

Raag St Pancras Ltd

13 Britannia St, London

CODE FOR SUSTAINABLE HOMES PRE-ASSESSMENT REPORT

Project No.	TBC
Date	19 February 2013
Revision	02
Produced By:	G Kent
BRE Assessor No:	GK04



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Market Place
Haywards Heath
West Sussex
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Results

Development Name:	13 Britannia Street, London
Dwelling Description:	4no one bed units, 9no two bed units over six floors
Name of Company:	
Code Assessor's Name:	George Kent
Company Address:	John Packer Associates, Hayworthe House, Market Place, Haywards Heath, RH16 1DB
Notes/Comments:	

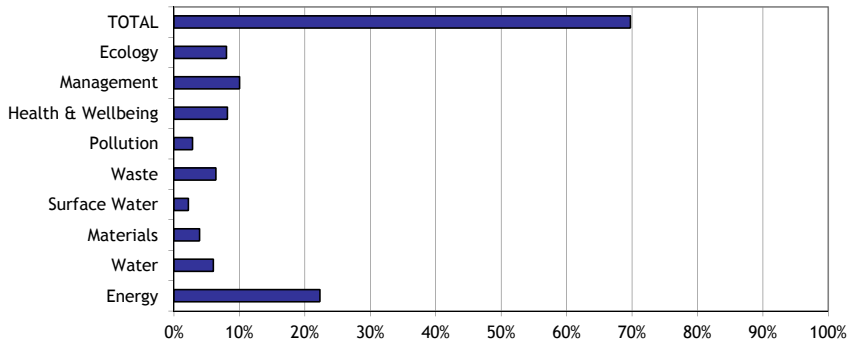
PREDICTED RATING - CODE LEVEL: 4

Mandatory Requirements: All Levels

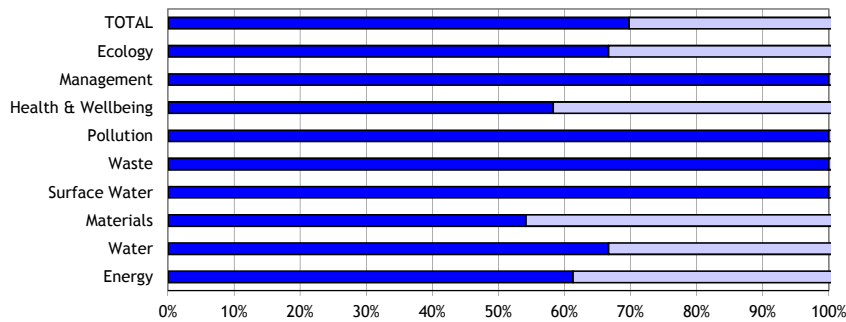
% Points: 69.76% - Code Level: 4

Breakdown: Energy - Code Level: 4
 Water - Code Level: 4

Graph 1: Predicted contribution of individual sections to the total score and percentage of total achievable score



Graph 2: Predicted percentage of credits achievable: Total and by Category



NOTE: The rating obtained by using this Pre Assessment Estimator is for guidance only. Predicted ratings may differ from those obtained through a formal assessment, which must be carried out by a licensed Code assessor.

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CATEGORY 1 ENERGY		Overall Level: 4	Overall Score	69.76	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 61.29		Credits	Level			
Contribution to Overall % Score: 22.30 points		19.0 of 31 Credits	Level 4			
Ene 1 Dwelling Emission Rate	<p>Credits are awarded based on the percentage improvement of the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as calculated using SAP 2009. Minimum standards for each Code level apply. The Code energy calculator can be used to calculate a predicted score.</p> <p>Enter the predicted score _____</p> <p>What is the predicted number of credits? <input type="text" value="3.0"/></p> <p>OR Are zero net CO₂ emissions achieved? <input type="checkbox"/></p>	3.0 of 10 Credits	Level 4	The energy and sustainability report provided confirms that at least a 25% reduction in CO ₂ emissions should be achieved over Part L 2010 requirements.		
Ene 2 Fabric Energy Efficiency	<p>Credits are awarded based on the Fabric Energy Efficiency (kWh/m²/yr) of the dwelling. Minimum standards apply at Code levels 5 and 6. The Code energy calculator can be used to calculate a predicted score.</p> <p>Enter the predicted score _____</p> <p>Apartments, Mid-terrace <input checked="" type="radio"/></p> <p>OR End terrace, Semi and Detached <input type="radio"/></p> <p>OR Staggered Mid terrace <input type="radio"/></p> <p>What is the predicted number of credits? <input type="text" value="5.0"/></p>	5.0 of 9 Credits	-	The building fabric will benefit from low u-values and air tightness, therefore a moderate fabric energy efficiency is assumed at this stage.		
Ene 3 Energy Display Devices	<p>Credits are awarded where a correctly specified Energy Display Device is installed monitoring electricity and/or primary heating fuel consumption.</p> <p>Select whether the EDD monitors electricity and/or fuel _____</p> <p>None Specified <input type="radio"/></p> <p>Primary Heating only <input type="radio"/></p> <p>OR Electricity only <input type="radio"/></p> <p>OR Electricity and primary heating fuel <input checked="" type="radio"/></p>	2 of 2 Credits	-	Each apartment will be separately metered and therefore it is believed that energy display devices can be easily installed to educate the occupants on energy consumption.		

Issue	Credits	Level	Assumptions Made	Evidence Required
Ene 4 Drying Space	One credit is awarded for the provision of either internal or external secure drying space with posts and footings or fixings capable of holding 4m+ of drying line for 1-2 bed dwellings and 6m+ for dwellings with 3 bedrooms or greater. <div style="border: 1px solid black; padding: 5px;"> Will drying space meeting the criteria be provided? _____ Yes <input checked="" type="radio"/> OR No <input type="radio"/> </div>	1 of 1 Credits	-	Retractable drying lines could be provided in bathroom areas over baths. 4m of lines are required per dwelling.
Ene 5 Energy Labelled White Goods	Credits are awarded where each dwelling is provided with either information about the EU Energy Labelling Scheme, White Goods with ratings ranging from A+ to B or a combination of the previous according to the technical guide. <div style="border: 1px solid black; padding: 5px;"> Select the appropriate option below _____ EU Energy labelling information <u>only</u> <input checked="" type="checkbox"/> A+ rated appliances <input type="checkbox"/> A rated washing machine and dishwasher <input type="checkbox"/> B rated tumble dryer or washer dryer <input type="checkbox"/> EU Energy labelling information provided <input type="checkbox"/> </div>	1 of 2 Credits	-	It is currently uncertain whether white goods will be provided within the apartments. At the very least information regarding the energy efficiency labelling scheme will be provided within each apartment.
Ene 6 External Lighting	Credits are awarded based on the provision of space lighting* with dedicated energy efficient fittings and security lighting fittings with appropriate control gear.. <div style="border: 1px solid black; padding: 5px;"> Space Lighting _____ None provided <input type="radio"/> OR Non Code compliant lighting <input type="radio"/> OR Code compliant lighting <input checked="" type="radio"/> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> Security Lighting _____ None provided <input type="radio"/> OR Non Code compliant lighting <input type="radio"/> OR Code compliant lighting and controls <input checked="" type="radio"/> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> Dual lamp luminaires _____ Compliant with both above criteria <input type="checkbox"/> </div>	2 of 2 Credits	-	There will not be a great deal of external lighting as external areas are limited. However external lighting around the entire site will be designed to meet all of the requirements set out under CSH and BREEAM 2011. This lighting will be automatically controlled.

* Statutory safety lighting is not covered by this requirement

Issue	Credits	Level	Assumptions Made	Evidence Required
<p>Ene 7 Low or Zero Carbon Technologies</p>	<p>Credits are awarded where there is a 10% or 15% reduction in CO₂ emissions resulting from the use of low or zero carbon technologies.</p> <p>Select % contribution made by low or zero carbon technologies</p> <p>Less than 10% of demand <input type="radio"/></p> <p>OR 10% of demand or greater <input type="radio"/></p> <p>OR 15% of demand or greater <input checked="" type="radio"/></p>	<p>2 of 2 Credits</p>	<p>-</p>	<p>It is proposed that heating to the apartments is provided by gas fired micro CHP via buffer tank. This should provide a significant reduction in CO₂ compared to a conventional solution.</p>
<p>Ene 8 Cycle Storage</p>	<p>Credits are awarded where adequate, safe, secure and weather proof cycle storage is provided according to the Code requirements.</p> <p>Fill in the development details below</p> <p>Number of bedrooms: <input type="text" value="2"/></p> <p>Number of cycles stored per dwelling* <input type="text" value="2.0"/></p> <p>* if you have storage for 1 cycle per two dwellings insert 0.5 in number of cycles stored per dwelling</p>	<p>2 of 2 Credits</p>	<p>-</p>	<p>A total of one cycle space per one bed apartment and two spaces per two bed apartments will be provided</p> <p>Two credits will therefore be achieved.</p>
<p>Ene 9 Home Office</p>	<p>A credit is awarded for the provision of a home office. The location, space and services provided must meet the Code requirements.</p> <p>Will there be provision for a Home Office? <input checked="" type="radio"/> Yes</p> <p>OR <input type="radio"/> No</p>	<p>1 of 1 Credits</p>	<p>-</p>	<p>Each of the dwellings shall be suitably equipped with all that is required to achieve the credit. An average daylight factor of at least 1.5% will be achieved in the rooms where the home office is located.</p>

CATEGORY 2 WATER		Overall Level: 4	Overall Score 69.76		
% of Section Credits Predicted: 66.66		Credits	Level	Assumptions Made	
Contribution to Overall Score: 6.00 points		4 of 6 Credits	Level 4	Evidence Required (The below cells can be formatted by assessors if required.)	
Wat 1 Indoor Water Use	<p>Credits are awarded based on the predicted average household water consumption, calculated using the Code Water Calculator Tool. Minimum standards for each code level apply.</p> <p>Select the predicted water use / Mandatory Requirement</p> <p>greater than 120 litres/ person/ day <input type="radio"/></p> <p>OR ≤ less than 120 litres/ person/ day <input type="radio"/></p> <p>OR ≤ less than 110 litres/ person/ day <input type="radio"/></p> <p>OR ≤ less than 105 litres/ person/ day <input checked="" type="radio"/></p> <p>OR ≤ less than 90 litres/ person/ day <input type="radio"/></p> <p>OR ≤ less than 80 litres/ person/ day <input type="radio"/></p>	3 of 5 Credits	Level 3 AND Level 4	<p>Low water sanitary fittings shall be provided in each of the apartments. Predicted water consumption is determined using a calculator tool and it is difficult to predict the result at this stage.</p> <p>However it is assumed that the minimum level required to achieve Code level 3 will be met.</p>	
Wat 2 External Water Use	<p>A credit is awarded where a compliant system is specified for collecting rainwater for external irrigation purposes. Where no outdoor space is provided the credit can be achieved by default.</p> <p>Select the scenario that applies</p> <p>No internal or communal outdoor space <input type="radio"/></p> <p>OR Outdoor space with collection system <input checked="" type="radio"/></p> <p>OR Outdoor space without collection system <input type="radio"/></p>	1 of 1 Credits	-	<p>The apartments do not benefit from external areas and therefore water butts are not required.</p> <p>This credit will be achieved by default.</p>	

CATEGORY 3 MATERIALS		Overall Level: 4	Overall Score 69.76		
% of Section Credits Predicted: 54.16		Credits	Level	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
Contribution to Overall Score: 3.90 points		13 of 24 Credits	All Levels		
Mat 1 Environmental Impact of Materials	<p>Mandatory Requirement: At least three of the five key building elements must achieve a Green Guide 2008 Rating of A+ to D.</p> <p>Tradable Credits: Points are awarded on a scale based on the Green Guide Rating of the specifications. The Code Materials Calculator can be used to predict a potential score.</p> <p>Mandatory Requirement <input type="checkbox"/></p> <p>Will the mandatory requirement be met? <input checked="" type="checkbox"/></p> <p>Enter the predicted score <input type="text"/></p> <p>What is the predicted number of credits? <input type="text" value="10"/></p>	10 of 15 Credits	All Levels	<p>The architect is fully aware of the Green Guide to Specification and will ensure that building elements specified achieve A or A+ ratings where possible.</p> <p>This may not be possible in all areas, therefore 10 credits are assumed at present.</p>	
Mat 2 Responsible Sourcing of Materials - Basic Building Elements	<p>Credits are awarded where materials used in the basic building elements are responsibly sourced. The Code Materials Calculator can be used to predict a potential score.</p> <p>Enter the predicted Score <input type="text"/></p> <p>What is the predicted number of credits? <input type="text" value="2"/></p>	2 of 6 Credits	-	<p>The contractor will be required to ensure that as many materials as possible are ISO14001 or similar certified.</p> <p>However it is difficult to manage the procurement of all materials that subcontractors use and therefore 2 credits are currently assumed.</p>	
Mat 3 Responsible Sourcing of Materials - Finishing Elements	<p>Credits are awarded where materials used in the finishing elements are responsibly sourced. The Code Materials Calculator can be used to predict a potential score.</p> <p>Enter the predicted Score <input type="text"/></p> <p>What is the predicted number of credits? <input type="text" value="1"/></p>	1 of 3 Credits	-	As above.	

CATEGORY 4 SURFACE WATER RUN-OFF		Overall Level: 4	Overall Score	69.76	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 100.00%		Credits	Level			
Contribution to Overall Score: 2.20 points		4 of 4 Credits	All Levels			
Sur 1 Management of Surface Water Run-off from developments	<p>Mandatory Requirement: Peak rate of run-off into watercourses is no greater for the developed site than it was for the pre-development site and that the additional predicted volume of rainwater discharge caused by the new development is entirely reduced as far as possible in accordance with the assessment criteria. Designing the drainage system to be able to cope with local drainage system failure. Tradable Credits: Where SUDS are used to improve water quality of the rainwater discharged or for protecting the quality of the receiving waters.</p> <p>Mandatory Requirement _____ Will the mandatory requirement be met? <input checked="" type="checkbox"/></p> <p>Select the appropriate option _____ No SUDS <input type="checkbox"/> No runoff into watercourses for the first 5 mm of rainfall <input checked="" type="checkbox"/> Runoff from hard surfaces will receive an appropriate level of treatment <input checked="" type="checkbox"/></p>	2 of 2 Credits	All Levels	<p>The existing site is a car park and there will be no change in the man made impermeable area of the site as a result of development, therefore the mandatory requirement will be met.</p> <p>It is likely that attenuation in some form will be required in order to meet planning requirements, therefore it is assumed that appropriate attenuation measures will be incorporated into the detailed design.</p>		
Sur 2 Flood Risk	<p>Credits are awarded where developments are located in areas of low flood risk or where in areas of medium or high flood risk appropriate measures are taken to prevent damage to the property and its contents in accordance with the Code criteria in the technical guide.</p> <p>Select the annual probability of flooding (from PPS25*) _____ Zone 1 - Low <input checked="" type="radio"/> OR Zone 2 - Medium <input type="radio"/> OR Zone 3 - High <input type="radio"/></p> <p>Select the appropriate option(s) _____ Low risk of flooding from FRA** <input checked="" type="checkbox"/> All measures of protection are demonstrated in FRA <input type="checkbox"/> Ground floor level and access routes are 600 mm above design flood level <input type="checkbox"/></p>	2 of 2 Credits	-	<p>The site is deemed to be in an area with a low risk of flooding. A full Flood Risk Assessment will need to be undertaken by a consultant to confirm this.</p>		
<p>* Planning Policy Statement 25 - Planning and Flood Risk ** FRA - Flood Risk Assessment</p>						

CATEGORY 5 WASTE		Overall Level: 4	Overall Score 69.76		
% of Section Credits Predicted: 100.00%		Credits	Level	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
Contribution to Overall Score: 6.40 points		8 of 8 Credits	All Levels		
Was 1 Storage of non-recyclable waste and recyclable household waste	<p>Mandatory Requirement: The space provided for waste storage should be sized to hold the larger of either all external containers provided by the Local Authority or the min capacity calculated from BS 5906. <u>Tradable Credits</u> are awarded for adequate internal and/ or external recycling facilities.</p> <p>Mandatory Requirement</p> <p>Will the minimum space be provided and be accessible to disabled people? <input checked="" type="checkbox"/></p> <p>Internal Recyclable household waste storage</p> <p>Where there is no external recyclable waste storage and no Local Authority collection scheme</p> <p>Internal storage (capacity 60 litres) <input type="checkbox"/></p> <p>Local Authority collection Scheme</p> <p>Post Collection sorting Internal storage (capacity 30 litres) <input checked="" type="checkbox"/></p> <p>Pre-collection sorting Internal storage (3 separate bins, capacity 30 litres) <input type="checkbox"/></p> <p>External Storage, no Local Authority collection scheme</p> <p>3 separate internal storage bins (capacity 30 litres) <input type="checkbox"/></p> <p>AND</p> <p>Houses External Storage(capacity 180 litres) <input type="checkbox"/></p> <p>Flats Private recycling operator <input type="checkbox"/></p> <p>3 or greater types of waste collected <input type="checkbox"/></p>	<p>0 of 2 Credits</p> <p>4 of 4 Credits</p> <p>0 of 4 Credits</p>	<p>All Levels</p>	<p>It is believed that the local authority provides a post collection sorting recycling collection scheme.</p> <p>The apartments will be provided with a dedicated area where a recycling bin with a total capacity of at least 30L will be installed.</p>	

Issue	Credits	Level	Assumptions Made	Evidence Required
<p>Was 2 Construction Site Waste Management</p>	<p>A credit is awarded where a compliant SWMP is provided with targets and procedures to minimise construction waste. Credits are available where the SWMP include procedures and commitments for diverting either 50% or 85% of waste generated from landfill.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>SWMP details</p> <p>Does the SWMP include:</p> <p>+ No SWMP <input type="radio"/></p> <p>+ SWMP with targets and procedures to minimise waste? <input type="radio"/></p> <p>+ SWMP with procedures to divert 50% of waste <input type="radio"/></p> <p>+ SWMP with procedures to divert 85% of waste <input checked="" type="radio"/></p> </div> <p style="text-align: center; margin-top: 10px;">3 of 3 Credits</p>		<p>The contractor will be required to develop a compliant SWMP and to ensure that at least 85% of construction waste is diverted from landfill.</p>	
<p>Was 3 Composting</p>	<p>A credit is awarded where individual home composting facilities are provided, or where a community/ communal composting service, either run by the Local Authority or overseen by a management plan is in operation.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Select the facilities available</p> <p>No composting facilities <input type="radio"/></p> <p>Individual composting facilities <input checked="" type="radio"/></p> <p>OR Communal/ community composting*? <input type="radio"/></p> <p style="padding-left: 20px;">Local Authority <input type="checkbox"/></p> <p style="padding-left: 20px;">OR Private with management plan <input type="checkbox"/></p> </div> <p style="text-align: center; margin-top: 10px;">1 of 1 Credit</p>	-	<p>Composting facilities will be provided both internally and externally.</p>	

* including if an automated waste collection system is in place

CATEGORY 6 POLLUTION		Overall Level: 4	Overall Score 69.76		
% of Section Credits Predicted: 100.00%		Credits	Level	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
Contribution to Overall Score: 2.80 points		4 of 4 Credits	All Levels		
Pol 1 Global Warming Potential (GWP) of Insulants	<p>A credit is awarded where <u>all</u> insulating materials only use substances (in manufacture AND installation) that have a GWP of less than 5.</p> <p>Select the most appropriate option</p> <p>All insulants have a GWP less than 5 <input checked="" type="radio"/></p> <p>OR Some insulants have a GWP of less than 5 <input type="radio"/></p> <p>OR No insulants have a GWP of less than 5 <input type="radio"/></p>	1 of 1 Credits	-	The contractor will be required to ensure that all insulation products used in construction will have a GWP of less than 5 in both production and composition.	
Pol 2 NOx Emissions	<p>Credits are awarded on the basis of NOx emissions arising from the operation of the space and water heating system within the dwelling.</p> <p>Select the most appropriate option</p> <p>Greater than 100 mg/kWh <input type="radio"/></p> <p>OR Less than 100 mg/kWh <input type="radio"/></p> <p>OR Less than 70 mg/kWh <input type="radio"/></p> <p>OR Less than 40 mg/kWh <input checked="" type="radio"/></p> <p>OR Class 4 boiler <input type="radio"/></p> <p>OR Class 5 boiler <input type="radio"/></p> <p>OR All space and hot water energy requirements are met by systems who do not produce NOx emissions <input type="radio"/></p>	3 of 3 Credits	-	The proposed heating strategy utilises gas fired CHP. This has very low NOx emissions when offsetting the NOx from displaced grid electricity. Therefore maximum credits should be achievable.	

CATEGORY 7 HEALTH & WELLBEING		Overall Level: 4	Overall Score 69.76																	
% of Section Credits Predicted: 58.00%			Credits	Level																
Contribution to Overall Score: 8.16 points			7 of 12 Credits	No level																
					Evidence Required (The below cells can be formatted by assessors if required.)															
Hea 1 Daylighting	<p>Credits are awarded for ensuring key rooms in the dwelling have high daylight factors (DF) and a view of the sky.</p> <p>Select the compliant areas</p> <table border="1"> <tr> <td><u>Room</u></td> <td></td> </tr> <tr> <td>Kitchen: Avg DF of at least 2%</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Living Room*: Avg DF of at least 1.5%</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Dining Room*: Avg DF of at least 1.5%</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Study*: Avg DF of at least 1.5%</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>80% of working plane in all above rooms receive direct light from the sky?</td> <td><input checked="" type="checkbox"/></td> </tr> </table> <p>Any room used for Ene 9 Home Office must also achieve a min DF of 1.5%.</p>	<u>Room</u>		Kitchen: Avg DF of at least 2%	<input type="checkbox"/>	Living Room*: Avg DF of at least 1.5%	<input checked="" type="checkbox"/>	Dining Room*: Avg DF of at least 1.5%	<input checked="" type="checkbox"/>	Study*: Avg DF of at least 1.5%	<input checked="" type="checkbox"/>	80% of working plane in all above rooms receive direct light from the sky?	<input checked="" type="checkbox"/>	2 of 3 Credits	-	<p>In some apartments the kitchens are to the rear and some may not achieve the required daylight factor. However, it is believed that all other rooms will comply.</p>				
<u>Room</u>																				
Kitchen: Avg DF of at least 2%	<input type="checkbox"/>																			
Living Room*: Avg DF of at least 1.5%	<input checked="" type="checkbox"/>																			
Dining Room*: Avg DF of at least 1.5%	<input checked="" type="checkbox"/>																			
Study*: Avg DF of at least 1.5%	<input checked="" type="checkbox"/>																			
80% of working plane in all above rooms receive direct light from the sky?	<input checked="" type="checkbox"/>																			
Hea 2 Sound Insulation	<p>Credits are awarded where performance standards exceed those required in Building Regulations Part E. This can be demonstrated by carrying out pre-completion testing or through the use of Robust Details Limited.</p> <p>Select a type of property</p> <table border="1"> <tr> <td>Detached Property</td> <td><input type="radio"/></td> </tr> <tr> <td>Attached Properties:</td> <td></td> </tr> <tr> <td>- Separating walls and floors only exist between non habitable spaces</td> <td><input type="radio"/></td> </tr> <tr> <td>- Separating walls and floors exist between habitable spaces</td> <td><input checked="" type="radio"/></td> </tr> </table> <p>Select a performance standard</p> <table border="1"> <tr> <td>Performance standard not sought</td> <td><input type="radio"/></td> </tr> <tr> <td>Airborne: 3db higher; Impact: 3dB lower</td> <td><input checked="" type="radio"/></td> </tr> <tr> <td>OR Airborne: 5db higher; Impact: 5dB lower</td> <td><input type="radio"/></td> </tr> <tr> <td>OR Airborne: 8db higher; Impact: 8dB lower</td> <td><input type="radio"/></td> </tr> </table>	Detached Property	<input type="radio"/>	Attached Properties:		- Separating walls and floors only exist between non habitable spaces	<input type="radio"/>	- Separating walls and floors exist between habitable spaces	<input checked="" type="radio"/>	Performance standard not sought	<input type="radio"/>	Airborne: 3db higher; Impact: 3dB lower	<input checked="" type="radio"/>	OR Airborne: 5db higher; Impact: 5dB lower	<input type="radio"/>	OR Airborne: 8db higher; Impact: 8dB lower	<input type="radio"/>	1 of 4 Credits	-	<p>The proposed construction should achieve airborne sound insulations values and impact sound insulation values 3dB higher and 3dB lower than Building Regs respectively.</p> <p>This will need to be confirmed by the acoustic consultant.</p>
Detached Property	<input type="radio"/>																			
Attached Properties:																				
- Separating walls and floors only exist between non habitable spaces	<input type="radio"/>																			
- Separating walls and floors exist between habitable spaces	<input checked="" type="radio"/>																			
Performance standard not sought	<input type="radio"/>																			
Airborne: 3db higher; Impact: 3dB lower	<input checked="" type="radio"/>																			
OR Airborne: 5db higher; Impact: 5dB lower	<input type="radio"/>																			
OR Airborne: 8db higher; Impact: 8dB lower	<input type="radio"/>																			

Issue	Credits	Level	Assumptions Made	Evidence Required
<p>Hea 3 Private Space</p> <p>A credit is awarded for the provision of an outdoor space that is at least partially private. The space must allow easy access to all occupants.</p> <div style="border: 1px solid black; padding: 5px;"> <p>Will a private/ semi-private space be provided? _____</p> <p>Yes, private/semi-private space will be provided <input type="radio"/></p> <p>OR No private/semi-private space <input checked="" type="radio"/></p> </div>	0 of 1 Credits	-	The apartments will not be provided with outside space. Therefore this credit cannot be awarded.	
<p>Hea 4 Lifetime Homes</p> <p><u>Mandatory Requirement:</u> Lifetime Homes is mandatory when a dwelling is to achieve Code Level 6.</p> <p><u>Tradable credits:</u> Credits are awarded where the developer has implemented all of the principles of the Lifetime Homes scheme.</p> <div style="border: 1px solid black; padding: 5px;"> <p>Mandatory Requirement _____</p> <p>Dwelling to achieve Code Level 6? <input type="checkbox"/></p> </div> <div style="border: 1px solid black; padding: 5px;"> <p>Lifetime Homes Compliance _____</p> <p>All Lifetime Homes criteria will be met <input checked="" type="radio"/></p> <p>OR Exemption from LTH criteria 2/3 applied <input type="radio"/></p> <p>Credit not sought <input type="radio"/></p> </div>	4 of 4 Credits	No level	Each of the dwellings will be designed in accordance with all of the requirements of Lifetime Homes, therefore maximum credits will be achieved.	

CATEGORY 8 MANAGEMENT		Overall Level: 4	Overall Score	69.76	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)																
% of Section Credits Predicted: 100.00%		Credits	Level																			
Contribution to Overall Score: 10.00 points		9 of 9 Credits	All Levels																			
Man 1 Home User Guide	<p>Credits are awarded where a simple guide is provided to each dwelling covering information relevant to the 'non-technical' home occupier, in accordance with the Code requirements.</p> <p>Tick the topics covered by the Home User Guide</p> <table border="1"> <tr> <td>Operational Issues?</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Site and Surroundings?</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Is available in alternative formats?</td> <td><input checked="" type="checkbox"/></td> </tr> </table>	Operational Issues?	<input checked="" type="checkbox"/>	Site and Surroundings?	<input checked="" type="checkbox"/>	Is available in alternative formats?	<input checked="" type="checkbox"/>	3 of 3 Credits	-		A home user guide is to be produced to inform dwelling occupants about their home. The contractor will be required to compile this using information provided from various members of the project team.											
Operational Issues?	<input checked="" type="checkbox"/>																					
Site and Surroundings?	<input checked="" type="checkbox"/>																					
Is available in alternative formats?	<input checked="" type="checkbox"/>																					
Man 2 Considerate Constructors Scheme	<p>Credits are awarded where there is a commitment to comply with best practice site management principles using either the Considerate Constructors Scheme or an alternative locally/nationally recognised scheme.</p> <p>Select the appropriate scheme and score</p> <table border="1"> <tr> <td>No scheme used</td> <td><input type="radio"/></td> </tr> <tr> <td>Considerate Constructors</td> <td><input type="radio"/></td> </tr> <tr> <td>OR Best Practice: Score between 24 and 31.5</td> <td><input type="radio"/></td> </tr> <tr> <td>OR Best Practice+: Score between 32 and 40</td> <td><input checked="" type="radio"/></td> </tr> <tr> <td>Alternative Scheme*</td> <td><input type="radio"/></td> </tr> <tr> <td>OR Mandatory + 50% optional requirements</td> <td><input type="radio"/></td> </tr> <tr> <td>OR Mandatory + 80% optional requirements</td> <td><input type="radio"/></td> </tr> </table> <p>* In the first instance, contact a Code Service Provider if you are considering to use an alternative scheme.</p>	No scheme used	<input type="radio"/>	Considerate Constructors	<input type="radio"/>	OR Best Practice: Score between 24 and 31.5	<input type="radio"/>	OR Best Practice+: Score between 32 and 40	<input checked="" type="radio"/>	Alternative Scheme*	<input type="radio"/>	OR Mandatory + 50% optional requirements	<input type="radio"/>	OR Mandatory + 80% optional requirements	<input type="radio"/>	2 of 2 Credits	-		At present it is assumed that the tender documentation will include a requirement for the successful contractor to register with CCS and achieve a score of at least 32 (with no less than 3 scored in any section).			
No scheme used	<input type="radio"/>																					
Considerate Constructors	<input type="radio"/>																					
OR Best Practice: Score between 24 and 31.5	<input type="radio"/>																					
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Alternative Scheme*	<input type="radio"/>																					
OR Mandatory + 50% optional requirements	<input type="radio"/>																					
OR Mandatory + 80% optional requirements	<input type="radio"/>																					
Man 3 Construction Site Impacts	<p>Credits are awarded where there is a commitment and strategy to operate site management procedures on site as following:</p> <p>Tick the impacts that will be addressed</p> <table border="1"> <tr> <td><u>Monitor, report and set targets, where applicable, for:</u></td> <td></td> </tr> <tr> <td>- CO₂/ energy use from site activities</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>- CO₂/ energy use from site related transport</td> <td><input type="checkbox"/></td> </tr> <tr> <td>- water consumption from site activities</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td><u>Adopt best practice policies in respect of:</u></td> <td></td> </tr> <tr> <td>- air (dust) pollution from site activities</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>- water (ground and surface) pollution on site</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td><u>80% of site timber</u> is reclaimed, re-used or responsibly sourced</td> <td><input checked="" type="checkbox"/></td> </tr> </table>	<u>Monitor, report and set targets, where applicable, for:</u>		- CO ₂ / energy use from site activities	<input checked="" type="checkbox"/>	- CO ₂ / energy use from site related transport	<input type="checkbox"/>	- water consumption from site activities	<input checked="" type="checkbox"/>	<u>Adopt best practice policies in respect of:</u>		- air (dust) pollution from site activities	<input checked="" type="checkbox"/>	- water (ground and surface) pollution on site	<input checked="" type="checkbox"/>	<u>80% of site timber</u> is reclaimed, re-used or responsibly sourced	<input checked="" type="checkbox"/>	2 of 2 Credits	-		<p>This credit relates to the operation of the site during construction. All requirements to achieve these credits as detailed can be placed upon the contractor within the tender package.</p> <p>It is assumed at present that all requirements except the monitoring of construction traffic should be achievable.</p>	
<u>Monitor, report and set targets, where applicable, for:</u>																						
- CO ₂ / energy use from site activities	<input checked="" type="checkbox"/>																					
- CO ₂ / energy use from site related transport	<input type="checkbox"/>																					
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Issue	Credits	Level	Assumptions Made	Evidence Required
<p>Man 4 Security</p> <p>Credits are awarded for complying with Section 2 - Physical Security from Secured by Design - New Homes. An Architectural Liaison Officer (ALO), or alternative, needs to be appointed early in the design process and their recommendations incorporated.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Secured by Design Compliance <input type="checkbox"/></p> <p>Credit not sought <input type="radio"/></p> <p>OR Secured by Design Section 2 Compliance <input checked="" type="radio"/></p> </div>	<p>2 of 2 Credits</p>	<p>-</p>	<p>A security consultant (Architectural Liaison Officer) will be consulted to ensure that the building is designed with all security issues considered. The principles of secure by design will be met.</p>	

CATEGORY 9 ECOLOGY		Overall Level: 4	Overall Score	69.76	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 66.00%		Credits	Level			
Contribution to Overall Score: 8.00 points		6 of 9 Credits	All Levels			
Eco 1 Ecological Value of Site	<p>One credit is awarded for developing land of inherently low value.</p> <p>Select the appropriate option</p> <p>Credit not sought <input type="radio"/></p> <p>OR Land has ecological value <input type="radio"/></p> <p>OR Land has low/ insignificant ecological value* <input checked="" type="radio"/></p> <p>* Low ecological value is determined either a) by using Checklist Eco 1 across the whole development site; or b) where an suitably qualified ecologist is appointed and can confirm or c) produces an independent ecological report of the site, that the construction zone is of low/ insignificant value; AND the rest of the development site will remain undisturbed by the works.</p>	1 of 1 Credits	-	The existing site is a brownfield site / car park and so can be deemed as low ecological value.		
Eco 2 Ecological Enhancement	<p>A credit is awarded where there is a commitment to enhance the ecological value of the development site.</p> <p>Tick the appropriate boxes</p> <p>Will a <i>Suitably Qualified Ecologist</i> be appointed to recommend appropriate ecological features? <input checked="" type="checkbox"/></p> <p>AND Will all key recommendations be adopted? <input checked="" type="checkbox"/></p> <p>AND 30% of other recommendations be adopted? <input checked="" type="checkbox"/></p>	1 of 1 Credits	-	An ecologist will be appointed as part of the BREEAM assessment and therefore the recommendations made will also be relevant to the CfSH assessment.		
Eco 3 Protection of Ecological Features	<p>A credit is awarded where there is a commitment to maintain and adequately protect features of ecological value.</p> <p>Type and protection of existing features</p> <p>Site with features of ecological value? <input type="radio"/></p> <p>OR Site of low ecological value (as Eco 1)? <input checked="" type="radio"/></p> <p>AND All* existing features potentially affected by site works are maintained and adequately protected? <input type="checkbox"/></p> <p>*If a suitably qualified ecologist has confirmed that a feature can be removed due to insignificant ecological value or poor health conditions, as long all the rest have been protected, then this box can be ticked.</p>	1 of 1 Credits	-	There are no existing ecological features on site, therefore this credit will be achieved by default.		

Issue	Credits	Level	Assumptions Made	Evidence Required	
Eco 4 Change of Ecological Value of Site	Credits are awarded where the change in ecological value has been calculated in accordance with the Code requirements and is calculated to be:			The existing site has no ecological value and the proposed development has no ecological value. Therefore the change in ecological value will be zero.	
<div style="border: 1px solid black; padding: 5px;"> <p>Change in Ecological Value</p> <p>Major negative change: fewer than -9 <input type="radio"/></p> <p>Minor negative change: between -9 and -3 <input type="radio"/></p> <p>OR Neutral: between -3 and +3 <input checked="" type="radio"/></p> <p>Minor enhancement: between +3 and +9 <input type="radio"/></p> <p>Major enhancement: greater than 9 <input type="radio"/></p> </div>		2 of 4 Credits	-		
Eco 5 Building Footprint	Credits are awarded where the ratio of combined floor area of all dwellings on the site to their footprint is:			The apartments are provided over six floors, with four of the thirteen at ground level. Therefore the ration of footprint to fllor area will be just over 3:1.	
<div style="border: 1px solid black; padding: 5px;"> <p>Ratio of Net Internal Floor Area: Net Internal Ground Floor Area</p> <p>Credit Not Sought <input type="radio"/></p> <p>OR Houses: 2.5:1 OR Flats: 3:1 <input checked="" type="radio"/></p> <p>OR Houses: 3:1 OR Flats: 4:1 <input type="radio"/></p> <p>OR Houses & Flats Weighted (2.5:1 & 3:1) <input type="radio"/></p> <p>OR Houses & Flats Weighted (3:1 & 4:1) <input type="radio"/></p> </div>		1 of 2 Credits			