As outlined in Paragraph 3.1 of Approved Document O, a dwelling can be shown to comply with the overheating requirement where it meets the TM59 criteria. Therefore, the methodology for this assessment is based on the TM59 standard, and dynamic modelling has been carried out to determine compliance.

3.2. Assessment Framework – CIBSE TM59

The assessment was carried out using the framework detailed in CIBSE TM59, which evaluates overheating in new residential dwellings based on two core criteria:

- Criterion (a) – Applies to living spaces: The number of hours during which the operative temperature exceeds the adaptive comfort temperature by 1°C or more should not exceed 3% of occupied hours between 1 May and 30 September.
- Criterion (b) – Applies to bedrooms: The operative temperature must not exceed 26°C for more than 32 hours over the summer period during the night (22:00 to 07:00).

A dwelling is considered compliant with TM59 where both criteria are met. These criteria are intended to reflect realistic living patterns and thermal comfort expectations during periods of high external temperatures.

3.3. Dynamic Simulation Approach (IESVE)

The thermal simulation was conducted using the Integrated Environmental Solutions Virtual Environment (IESVE) software, which is an industry-standard dynamic simulation tool approved for compliance testing.

The simulations were undertaken using the 2020 DSY1 (Design Summer Year 1) High Emissions, 50th percentile weather file, which is the current recommendation for Page 9 of 13 overheating assessments as per CIBSE TM59. This file represents a moderately warm summer that is expected to occur with a 50% probability in any given year under future climate projections.

All zones subject to analysis were modelled with appropriate internal gains from occupancy, lighting, and equipment, and natural ventilation was assumed via openable windows as per architectural design drawings. Thermal zones correspond to individual habitable rooms, and occupancy profiles follow TM59 guidelines.

4. Results of Assessment

4.1. Results Summary

This section presents the simulation results for 4 Dwellings- Malthouse Cottages, TM59 Overheating Assessment. As mentioned below the development is considered predominately naturally ventilated, therefore compliance is assessed against the following criteria.

A compliant strategy has been provided for all dwellings, and as such, CIVIC MEP is confident that thermal comfort is likely to be achieved for all dwellings when employing the design variables contained within this report

- Criterion (a) states that for living rooms, kitchens and bedrooms, the number of hours during which ΔT is greater than or equal to 1K from May to September (or November to March for southern hemisphere locations) shall not exceed 3% of occupied hours. The development passes these conditions.
- Criterion (b) states that the operative temperature of the bedrooms from 22:00-07:00 shall not exceed 26°C for more than 1% of annual hours (33 hours is therefore recorded as a fail). Any rooms that are not bedrooms are therefore not assessed, hence the corresponding N/A values. The development passes these conditions.

The parameters required for Part O compliance are:

- Building fabric as outlined in section 2
- 90-degrees openable side hung/ sliding windows when temperatures exceed 22°C and close when external temperatures exceed 26°C during daytime hours. (to lounge and cinema)
- Fixed windows

The living rooms, Kitchens and bedrooms require an increased ventilation rate to 40l/s and 16 l/s respectively.

Space	Minimum Flow Rates (l/s)	Total House Ventilation Flow Rate (l/s)
Kitchen/Living	40	64
Bedrooms	16	
Bathroom	8	

4.2. Conclusion

The overheating analysis has been carried out in accordance with CIBSE TM59 guidelines, using the 2020 DSY1 weather file for the relevant location. All occupied spaces tested have passed both TM59 criteria.

- Criterion 1: The number of hours during which the operative temperature exceeds 26°C has remained well within the acceptable threshold of 3% of annual occupied hours.
- Criterion 2: No bedrooms experienced temperatures above 26°C for more than 1% of annual occupied hours between 10 PM and 7 AM.

Based on the results, the development achieves a full pass against the TM59 overheating criteria. This indicates that the proposed design is not at significant risk of summertime overheating and provides acceptable thermal comfort conditions for occupants.

5. Clarifications

The report provided is solely for the use of the client and no liability to anyone else is accepted.

The assessment has been undertaken in accordance with the methodology set out in CIBSE TM59 and uses the 2020 DSY1 weather file for the relevant location, as per current best practice guidance.

The assessment is based on the design information and model provided at the time of reporting. No site visits were undertaken, and the assessment has been carried out without access to the internal layout or as-built details of the development.

The assessment assumes that the internal gains (occupant schedules, lighting, equipment loads, etc.) and natural ventilation profiles follow the notional assumptions stated in TM59. Any deviations from actual conditions may influence the outcome of this assessment.

The simulations were carried out using IESVE and assume that the window openings are operable and function as per the ventilation strategy outlined in the input data

CIVIC