



65-75 monmouth street  
ecohomes 2006 - pre-assessment

MTT/SUSTAIN

# issue information and contents...

issue...

CURRENT ISSUE - ONE			
<b>Author:</b>			
Name:	<b>Martin Lawless</b>	File Ref.:	<b>3317</b>
Signature:		Status:	<b>Pre-Assessment</b>
Position:	<b>EcoHomes Assessor and Director</b>	Date of issue:	<b>19<sup>th</sup> September 2012</b>
<b>Checked by</b>			
Name:	<b>Jodi Willis</b>	Comments:	
Signature:			
Position:	<b>Director</b>		

PREVIOUS ISSUES				
ISSUE	DATE	STATUS	AUTHOR	CHECKED BY
ONE	29/06/12	PRE-ASS	M.M.LAWLESS	J.WILLIS

## DISCLAIMER

This report is has been prepared by MTT/SUSTAIN Limited for Fresson and Tee Chartered Surveyors and is for their sole benefit. By receiving the report and acting on it, the client - or any third party relying on it - accepts that no individual is personally liable in contract, tort or breach of statutory duty (including negligence).

## COPYRIGHT AND INTELLECTUAL PROPERTY

The information within this document is the intellectual property of MTT/SUSTAIN Limited. This document contains confidential and commercially sensitive information which shall not be disclosed to third parties in whole or in part without written permission from a director of MTT/SUSTAIN

## ALTERATIONS

The BRE hold the right to update or alter the scheme at any time. MTT/SUSTAIN as their agents will implement these changes to any assessment being undertaken

contents...

1.0 executive summary...

2.0 assessment methodology...

3.0 building rating...

4.0 assessment summary...

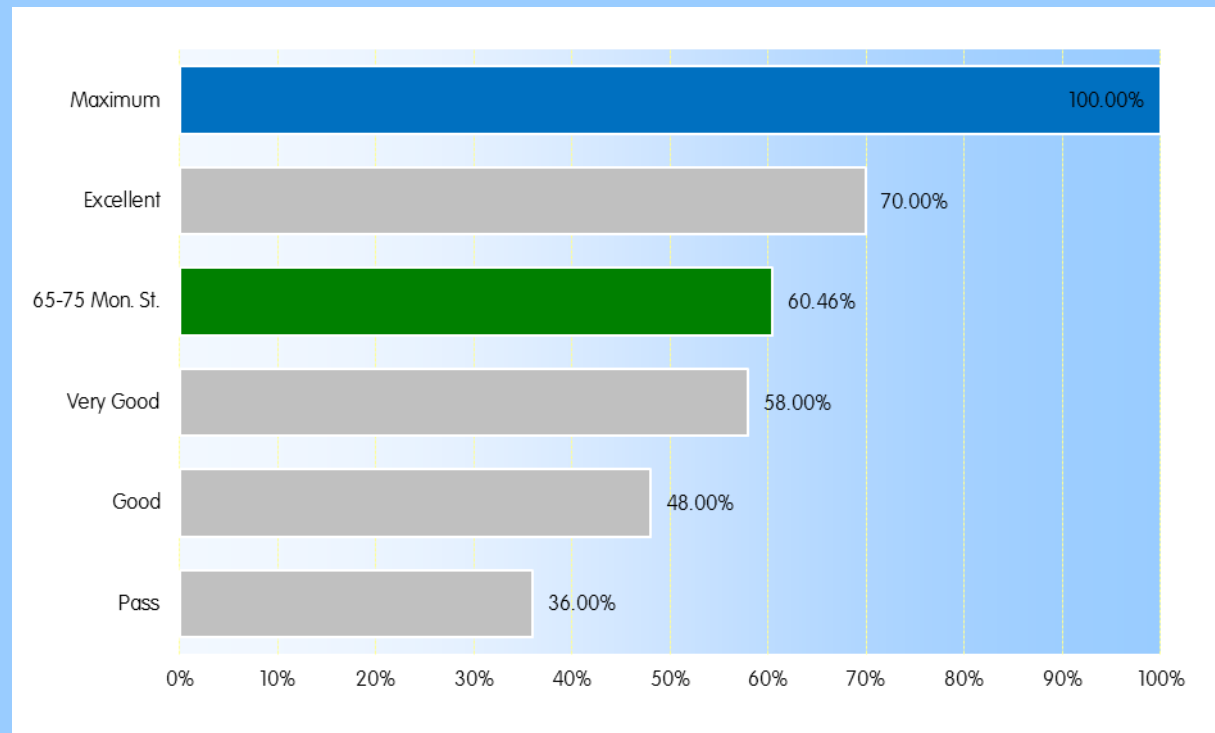
5.0 information required...

appendix a - ecohomes credit tracker...

# 1.0 executive summary...

## RESULTS

MTT/SUSTAIN, a licensed EcoHomes assessor organisation, have undertaken an EcoHomes 2006 pre-assessment exercise for 65-75 Monmouth Street which demonstrates that a rating of 'Very Good' can be achieved for the development, based on the current design drawings and proposals.



### Potential Overall EcoHomes 2006 Ratings

To ensure that certification can be awarded, the EcoHomes scheme requires formal evidence for each sought Credit in the form of calculations, specification extracts, minutes of meetings or correspondence as appropriate. It is imperative for the design team to fix measures and provide this information as soon as possible in order to secure the best possible EcoHomes rating.

## FORMAT OF THIS DOCUMENT

This pre-assessment report has been based on information available up to the 29<sup>th</sup> June 2012.

This section, **Section 1.0 Executive Summary**, is followed by **Section 2.0 Assessment Methodology**, providing background information into the EcoHomes 2006 methodology.

**Section 3.0 Building Rating** evaluates the Credit score for the application site from the pre-assessment tables in **Appendix A** and presents the building rating. The graphs within this section show how the Credit score is translated into an EcoHomes Rating.

**Section 4.0 Assessment Summary** provides a more detailed review of the building rating with the weighted percentages provided, and suggests which design team member will be responsible for ensuring the evidence to achieve the credits is available.

**Appendix A** lists the documentary evidence required from the design team to validate the Credits allocated in the pre-assessment exercise, provides an outline validation statement justifying the Credit scoring given at this pre-assessment stage and indicates the key design team member responsible for supplying this information.

## 2.0 assessment methodology...

### BUILDING BACKGROUND

#### Introduction

This report has been prepared at the request of Fresson and Tee Chartered Surveyors to review the likely EcoHomes 2006 rating for the redevelopment of 65-75 Monmouth Street in the City of Westminster, and to summarise means of ensuring this rating is formally achieved.

The scheme consists of the conversion of existing office accommodation on the second, third and fourth floor of 65-75 Monmouth Street into 5 flats. Five flats are to be created, with three 1 bedroom flats, one 2-bedroom flat and one 3-bedroom flat.

From our present knowledge of the proposed development, coupled with experience on similar schemes, we have used the EcoHomes assessment scoring checklists to evaluate the likely performance of the residential elements to arrive at a single anticipated rating for the development.

EcoHomes is an independent, transparent environmental labelling scheme covering individual buildings either at the design stage or as part of a major refurbishment. It assesses the environmental equality of a project by considering the broad concerns of climate change, use of resources, pollution and impacts on bio-diversity. Other than where required for planning purposes, EcoHomes is a voluntary scheme.

#### Results

65-75 Monmouth Street ('the Application Site') has been assessed by a licensed EcoHomes assessor at MTT/SUSTAIN using the EcoHomes 2006 (v 1.2) methodology and this assessment demonstrates that an EcoHomes rating of 'Very Good' for the building is very likely achieved.

To ensure that certification can subsequently be awarded, the EcoHomes scheme requires formal evidence for each feature of the development assessed, in the form of calculation, specification extracts, minutes of meetings or correspondence. It is important for the team to fix measures and provide this information as soon as possible in order to secure the best possible EcoHomes rating.

Whilst the design team must strive to ensure all Credits noted as 'sought' in this report are achieved, a reasonable margin on the Credit score remains 'in hand' for measures or features which may have to be dropped in the detail development process.

### ASSESSMENT BACKGROUND

#### Methodology

EcoHomes seeks to minimise the adverse effects of refurbished dwellings (and dwellings created as a material change of use in an existing building) on the environment at global and local scales, whilst promoting healthy indoor conditions for the occupants. The environmental implications of a building are assessed at the design stage, and compared with good practice by independent Assessors.

An overall rating of the dwelling's performance is given using the terms 'Pass', 'Good', 'Very Good' or 'Excellent'. This is determined from the total number of EcoHomes criteria met and their respective environmental weighting. The scheme is administered by the Building Research Establishment (BRE).

EcoHomes has been replaced for new-build housing by the more stringent Code for Sustainable Homes

#### Issues Assessed

The issues assessed by EcoHomes are grouped into the seven categories listed below:

- Energy - Operational Energy and CO<sub>2</sub>
- Transport - Local issues related to transport
- Pollution - Air and Water Pollution (excluding CO<sub>2</sub>)
- Materials - Environmental implications of materials selection, recyclable materials
- Water - Consumption issues
- Ecology and Land Use - Ecological value of the site, planting and landscaping
- Health and Well-Being - Internal and external issues relating to health and comfort
- Management - Issues relating to site impacts, security and occupant handover

# 2.0 assessment methodology...

## ECOHOMES RATING

### Credit Scoring

Credits are awarded for achieving specified levels of performance set by BRE under each issue category. The number of credits available in each category does not necessarily reflect the relative importance of the issues being assessed, as a weighting factor is applied before the final score is calculated. For example, Energy and Transport related credits are weighted more heavily than those associated with Pollution and Water.

This is due to the fact that carbon dioxide (CO<sub>2</sub>) emissions produced as a result of energy consumption, have a global impact and are therefore considered to be more significant. The table on the following page details the ratings and the effort required to achieve the rating.

### Optimising EcoHomes Ratings

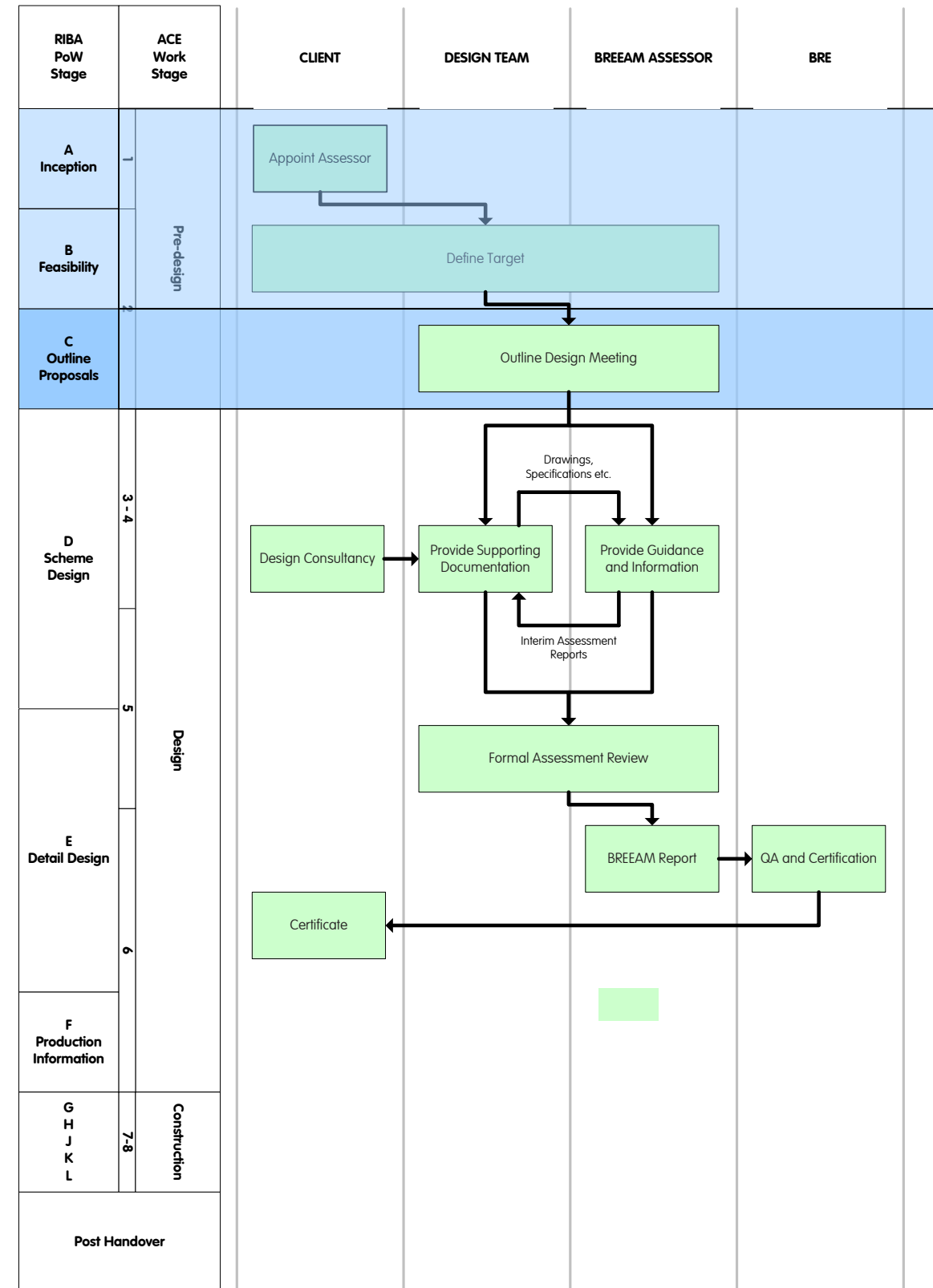
The most valuable and cost-effective way to ensure a high EcoHomes rating is to introduce the main issues at an early stage in the design process, to form a focus for the discussion of the environmental impacts of the building.

Input will be needed from across the design team. Although the architect and building services designers have the largest involvement, the project manager, structural engineer and contractors all may have a part to play. In addition, the Quantity Surveyor should have an input where there is potential for items on the Cost Plan to be added or amended.

The role of the EcoHomes Assessor is to coordinate the input of the team, and to track the development of ideas over time. The various activities undertaken as part of an EcoHomes assessment are shown opposite:

### IMPORTANT NOTE

The design team must make every effort to ensure all the sought Credits are achieved in a formal assessment. Should any Credits be lost, then the sought rating could fall.



# 3.0 building rating...

## INTRODUCTION

The pre-assessment Credit Tracker (**appendix a**) present a review of the likely EcoHomes 2006 Credit Scores for 65-75 Monmouth Street. This section of the report summarises the main results for the dwellings at this current design stage.

## RESULTS

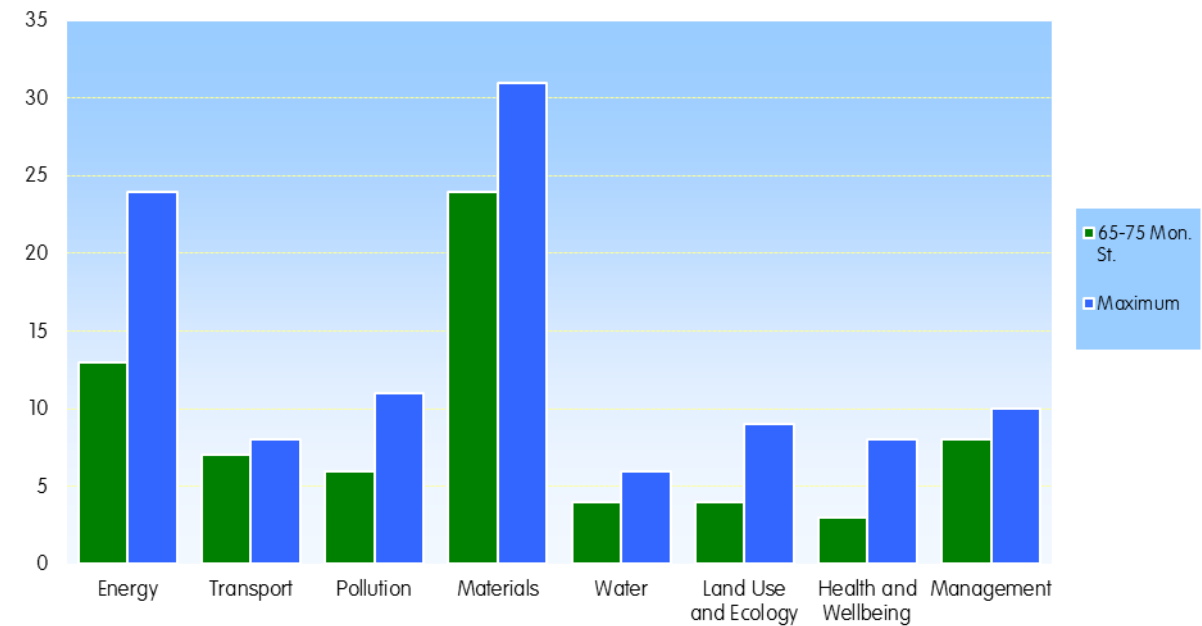
Presently, an EcoHomes 2006 rating of 'Very Good' is expected for the development, with a total weighted Credit score of 60.46%

## SCORING TABLE

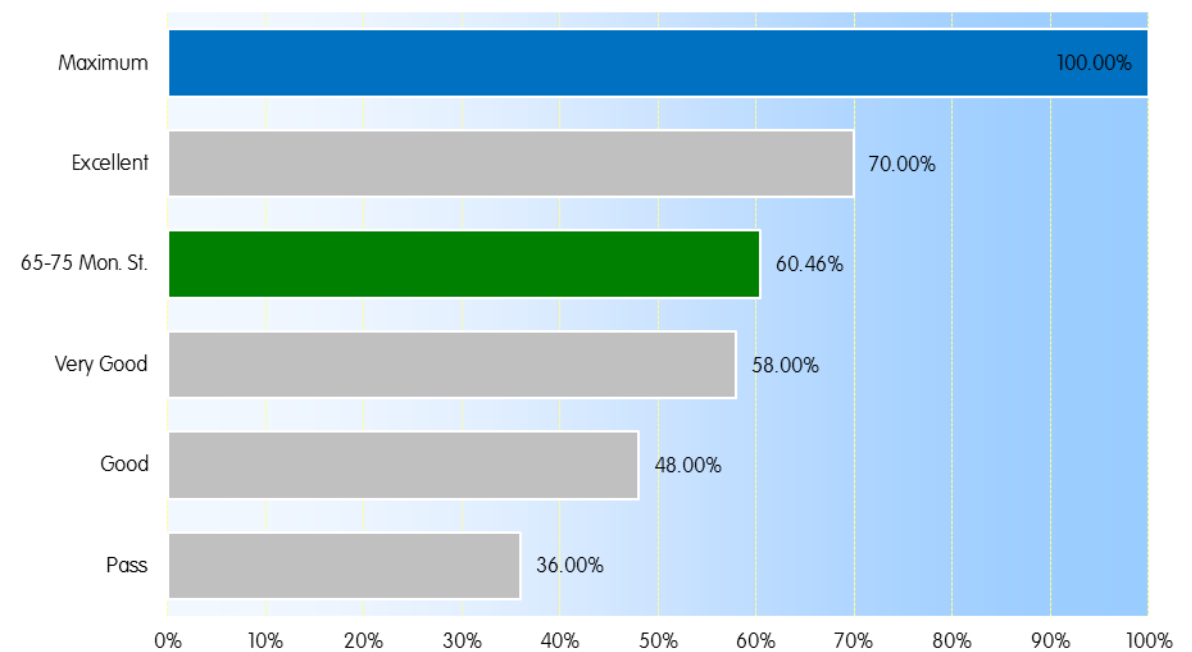
The table below summarises the current Credit scores achieved by the dwellings and presents an enhanced Credit score which could be achieved by the dwellings if further measures are implemented at a potentially significant extra cost.

Credit Group	Environmental Weighting	Credits Available	Current Credits Achieved
Energy	22%	24	13
Transport	6%	8	7
Pollution	10%	11	6
Materials	14%	31	24
Water	10%	6	4
Ecology	12%	9	4
Health and Wellbeing	14%	8	3
Management	10%	10	8
<b>Weighted Total</b>			<b>60.46%</b>

## SCORING CHARTS



## Predicted Relative Credit Scores by Category



## Potential Overall EcoHomes 2006 Ratings

# 4.0 assessment summary...

## SUMMARY OF DEVELOPMENT PERFORMANCE

### Introduction

This section of the report provides a more detailed summary of the development's performance based on information provided by Fresson and Tee Chartered Surveyors up to 29<sup>th</sup> June 2012.

The following tables are provided to cover every Credit and demonstrate what is currently thought achievable, and what may be achievable with added expense, by the development. The tables also suggest which design team member is the most suitable to be responsible for providing the Credit evidence.

Sources of evidence are allocated to design team members as shown below:

Role	Abbreviation
Client - Shaftesbury Covent Garden Limited	<b>CLIENT</b>
Project Surveyor and Architect - Fresson and Tee Limited	<b>FT</b>
Main Contractor - To Be Appointed	<b>MC</b>
EcoHomes Consultants	<b>MTTS</b>

### Credit Risk

Some Credits are easier to secure than others. The Credit risk column indicates the level of risk for each Credit. To ensure the predicted scores for the development remain achievable, the Credits most at risk should be secured as soon as possible.

Where evidence gathered may demonstrate that the high risk Credits are no longer achievable, measures to regain points lost may need to be implemented therefore the earlier information can be gathered to confirm compliance with Credits, the more likely it is that the sought EcoHomes rating will be achieved.

Colour	Meaning
Grey	No Risk/Not Sought
Light Green	Low Risk
Orange	Medium Risk
Pink	High Risk

## 4.0 assessment summary...

Group	Credit ID	Credit Name	Current	Responsible Party	Maximum	% of Group	Weighting Factor	Weighted Credit Score	
Energy	Ene 1	Dwelling Emission Rate	5	FT	15	54%	22%	11.92%	
	Ene 2	Building Fabric	1	FT	2				
	Ene 3	Drying Space	1	FT	1				
	Ene 4	EcoLabelled Goods	2	CLIENT	2				
	Ene 5	Internal Lighting	2	FT	2				
	Ene 6	External Lighting	2	FT	2				
Trans.	Tra 1	Public Transport	2	FT	2	88%	8%	7.00%	
	Tra 2	Cycle Storage	1	FT	2				
	Tra 3	Local Amenities	3	FT	3				
	Tra 4	Home Office	1	FT	1				
Pollution	Pol 1	Insulant GWP	1	FT	1	55%	10%	5.45%	
	Pol 2	NOx Emissions	3	FT	3				
	Pol 3	Reduction of Surface Runoff	0		2				
	Pol 4	Renewable and Low Emission Energy Source	0		3				
	Pol 5	Flood Risk	2	FT	2				
Materials	Mat 1	Environmental Impact of Materials	13	FT	16	77%	14%	10.84%	
	Mat 2	Responsible Sourcing of Materials: Basic Building Elements	3	FT	6				
	Mat 3	Responsible Sourcing of Materials: Finishing Elements	2	FT	3				
	Mat 4	Recycling Facilities	6	FT	6				
Water	Wat 1	Internal Potable Water Use	3	FT	5	67%	10%	6.67%	
	Wat 2	External Potable Water Use	1	FT	1				
Land Use and Ecology	Eco 1	Ecological Value of Site	1	FT	1	44%	12%	5.33%	
	Eco 2	Ecological Enhancement	0		1				
	Eco 3	Protection of Ecological Features	1	FT MC	1				
	Eco 4	Change of Ecological Value of Site	2	FT	4				
	Eco 5	Building Footprint	0	FT	2				
Health and Wellbeing	Hea 1	Daylighting	1	FT	3	38%	14%	5.25%	
	Hea 2	Sound Insulation	2	FT	4				
	Hea 3	Private Space	0		1				
Man.	Man 1	Home User Guide	3	CLIENT	3	80%	10%	8.00%	
	Man 2	Considerate Constructors	2	MC	2				
	Man 3	Construction Site Impacts	3	MC	3				
	Man 4	Security	0		2				



## 4.0 assessment summary...

### COMMENTARY

#### Energy

The EcoHomes Credits in this category relate to the energy anticipated to be used by the occupier and the thermal efficiency of the apartments compared to the current Building Regulations. A large number of Credits are determined by the Dwelling Emissions Rate (building related CO<sub>2</sub> emissions) established from the Building Regulations Part L (2006) SAP calculations.

Full SAP calculations will be undertaken as part of the Building Regulations Part L assessment for the apartments under the 2010 (current) and 2006 (EcoHomes) methodologies and it is anticipated from similar calculations undertaken for this type of property that a reasonable score would be achieved for building related CO<sub>2</sub> emissions. Since EcoHomes is intended to rate exemplar and super-insulated new homes, the Credit for Building Fabric may be achieved only in part using existing building fabric.

The use of energy efficient internal lights (such as those with compact fluorescent and discharge fittings) will also result in reduced energy use and a reduction in the overall SAP rating and CO<sub>2</sub> emissions for the apartments. Credits are also awarded for energy efficient internal and external lighting in their own right.

Provision of internal drying space within the bathrooms is considered possible in all the apartments through the use of over-bath drying racks, with the Client's proposed provision of 'eco labelled' white goods to the fitted kitchens also allowing Credits to be won here.

#### Transport

The overall aim of the EcoHomes transport Credits is to reduce reliance on the private car and encourage the use of more sustainable modes of transport.

Owing to its ideal location, the scheme performs particularly well in this category, with the maximum Credits expected to be awarded across the category. The site is well located with respect to public transport nodes, being within walking distance of a number of bus stops, London underground stations and mainline stations.

The close proximity of local amenities such as cash machines, the public house, children's play area and public green space will also encourage residents to walk rather than use private cars. Adequate cycle storage for nine cycles, providing one cycle space per one and two bedroom apartment is shown in a specially allocated cycle store in the basement of the development. A total of ten spaces would be needed to award all the Credits available for cycle storage.

It is anticipated that a home office could also be facilitated in all apartments to reduce occupants' requirements for travel to and from work by provision of adequate wall space, ventilation and data and power outlets.

#### Pollution

EcoHomes Credits in this category aim to cut the use of pollutants that contribute to global warming and cause acid rain. The use of zero emission energy sources is also encouraged to stimulate the demand for locally generated renewable energy sources. A reduction in surface water run-off is sought to decrease the risk of localised flooding and pollution to natural watercourses, rivers and municipal systems.

Potential for incorporating renewable or low emission energy sources could not be realised for the site and there is not practical way of reducing surface water runoff in the way EcoHomes recognises. However, the location of the development in a zone having a low annual probability of flooding allows 2 Credits to be targeted.

#### Materials

The Credits in this category aim to reduce the environmental impact of the materials specified for the housing and to encourage residents to recycle waste.

The materials specified for the major building elements (such as in the roof of the building) shall be specified as far as possible with low environmental impact, achieving an 'A' rating as defined by the BRE 'Green Guide to Housing Specification' which gives an environmental rating for the types of materials used in house construction. EcoHomes recognises retained in situ materials as having an 'A' rating, so the scheme scores well here.

Credits can be also achieved by the specification of materials used for basic building and finishing elements that are from sustainably and responsibly managed sources, but only partial Credits are sought in this instance because of the difficulty in finding appropriate responsible sourcing routes for materials other than timber.

Waste recycling at 65-75 Monmouth Street will be encouraged by the provision of internal recycling bins for all of the apartments in conjunction with the Local Authority collection scheme.

#### Water

The objective of this category is to reduce water consumption in the home by specifying water saving devices such as aerated taps, low water use toilets, low flow rate showers, efficient washing machines/dishwashers and water butts.

It has been estimated by Fresson and Tee (on the basis of previous projects) that the proposed development would use less than 43 m<sup>3</sup> of water per bed space per year, through the provision of water efficiency measures such as spray taps, low volume dual flush toilets and low flow showers

The External Potable Water Use Credit is awarded by default as there are no external communal areas in the scheme.

## 4.0 assessment summary...

### Land Use and Ecology

This category aims to minimise the impact of new development on ecological resources by awarding buildings with a high floor area to footprint ratio and encouraging development on land with a low ecological value. It also seeks to protect and enhance existing ecological features on site. In addition, Credits are awarded for the provision of ecological features that enhance the site's ecology in accordance with advice obtained from a registered ecological consultant.

As the development comprises of a relatively low rise residential building, the floor area to footprint ratio will be less than 3.5:1 and therefore only one Credit can be earned here.

Credits are won as the site being developed presently has low ecological value and so no species will be threatened or lost by the development works - Credits can be sought for not creating a negative impact on the site.

### Health and Wellbeing

Issues considered in the health and well-being category relate to issues of occupant amenity - daylighting, adequate sound insulation with pre-completion testing and the provision of semi-private outside space.

The development is likely to provide adequate daylighting provision to all the residential living rooms, dining rooms and studies to meet the daylighting criteria set out in British Standard BS 8206 Part 2, but the 'view of sky' criterion and kitchen daylighting requirement is unlikely to be met.

The provision of external space around and close to the home, such as a private or shared garden, balcony or roof terrace, is recognized by EcoHomes as a major factor affecting the quality of life of the occupants, but no private or communal areas are provided as part of the redevelopment.

### Management

The proposed redevelopment of 65-75 Monmouth Street has the potential to score very well across most items in the Management category, except for the achievement of a 'Secure by Design' award for the site and certified window and door locks as part of the Security Credit.

A Home User's Guide has been allowed for since it is a relatively inexpensive item already commonly supplied by the Client in a simplified form.

The Client already have clear expectations for their contractors to comply with best practice site management principles and to undertake a number of monitoring activities around the site during the works. Further Credits are achievable here if the site was registered under the Considerate Constructors scheme and an appropriate CCS score targeted.

# appendix a ecohomes pre-assessment credit tracker...

EcoHomes 2006 - PreAssessment Credit Tracker

Project: 65-75 Monmouth Street Job Number: 3296  
 Subject: EcoHomes 2006 PreAssessment  
 Assessor: Martin Lawless Date: 29th June 2012  
 Checked By: Clark Leake-Lyall Date: 29th June 2012

PRE-ASSESSMENT - MAIN TABLE

PRE-ASSESSMENT

CURRENT SCORE AND RATING:

ASSESSMENT PROGRESS:

% Score: 60.46% Rating: Very Good Credits Not Sought, No Action 38.0 Credits Sought, No Evidence 69.0 Credits Sought, Some Evidence 0.0 Credits Complete, No Action 0.0

Group	Credit ID	Credit Name	Max. Credits Available	Credits Sought	Credits Complete	Credit Status	Credit Criteria	Credit Evidence Requirements	MTT Comments and Credit Validation	Resp. Party	Credit Risk																																
Energy	Ene 1	Dwelling Emission Rate	15	5			Credits are awarded on the basis of SAP 2005 related average CO2 emissions in accordance with the following criteria:  <table border="1"> <thead> <tr> <th>Credits</th> <th>CO2 emissions DER (kg m2 yr)</th> </tr> </thead> <tbody> <tr><td>1</td><td>≤ 40</td></tr> <tr><td>2</td><td>≤ 35</td></tr> <tr><td>3</td><td>≤ 32</td></tr> <tr><td>4</td><td>≤ 30</td></tr> <tr><td>5</td><td>≤ 28</td></tr> <tr><td>6</td><td>≤ 26</td></tr> <tr><td>7</td><td>≤ 24</td></tr> <tr><td>8</td><td>≤ 22</td></tr> <tr><td>9</td><td>≤ 20</td></tr> <tr><td>10</td><td>≤ 18</td></tr> <tr><td>11</td><td>≤ 15</td></tr> <tr><td>12</td><td>≤ 10</td></tr> <tr><td>13</td><td>≤ 5</td></tr> <tr><td>14</td><td>≤ 0</td></tr> <tr><td>15</td><td>≤ -10</td></tr> </tbody> </table>	Credits	CO2 emissions DER (kg m2 yr)	1	≤ 40	2	≤ 35	3	≤ 32	4	≤ 30	5	≤ 28	6	≤ 26	7	≤ 24	8	≤ 22	9	≤ 20	10	≤ 18	11	≤ 15	12	≤ 10	13	≤ 5	14	≤ 0	15	≤ -10	1. SAP 2005 worksheets for each home (from an accredited SAP assessor).  2. The Dwelling Emission Rate (DER) and Target Emission Rate (TER, if applicable) for each home (from an accredited SAP assessor)  3. Proof of Building Regulation compliance.  4. The appropriate drawings and or specification should show details sufficient to meet the Credit Requirements and the Guidance.	From previous project experience, the average Dwelling Emission Rate (calculated using SAP 2005 as required by the EcoHomes 2006 methodology) in the project is expected to be within the range for which 5 Credits can be achieved.	FT	
Credits	CO2 emissions DER (kg m2 yr)																																										
1	≤ 40																																										
2	≤ 35																																										
3	≤ 32																																										
4	≤ 30																																										
5	≤ 28																																										
6	≤ 26																																										
7	≤ 24																																										
8	≤ 22																																										
9	≤ 20																																										
10	≤ 18																																										
11	≤ 15																																										
12	≤ 10																																										
13	≤ 5																																										
14	≤ 0																																										
15	≤ -10																																										
	Ene 2	Building Fabric	2	1			Credits are awarded (see below) on the basis of the average heat loss across the whole site:  For new builds: 1 credit is available where : HLP* < 1.3 2 credits are available where: HLP < 1.1  For refurbishments: 1 credit is available where: HLP < 2.2 2 credits are available where: HLP < 1.75  *note: HLP=Heat loss parameter	1. For all dwellings SAP 2005 worksheets for all homes should be provided. (These are the same as for the Ene 1 credit.)	From previous project experience, the average heat loss parameter (HLP) for the project is anticipated to be within the range for which 1 Credit can be achieved.	FT																																	

EcoHomes 2006 - PreAssessment Credit Tracker

Project: 65-75 Monmouth Street Job Number: 3296  
 Subject: EcoHomes 2006 PreAssessment  
 Assessor: Martin Lawless Date: 29th June 2012  
 Checked By: Clark Leake-Lyall Date: 29th June 2012

PRE-ASSESSMENT - MAIN TABLE

PRE-ASSESSMENT

CURRENT SCORE AND RATING:

ASSESSMENT PROGRESS:

% Score: 60.46% Rating: Very Good Credits Not Sought, No Action 38.0 Credits Sought, No Evidence 69.0 Credits Sought, Some Evidence 0.0 Credits Complete, No Action 0.0

Group	Credit ID	Credit Name	Max. Credits Available	Credits Sought	Credits Complete	Credit Status	Credit Criteria	Credit Evidence Requirements	MTT Comments and Credit Validation	Resp. Party	Credit Risk
	Ene 3	Drying Space	1	1			<p>All dwellings in The development as a whole should meet the following criteria.</p> <p>1 Credit is available for:</p> <p>Providing space and posts, footings and fixings for drying clothes in a secure environment for each unit on the site. This may be external or internal.</p> <p>External space:</p> <ul style="list-style-type: none"> <li>- private or communal garden (which is secure), or</li> <li>- balcony (which is openable at least on the whole front side) or roof terrace</li> <li>- posts, footings and fittings to hold a minimum of 6m line for three (or more) bed units, or 4m for one or two bed units. Note that it is not sufficient to only supply the footings, posts (or a rotary dryer) will also need to be provided.</li> </ul> <p>Internal space:</p> <ul style="list-style-type: none"> <li>- an unheated space with good natural ventilation, or</li> <li>- a heated space with adequate, controlled ventilation, i.e. extract fan with humidistat or passive vents (note: standard trickle vents and extractor fans connected to the light switch do not comply).</li> <li>- heating devices that are sized and installed for space heating purposes only, i.e. the space must not be supplied with additional heating for the purposes of drying clothes</li> <li>- Fixings fittings to hold a minimum of 6m line for three (or more) bed units, or 4m for one or two bed units. The fixing fitting needs to be a permanent feature of the room and should not be able to be moved to another location room.</li> </ul>	<p>Specifications must state the type of drying appliance, location and details sufficient to meet the Credit Requirements and the Guidance.</p> <p>The appropriate drawings should show the type of drying appliance, location and details sufficient to meet the Credit Requirements and the Guidance.</p>	<p>The Credit is sought as it is anticipated that fully compliant provision for drying facilities can be provided across all flat, with an appropriate length of drying line being provided (as part of a retractable system) within the bathroom space of each flat, along with the necessary extract fan, humidistat etc.</p>		

EcoHomes 2006 - PreAssessment Credit Tracker

Project: 65-75 Monmouth Street Job Number: 3296  
 Subject: EcoHomes 2006 PreAssessment  
 Assessor: Martin Lawless Date: 29th June 2012  
 Checked By: Clark Leake-Lyall Date: 29th June 2012

PRE-ASSESSMENT - MAIN TABLE

PRE-ASSESSMENT

CURRENT SCORE AND RATING:

ASSESSMENT PROGRESS:

% Score: 60.46% Rating: Very Good Credits Not Sought, No Action 38.0 Credits Sought, No Evidence 69.0 Credits Sought, Some Evidence 0.0 Credits Complete, No Action 0.0

Group	Credit ID	Credit Name	Max. Credits Available	Credits Sought	Credits Complete	Credit Status	Credit Criteria	Credit Evidence Requirements	MTT Comments and Credit Validation	Resp. Party	Credit Risk
Ene 4	Eco Labelled Goods		2	2			<p>All dwellings in The development as a whole should meet the following criteria.</p> <p>1 Credit is available where:</p> <p>The following appliances have an A+ rating under the EU Energy Efficiency Labelling Scheme: Fridges, freezers and fridge freezers.                      AND                      Where the following appliances have an A rating under the EU Energy Efficiency Labelling Scheme: Washing machines and the following have an B rating: Washer dryers and tumble dryers.                      OR                      If no white goods are provided, but information on purchasing energy efficient white goods is provided.</p>	<p>1. Details of the relevant white goods that will be specified, or the performance criteria, should be stated in the specifications.</p> <p>2. If white goods are not to be provided, or if not all appliances within a category are to be provided, confirmation of this should be stated in the specifications. Also confirm that information regarding the EU Energy Efficiency Labelling Scheme and the purchasing of energy efficient appliances will be given to the occupier. The information provided should explain what energy labels are and how they work.</p>	<p>As all white goods will be supplied as part of the fit out of the flats, the full requirements to provide A+, A and B rated appliances as appropriate is achievable for the development.</p>	FT	
Ene 5	Internal Lighting		2	2			<p>All dwellings in The development as a whole should meet the following criteria.</p> <p>1 credit is available where:                      40% of fixed internal light fittings are dedicated energy efficient fittings</p> <p>2 credits are available where:                      75% of fixed internal light fittings are dedicated energy efficient fittings</p> <p>Note: A dedicated energy efficient light fitting must comprise of the lamp, control gear, and an appropriate housing, reflector, shade or diffuser. The fitting must be capable of only accepting lamps having a luminous efficacy greater than 40 lumens per circuit Watt. Tubular fluorescent and compact fluorescent lighting fittings would meet this requirement. Lighting fittings for GLS tungsten lamps with bayonet cap or Edison screw bases, or tungsten halogen lamps would not comply.</p>	<p>1. Specifications must state the type of lighting, location and details sufficient to meet the Credit Requirements and the Guidance.</p> <p>2. The appropriate drawings should show the type of lighting, location and details sufficient to meet the Credit Requirements and the Guidance.</p> <p>3. Manufacturers literature confirming that the low energy fittings are dedicated and have an efficiency of at least 40 lumens per watt (Fluorescent fittings including CFL's will normally meet this requirement).</p>	<p>This Credit will be achieved by default as the requirements of Building Regulations Part L1B 2010 mean that at least 75% of fixed internal light fittings will need to be specified as dedicated energy efficient fittings.</p>	FT	

EcoHomes 2006 - PreAssessment Credit Tracker

Project: 65-75 Monmouth Street Job Number: 3296  
 Subject: EcoHomes 2006 PreAssessment  
 Assessor: Martin Lawless Date: 29th June 2012  
 Checked By: Clark Leake-Lyall Date: 29th June 2012

PRE-ASSESSMENT - MAIN TABLE

PRE-ASSESSMENT

CURRENT SCORE AND RATING:

ASSESSMENT PROGRESS:

% Score: 60.46% Rating: Very Good Credits Not Sought, No Action 38.0 Credits Sought, No Evidence 69.0 Credits Sought, Some Evidence 0.0 Credits Complete, No Action 0.0

Group	Credit ID	Credit Name	Max. Credits Available	Credits Sought	Credits Complete	Credit Status	Credit Criteria	Credit Evidence Requirements	MTT Comments and Credit Validation	Resp. Party	Credit Risk
	Ene 6	External Lighting	2	2		Not Sought	1 credit is available where: - All space lighting is specifically designed to accommodate only compact fluorescent lamps (CFL) luminaires or strip lights. 1 credit is available where: - All security light fittings are designed for energy efficiency and are adequately controlled such that: - all burglar security lights have: - a maximum wattage of 150W, - AND are fitted with: - movement detecting shut-off devices (PIR) - AND daylight cut-off devices - all other security lighting is: - specially designed to only accommodate CFL luminaires or strip lights - AND be fitted with dawn-to-dusk sensors OR timers.  Note, there are specific requirements for Flats within the EcoHomes manual.  ALL dwellings in the development must meet the criteria above.	1. Specifications must state the type of lighting, location and details sufficient to meet the Credit Requirements and the Guidance  2. The appropriate drawings should show the type of lighting, location and details sufficient to meet the Credit Requirements and the Guidance  3. Manufacturers literature confirming type of fittings, highlighting details sufficient to meet the Credit Requirements and the Guidance	The designers have confirmed that all external lighting - both the internal common areas and to the exterior of the building - will conform with the EcoHomes requirements for efficacy and controls and accordingly, 2 Credits can be achieved.  There is limited external lighting to the scheme, with provision of safety/security lighting to the tenants entrance and common areas only.	FT	Low

EcoHomes 2006 - PreAssessment Credit Tracker

Project: 65-75 Monmouth Street Job Number: 3296  
 Subject: EcoHomes 2006 PreAssessment  
 Assessor: Martin Lawless Date: 29th June 2012  
 Checked By: Clark Leake-Lyall Date: 29th June 2012

PRE-ASSESSMENT - MAIN TABLE

PRE-ASSESSMENT

CURRENT SCORE AND RATING:

ASSESSMENT PROGRESS:

% Score: 60.46% Rating: Very Good Credits Not Sought, No Action 38.0 Credits Sought, No Evidence 69.0 Credits Sought, Some Evidence 0.0 Credits Complete, No Action 0.0

Group	Credit ID	Credit Name	Max. Credits Available	Credits Sought	Credits Complete	Credit Status	Credit Criteria	Credit Evidence Requirements	MTT Comments and Credit Validation	Resp. Party	Credit Risk
Trans.	Tra 1	Public Transport	2	2			<p>Urban and suburban areas:</p> <p>1 credit is available where:                      If 80% of the development is within 1000m, via a safe walking route, of a transport node providing a service to a local centre, town, city or a major transport node, at the following frequency levels:                      • 07:30 – 10:00 and 17:00 – 19:00 Monday to Friday – half hourly                      • All other times between 07:00 and 22:00 Monday to Saturday - hourly</p> <p>2 credits are available where:                      If 80% of the development is within 500m, via a safe walking route, of a transport node providing a service to a local centre, town, city or a major transport node, at the following frequency levels:                      • 07:30 – 10:00 and 17:00 – 19:00 Monday to Friday – every 15 min                      • All other times between 07:00 and 22:00 Monday to Saturday – half hourly</p> <p>Rural areas:</p> <p>1 credit is available where:                      If 80% of the development is within 1000m, via a safe walking route, of a transport node providing a service to a local centre, town, city or a major transport node, at the following frequency levels:                      • 07:30 and 22:00 Monday to Saturday - hourly</p> <p>2 credits are available where:                      If 80% of the development is within 500m (via a safe walking route) of a transport node providing a service to a local centre, town, city or a major transport node, at the following frequency levels:                      • 07:30 and 22:00 Monday to Saturday - hourly                      OR                      • A community bus service is in place which operates at the request of the residents.</p>	<p>1. A plan of the site and surrounding area highlighting the public transport nodes. Indicate the timescale over which the transport node will be made available if this is not already in place.</p> <p>2. Indicate the most obvious safe pedestrian route to the transport node and the scale of the plan, giving details of the pedestrian crossing points of any major roads as defined in the Guidance.</p> <p>3. Include details of the frequency of service of these public transport nodes.</p>	<p>The site's central London location, in close proximity to underground and mainline rail stations and bus stops, means that it will be simple to demonstrate the required proximity to transport facilities with suitable frequency and therefore both Credits can be awarded.</p>	FT	



EcoHomes 2006 - PreAssessment Credit Tracker

Project: 65-75 Monmouth Street Job Number: 3296  
 Subject: EcoHomes 2006 PreAssessment  
 Assessor: Martin Lawless Date: 29th June 2012  
 Checked By: Clark Leake-Lyall Date: 29th June 2012

PRE-ASSESSMENT - MAIN TABLE

PRE-ASSESSMENT

CURRENT SCORE AND RATING:

ASSESSMENT PROGRESS:

% Score: 60.46% Rating: Very Good Credits Not Sought, No Action 38.0 Credits Sought, No Evidence 69.0 Credits Sought, Some Evidence 0.0 Credits Complete, No Action 0.0

Group	Credit ID	Credit Name	Max. Credits Available	Credits Sought	Credits Complete	Credit Status	Credit Criteria	Credit Evidence Requirements	MTT Comments and Credit Validation	Resp. Party	Credit Risk
Tra 2	Cycle Storage		2	1		1 credit is available where: 50% of dwellings have provision for the adequate storage of cycles. The provision is determined by the number of bedrooms within a dwelling: • 1 and 2 bedroom flat house – storage for 1 cycle • 3 bedroom flats houses – storage for 2 cycles • 4 bedrooms and above – storage for 4 cycles. The storage provision should be safe and weather-proof.  2 credits are available where: 95% of dwellings have provision for the adequate storage of cycles, and the criteria above are met.  Note that there are specific requirements within the EcoHomes manual regarding what is considered as "adequate storage"	1. Specifications must state the cycle storage location, and details sufficient to meet the Credit Requirements and the Guidance  2. The appropriate drawings should show the cycle storage location, and details sufficient to meet the Credit Requirements and the Guidance	One Credit is sought for the development as sufficient space to accommodate 9 cycles in appropriate racks has been identified within the basement of the development. This should be sufficient to provide adequate storage to at least 80% of the flats. Whereas the opportunity exists to store cycles in the flats themselves, this provision is not recognised within EcoHomes.	FT		
Tra 3	Local Amenities		3	3		80% of the development is to be within walking distance of local amenities, and credits are awarded on the following criteria.  1 credit is available where:  For proximity to a food shop and a post box within 500m.  1 credit is available where: Proximity to 5 of the following amenities within 1000m: postal facility, food shop*, bank cash point, pharmacy, primary school, medical centre, leisure centre, community centre, place of worship, public house, children's play area, outdoor open access public area  1 credit is available for: Providing safe pedestrian routes to the local amenities where one both of above criteria has been achieved.	1. Provide a plan of the site and surrounding area highlighting the location of the local amenities you wish to be assessed against. Outline the timescale over which the amenities will be made available if they are not already in place.  2. Indicate the most obvious safe pedestrian routes to the amenities and the scale of the plan, giving details of pedestrian crossing points as defined in the Guidance - Tra 1.	With its central London location, the site is well within walking distance from all the listed facilities and it is very likely that all 3 Credits can be awarded.	FT		

EcoHomes 2006 - PreAssessment Credit Tracker

Project: 65-75 Monmouth Street Job Number: 3296  
 Subject: EcoHomes 2006 PreAssessment  
 Assessor: Martin Lawless Date: 29th June 2012  
 Checked By: Clark Leake-Lyall Date: 29th June 2012

PRE-ASSESSMENT - MAIN TABLE

PRE-ASSESSMENT

CURRENT SCORE AND RATING:

ASSESSMENT PROGRESS:

% Score: 60.46% Rating: Very Good Credits Not Sought, No Action 38.0 Credits Sought, No Evidence 69.0 Credits Sought, Some Evidence 0.0 Credits Complete, No Action 0.0

Group	Credit ID	Credit Name	Max. Credits Available	Credits Sought	Credits Complete	Credit Status	Credit Criteria	Credit Evidence Requirements	MTT Comments and Credit Validation	Resp. Party	Credit Risk
	Tra 4	Home Office	1	1		Not Sought	<p>All dwellings in The development as a whole should meet the following criteria.</p> <p>1 credit is available for the provision of a space which allows the occupants to set up a home office in a quiet room.</p> <p>The required space and services are, as a minimum:</p> <ul style="list-style-type: none"> <li>- two double sockets; sockets should be positioned to avoid the use of extension leads</li> <li>- two telephone points (or double telephone point) or equivalent (in the case of access to broadband, cable network, etc.). The provision of splitters do not comply with the criteria. (Note: It is not necessary to have two separate telephone lines to the dwelling.)</li> <li>- window</li> <li>- adequate ventilation, either through an openable window or with alternative ventilation such as passive stack, etc. Trickle vents would not comply.</li> <li>- minimum size (1.8m wall length) to allow a desk and filing cabinet or bookshelf to be installed, with space to move around and open the door (the 1.8m wall size requirement can, in some circumstances, be altered if drawings can prove that a desk can be fitted in any other type of arrangement, i.e. alcove or similar, fulfilling all the above criteria).</li> </ul> <p>For dwellings with three or more bedrooms, the space should be in a room other than the kitchen, living room, master bedroom or bathroom.</p> <p>For one and two bedroom or studio homes, the space may be in the living room, one of the bedrooms or any other suitable area in the home such as a large hall or dining area, providing that the intended use of the space is not inhibited.</p>	<p>1. Specifications must state the home office location and details sufficient to meet the Credit Requirements and the Guidance below.</p> <p>2. The appropriate drawings should show the home office location and details sufficient to meet the Credit Requirements and the Guidance below.</p>	<p>It is anticipated that the size of the flats and their proposed level of servicing will satisfy all Credit requirements and all the Credits can be awarded.</p>	FT	Low

EcoHomes 2006 - PreAssessment Credit Tracker

Project: 65-75 Monmouth Street Job Number: 3296  
 Subject: EcoHomes 2006 PreAssessment  
 Assessor: Martin Lawless Date: 29th June 2012  
 Checked By: Clark Leake-Lyall Date: 29th June 2012

PRE-ASSESSMENT - MAIN TABLE

PRE-ASSESSMENT

CURRENT SCORE AND RATING:

ASSESSMENT PROGRESS:

% Score: 60.46% Rating: Very Good Credits Not Sought, No Action 38.0 Credits Sought, No Evidence 69.0 Credits Sought, Some Evidence 0.0 Credits Complete, No Action 0.0

Group	Credit ID	Credit Name	Max. Credits Available	Credits Sought	Credits Complete	Credit Status	Credit Criteria	Credit Evidence Requirements	MTT Comments and Credit Validation	Resp. Party	Credit Risk
Pollution	Pol 1	Insulant GWP	1	1			<p>All dwellings in The development as a whole should meet the following criteria.</p> <p>One Credit is available where:</p> <p>Specifying insulating materials, that avoid the use of substances that have a global warming potential (GWP) of 5 or more (and a ODP of zero) , in either manufacture or composition, for the following elements:</p> <ul style="list-style-type: none"> <li>- roof (including loft access)</li> <li>- wall – internal and external (including doors, lintels and all acoustic insulation)</li> <li>- floor (including foundations).</li> <li>- Hot water cylinder, pipe insulation and other thermal store</li> </ul>	<p>1. Specifications must state the insulation used, location and details sufficient to meet the Credit Requirements and the Guidance below.</p> <p>2. The appropriate drawings should show the insulation used, location and details sufficient to meet the Credit Requirements and the Guidance below.</p> <p>3. Manufacturer's details confirming for those insulation materials not inherently having a GWP of less than 5, giving sufficient information to check that the insulation meets the Credit Requirements both in composition and manufacture.</p>	<p>As the designers expect to specify Kingspan, Cellotex and Rockwool products for the thermal and acoustic insulation of the scheme, it is anticipated that all insulation will have a GWP of less than 5 and so the Credit can be achieved.</p>	FT	
	Pol 2	NOx Emissions	3	3			<p>Credits are awarded on the basis of NOx emission arising from the operation of all space heating and hot water systems across the development in accordance with the following criteria.</p> <p>1 credit is available where:                      Dry NOx level (mg kWh) &lt; 100 AND Boiler class (BS EN 297: 1994) = 4</p> <p>2 credits are available where:                      Dry NOx level (mg kWh) &lt; 70 AND Boiler class (BS EN 297: 1994) = 5</p> <p>3 credits are available where:                      Dry NOx level (mg kWh) &lt; 40 AND Boiler class (BS EN 297: 1994) = 5</p>	<p>1. Details of primary and secondary space and hot water heating systems. Such details should include the estimated annual consumption (from the SAP calculations).</p> <p>2. Where fossil fuel boilers are present:                      - Make, model and dry NOx levels and or class of boiler specified.                      - Confirmation of NOx levels and or class from manufacturer, e.g. manufacturer's literature. Printouts from manufacturers' websites are acceptable if the web address is included. (Note: If NOx levels are not in the literature, details can generally be obtained from the technical sales department of the relevant manufacturer. Full details of the source must be given in the assessor's report.)                      - Type of flue i.e. open or balanced.                      - NOx levels may be stated in the general contract specification as an alternative to supplying the make and model of a specific boiler.</p> <p>3. Where any other system (apart from grid electricity) is present:                      - Details of the system                      - Confirmation of NOx levels from manufacturer.</p>	<p>It is anticipated that each flat will be provided with space and water heating via an A rated gas condensing/combi boiler and that the specific model of boiler can be selected to ensure that dry NOx levels of less than 40 mg/kWh will be achieved, securing 3 Credits.</p>	FT	

EcoHomes 2006 - PreAssessment Credit Tracker

Project: 65-75 Monmouth Street Job Number: 3296  
 Subject: EcoHomes 2006 PreAssessment  
 Assessor: Martin Lawless Date: 29th June 2012  
 Checked By: Clark Leake-Lyall Date: 29th June 2012

PRE-ASSESSMENT - MAIN TABLE

PRE-ASSESSMENT

CURRENT SCORE AND RATING:

ASSESSMENT PROGRESS:

% Score: 60.46% Rating: Very Good Credits Not Sought, No Action 38.0 Credits Sought, No Evidence 69.0 Credits Sought, Some Evidence 0.0 Credits Complete, No Action 0.0

Group	Credit ID	Credit Name	Max. Credits Available	Credits Sought	Credits Complete	Credit Status	Credit Criteria	Credit Evidence Requirements	MTT Comments and Credit Validation	Resp. Party	Credit Risk
	Pol 3	Reduction of Surface Runoff	2	0		Not Sought	<p>The development as a whole should meet the following criteria.</p> <p>1 credit is available where:                      Rainwater holding facilities and or sustainable drainage techniques are used to provide attenuation of water run-off to either natural watercourses and or municipal drainage systems, by 50%* in areas of low probability of flooding, 75%* in areas of medium flood risk and 100%* in areas of high flood risk, at peak times from Hard surfaces.</p> <p>1 credit is available where:                      Rainwater holding facilities and or sustainable drainage techniques are used to provide attenuation of water run-off to either natural watercourses and or municipal drainage systems, by 50%* in areas of low probability of flooding, 75%* in areas of medium flood risk and 100%* in areas of high flood risk, at peak times from roofs</p> <p>* Where a statutory body requires a greater attenuation then the higher requirement should be met in order to achieve these credits.</p>	<p>1. Specifications must state the aim, location and details of any run-off attenuation devices sufficient to meet the Credit Requirements and the Guidance below.</p> <p>2. The appropriate drawings should show the location and details of any run-off attenuation devices sufficient to meet the Credit Requirements and the Guidance below.</p> <p>3. Design team calculations relevant to the credit including:                      . The type and storage volume (l) of the attenuation measures.                      . Total area of hard surfaces and roofs (m2), the peak flow rate (l/s) and the rainfall intensity and duration of the design storm event and for soakaways the soil infiltration rate.</p> <p>4. Written confirmation of advice and approval from the relevant statutory body for the attenuation facilities specified.</p>	<p>The Credit is not sought due to limitations in the existing layout and size of the development precluding opportunities to incorporate appropriate rainwater attenuation measures. This Credit is generally awardable only in build development schemes where it is possible to incorporate SUDS measures as part of other groundworks.</p>		
	Pol 4	Renewable and Low Emission Energy Source	3	0		Not Sought	<p>The development as a whole should meet the following criteria.</p> <p>1 credit is available where:                      Evidence provided demonstrates that a feasibility study considering renewable and low emission energy has been carried out and the results implemented.</p> <p>2 credits are available where:                      Where evidence provided demonstrates that the first credit has been achieved and 10% of total energy demand for the development is supplied from local renewable, or low emission energy, sources*</p> <p>3 credits are available where:                      Where evidence provided demonstrates that the first credit has been achieved and 15% of total energy demand for the development is supplied from local renewable, or low emission energy, sources*.</p>	<p>1. SAP worksheets for each house type (from accredited SAP assessor).</p> <p>2. The appropriate drawings and or specification should show the type of renewable source s location and details sufficient to meet the Credit Requirement and the Guidance below.</p> <p>3. Manufacturer's details, or similar, about the renewable or low emission energy system stating estimated heat or electricity output.</p> <p>4. Calculations showing the anticipated annual energy production from any renewable sources.</p> <p>5. Confirmation that a feasibility has been carried out.</p>	<p>The Credits is not sought as no feasibility study for low and zero carbon technologies has been undertaken for the site and no measures are proposed.</p>		

EcoHomes 2006 - PreAssessment Credit Tracker

Project: 65-75 Monmouth Street Job Number: 3296  
 Subject: EcoHomes 2006 PreAssessment  
 Assessor: Martin Lawless Date: 29th June 2012  
 Checked By: Clark Leake-Lyall Date: 29th June 2012

PRE-ASSESSMENT - MAIN TABLE

PRE-ASSESSMENT

CURRENT SCORE AND RATING:

ASSESSMENT PROGRESS:

% Score: 60.46% Rating: Very Good Credits Not Sought, No Action 38.0 Credits Sought, No Evidence 69.0 Credits Sought, Some Evidence 0.0 Credits Complete, No Action 0.0

Group	Credit ID	Credit Name	Max. Credits Available	Credits Sought	Credits Complete	Credit Status	Credit Criteria	Credit Evidence Requirements	MTT Comments and Credit Validation	Resp. Party	Credit Risk
	Pol 5	Flood Risk	2	2			The development as a whole should meet the following criteria.  2 credits are available where: Evidence provided demonstrates that the assessed development is located in a zone defined as having a low annual probability of flooding.  OR  1 credit is available where: Where evidence provided demonstrates that the assessed development is located in a zone defined as having a medium annual probability of flooding and the ground level of the building, car parking and access is above the design flood level for the site's location	1. Specifications must state the flood zone or annual probability of flooding for the site, location and details of any flood protection measures sufficient to meet the Credit Requirements and the Guidance below.  2. The appropriate drawings should show the location and details of any flood protection measures sufficient to meet the Credit Requirements and the Guidance below.  3. Written confirmation from the developers' design team of the flood zone or annual probability of flooding in their sites location. The information must state how where this definition information was sourced i.e. from the Local Authority, EA or SEPA, flood maps etc.  4. Where appropriate to awarding the credit, confirmation from the developer design team or third party of; · The design flood level for the site flood zone · Site plans or specification outlining the range of ground levels of the dwellings, car park and site access (lowest to highest).	<a href="#">Preliminary investigations have demonstrated that the development is located in an area at low risk of flooding and so 2 Credits can be achieved here.</a>	FT	

EcoHomes 2006 - PreAssessment Credit Tracker

Project: 65-75 Monmouth Street Job Number: 3296  
 Subject: EcoHomes 2006 PreAssessment  
 Assessor: Martin Lawless Date: 29th June 2012  
 Checked By: Clark Leake-Lyall Date: 29th June 2012

PRE-ASSESSMENT - MAIN TABLE

PRE-ASSESSMENT

CURRENT SCORE AND RATING:

ASSESSMENT PROGRESS:

% Score: 60.46% Rating: Very Good Credits Not Sought, No Action 38.0 Credits Sought, No Evidence 69.0 Credits Sought, Some Evidence 0.0 Credits Complete, No Action 0.0

Group	Credit ID	Credit Name	Max. Credits Available	Credits Sought	Credits Complete	Credit Status	Credit Criteria	Credit Evidence Requirements	MTT Comments and Credit Validation	Resp. Party	Credit Risk
Materials	Mat 1	Environmental Impact of Materials	16	13			<p>Credits are achieved by obtaining an 'A' rating from the Green Guide for Housing Specification, for 80% by area of the element, for each of the following elements.</p> <p>Credits Element</p> <p>3..... Roof</p> <p>3..... External walls</p> <p>3..... Internal walls – party walls and internal partitions</p> <p>3..... Floors – upper and ground floor</p> <p>2..... Windows</p> <p>1..... External surfacing – driveways, paths and patios</p> <p>1..... Boundary protection</p>	<p>1. Specifications must state the materials, location and details for each element sufficient to meet the Credit Requirements and the Guidance</p> <p>2. The appropriate drawings should show the materials, location and details for each element sufficient to meet the Credit Requirements and the Guidance</p>	<p>Since reused in situ materials automatically achieve an 'A' rating, a reasonably high score (13 of the 16 available Credits) is anticipated under this heading. The external walls, floors and party walls are predominantly retained in their existing form and it is likely that the newly insulated roof and internal partition walls can be specified as having a Green Guide 'A' rating.</p>	FT	
	Mat 2	Responsible Sourcing of Materials: Basic Building Elements	6	3			<p>All dwellings in the development must meet one of the following criteria.</p> <p>1-6 credits are available where: Where materials used in the key building elements below are responsibly sourced:</p> <p>1. Frame</p> <p>2. Ground floor</p> <p>3. Upper floors (including any loft boarding)</p> <p>4. Roof (structure and cladding)</p> <p>5. External walls (including external cladding)</p> <p>6. Internal walls (including internal partitions)</p> <p>7. Foundation substructure</p> <p>8. Staircase (includes the tread, rises and stringers)</p>	<p>Specifications must state details sufficient to meet the Credit Requirements and the Guidance.</p> <p>Documentation from the supplier s manufacturer s and or developer sufficient to meet the Credit Requirements and the Guidance (see EcoHomes Documentation Requirements).</p> <p>The volumes (m3) of materials used for all basic building elements listed below.</p>	<p>It is anticipated that there will a variety of materials specified within the basic building elements, including steel, timber, glass and concrete.</p> <p>As a number of these materials do not have clearly defined or well-adopted environmental management systems, a conservative view of the likely proportion of these materials which will be certifiable has been taken, giving an anticipated score of 3 Credits under this heading.</p>	FT	

EcoHomes 2006 - PreAssessment Credit Tracker

Project: 65-75 Monmouth Street Job Number: 3296  
 Subject: EcoHomes 2006 PreAssessment  
 Assessor: Martin Lawless Date: 29th June 2012  
 Checked By: Clark Leake-Lyall Date: 29th June 2012

PRE-ASSESSMENT - MAIN TABLE

PRE-ASSESSMENT

CURRENT SCORE AND RATING:

ASSESSMENT PROGRESS:

% Score: 60.46% Rating: Very Good Credits Not Sought, No Action 38.0 Credits Sought, No Evidence 69.0 Credits Sought, Some Evidence 0.0 Credits Complete, No Action 0.0

Group	Credit ID	Credit Name	Max. Credits Available	Credits Sought	Credits Complete	Credit Status	Credit Criteria	Credit Evidence Requirements	MTT Comments and Credit Validation	Resp. Party	Credit Risk
	Mat 3	Responsible Sourcing of Materials: Finishing Elements	3	2			1-3 credits are available where materials used in secondary building and finishing elements (as listed below) are responsibly sourced.  1. stair (including handrails, balustrades, banisters, other guarding rails (excluding staircase)) 2. window (including sub-frames, frames, boards, sills) 3. external & internal door: (including sub-frames, frames, linings, door) 4. skirting (including architrave, skirting board & rails) 5. panelling (including any other trim) 6. furniture (including fitted; kitchen, bedroom and bathroom) 7. facias (soffit boards, bargeboards, gutter boards, others) 8. any other significant use.  All dwellings in the development must meet one of the following criteria.	Specifications must state details sufficient to meet the Credit Requirements and the Guidance  Documentation from the supplier s manufacturer s and or developer sufficient to meet the Credit Requirements and the Guidance (see EcoHomes Documentation Requirements).  The volumes (m3) of materials used for all secondary building and finishing elements listed	It is anticipated that the primary materials within the secondary building and finishing elements of the building will be timber.  As the Client has an existing policy relating to the specification of responsibly sourced timber, it is expected a significant proportion of the points which can be scored for responsibly sourced finishing elements can be achieved and hence that at least 2 of the 3 Credits can be awarded under this heading.	FT	

EcoHomes 2006 - PreAssessment Credit Tracker

Project: 65-75 Monmouth Street Job Number: 3296  
 Subject: EcoHomes 2006 PreAssessment  
 Assessor: Martin Lawless Date: 29th June 2012  
 Checked By: Clark Leake-Lyall Date: 29th June 2012

PRE-ASSESSMENT - MAIN TABLE

PRE-ASSESSMENT

CURRENT SCORE AND RATING:

ASSESSMENT PROGRESS:

% Score: 60.46% Rating: Very Good Credits Not Sought, No Action 38.0 Credits Sought, No Evidence 69.0 Credits Sought, Some Evidence 0.0 Credits Complete, No Action 0.0

Group	Credit ID	Credit Name	Max. Credits Available	Credits Sought	Credits Complete	Credit Status	Credit Criteria	Credit Evidence Requirements	MTT Comments and Credit Validation	Resp. Party	Credit Risk
	Mat 4	Recycling Facilities	6	6			<p>All dwellings in the development must meet the following criteria for the storage of recyclable household waste.</p> <p>2 credits are available where:                      Providing one of the following recycling facilities.</p> <ul style="list-style-type: none"> <li>• Three internal storage bins with:                             <ul style="list-style-type: none"> <li>- minimum total capacity of 60 litres</li> <li>- no individual bin smaller than 15 litres</li> <li>- all bins in a dedicated position.</li> </ul> </li> <li>OR</li> <li>• Three external bins with:                             <ul style="list-style-type: none"> <li>- minimum total capacity of 180 litres*</li> <li>- no individual bin smaller than 40 litres</li> <li>- all bins in a dedicated position (within 2m of the external door).</li> </ul> </li> <li>OR</li> <li>• A local authority collection scheme for recyclable material*.</li> </ul> <p>6 credits are available where:                      Provide full recycling facilities of:</p> <ul style="list-style-type: none"> <li>• Three internal storage bins with:                             <ul style="list-style-type: none"> <li>- minimum total capacity of 30 litres</li> <li>- no individual bin smaller than 7 litres</li> <li>- all bins in a dedicated position.</li> </ul> </li> <li>AND EITHER</li> <li>• Three external bins with:                             <ul style="list-style-type: none"> <li>- minimum total capacity of 180 litres*</li> <li>- no individual bin smaller than 40 litres</li> <li>- all bins in a dedicated position (within 10m of the external door).</li> </ul> </li> <li>OR</li> <li>• A local authority collection scheme for recyclable material*.</li> </ul> <p>* Special requirements apply for block of flats. See Guidance for flats</p>	<p>1. Specifications must state the recycling bin location(s), and details sufficient to meet the Credit Requirements and the Guidance</p> <p>2. The appropriate drawings should show the recycling bin location(s) and details sufficient to meet the Credit Requirements and the Guidance</p>	<p>The kitchen specification includes recycling bins within the kitchen units and these are shown on the drawings.</p> <p>The Local Authority (City of Westminster) collection scheme for comingled waste means the specific provision will need to be 1 x 30 litre bin within the kitchen units, which the designers have confirmed is easily achievable within the available space. Accordingly, all 6 Credits can be achieved under this heading.</p>	FT	



EcoHomes 2006 - PreAssessment Credit Tracker

Project: 65-75 Monmouth Street Job Number: 3296  
 Subject: EcoHomes 2006 PreAssessment  
 Assessor: Martin Lawless Date: 29th June 2012  
 Checked By: Clark Leake-Lyall Date: 29th June 2012

PRE-ASSESSMENT - MAIN TABLE

PRE-ASSESSMENT

CURRENT SCORE AND RATING:

ASSESSMENT PROGRESS:

% Score: 60.46% Rating: Very Good Credits Not Sought, No Action 38.0 Credits Sought, No Evidence 69.0 Credits Sought, Some Evidence 0.0 Credits Complete, No Action 0.0

Group	Credit ID	Credit Name	Max. Credits Available	Credits Sought	Credits Complete	Credit Status	Credit Criteria	Credit Evidence Requirements	MTT Comments and Credit Validation	Resp. Party	Credit Risk
Water	Wat 1	Internal Potable Water Use	5	3			All dwellings in The development as a whole should meet the following criteria.  Credits Water consumption (m3 bedspace year) 1 ..... < 52 2 ..... ≤ 47 3 ..... ≤ 42 4 ..... ≤ 37 5 ..... ≤ 32	1. Specifications must state details sufficient to meet the Credit Requirements and the Guidance  2. The appropriate drawings should show the location of water consuming items and details sufficient to meet the Credit Requirements and the Guidance	The designers anticipate that an appropriate specification of sanitary fittings will be made (including dual flush WCs, lower-flowrate showers and aerated taps) to meet the water consumption rate of <42 m3/bedspace/year across the flats, allowing 3 Credits to be scored here.	FT	
	Wat 2	External Potable Water Use	1	1			All dwellings in The development as a whole should meet the following criteria.  1 credit is available for: Specifying a system that will collect rain water for use in external irrigation watering , e.g. water butts, central rainwater collection systems, etc.  The specification of the rainwater collector should meet the following criteria: - without open access at the top (a lid is allowed) - provided with a tap or other suitable arrangement for drawing-off water - connected to the rainwater down pipes with automatic overflow into the conventional rainwater drainage system - detachable from the rainwater down pipe with a removable top or base for cleaning the interior.  Examples of collector systems include: - water butts - central water collection systems.  Size requirements for homes with individual gardens, patios and terraces: - If only terraces and patios a minimum of 100 litres, - If 1-2 bedroom home with private garden a minimum of 150 litres, - If 3 + bedroom home with private garden a minimum of 200 litres.	1. Specifications must state the water collector, location and details sufficient to meet the Credit Requirements and the Guidance  2. The appropriate drawings should show the water collection, location and details sufficient to meet the Credit Requirements and the Guidance	As there are no individual or communal outdoor spaces requiring watering specified as part of the development, the Credit can be achieved by default.	FT	

EcoHomes 2006 - PreAssessment Credit Tracker

Project: 65-75 Monmouth Street Job Number: 3296  
 Subject: EcoHomes 2006 PreAssessment  
 Assessor: Martin Lawless Date: 29th June 2012  
 Checked By: Clark Leake-Lyall Date: 29th June 2012

PRE-ASSESSMENT - MAIN TABLE

PRE-ASSESSMENT

CURRENT SCORE AND RATING:

ASSESSMENT PROGRESS:

% Score: 60.46% Rating: Very Good Credits Not Sought, No Action 38.0 Credits Sought, No Evidence 69.0 Credits Sought, Some Evidence 0.0 Credits Complete, No Action 0.0

Group	Credit ID	Credit Name	Max. Credits Available	Credits Sought	Credits Complete	Credit Status	Credit Criteria	Credit Evidence Requirements	MTT Comments and Credit Validation	Resp. Party	Credit Risk
Land Use and Ecology	Eco 1	Ecological Value of Site	1	1			The development as a whole should meet the following criteria.  1 credit is available where: For developing land of inherently low ecological value and demonstrating this by either: • meeting the defined criteria for low ecological value (using the EcoHomes checklist) OR • providing an ecological report of the site prepared by a Suitably Qualified ECO, which should state that the land being developed: - is of low or insignificant ecological value OR - will remain undisturbed by the construction works in areas of ecological value.	Plans of the site AND surrounding area, both before and after the proposed development. These should show natural and built features. The drawings should show details sufficient to meet the Credit Requirements and the Guidance  Where using an appointed ECO; details of the ECO's survey report, with details sufficient to meet the Credit Requirements and the Guidance below, and membership details of the 'Suitably Qualified ECO' (See Guidance Note 2 below and Eco 2 - Ecological Enhancement, Supplementary Guidance A: 'Suitably Qualified ECO's' ).	The site consists solely of buildings before and after the works, with the existing site having no features of ecological value. Therefore, the Credit can be achieved by default.	FT	
	Eco 2	Ecological Enhancement	1	0			The development as a whole should meet the following criteria.  1 credit is available where: Ecological features have been designed-in for positive enhancement of the site ecology in accordance with advice from a 'Suitably Qualified ECO'.	1. A copy of the Ecology Report with details of the full ecological site survey and the planned works by the developer based on that survey, with details sufficient to meet the Credit Requirements and the Guidance  2. Membership details of the 'Suitably Qualified ECO'.	The existing external building form is only being modified slightly, with the entire footprint of the site being covered by building before and after the works, no significant opportunities for ecological enhancement are present within the scheme.		
	Eco 3	Protection of Ecological Features	1	1			The development as a whole should meet the following criteria.  1 credit is available where: All existing features of ecological value are maintained and adequately protected from damage during site preparation and construction works (see EcoHomes manual for further guidance on protection measures)	1. Specifications must state the protection measure to be undertaken, with details sufficient to meet the Credit Requirements and the Guidance  2. The appropriate drawings showing the location and protection measures for all features of ecological value, with details sufficient to meet the Credit Requirements and the Guidance	As there are no ecological features on or around the site, this Credit can be achieved by default for the site.	FT MC	
	Eco 4	Change of Ecological Value of Site	4	2			The development as a whole should meet the following criteria.  Credits available: 1 For a change of ecological value of between -9 and -3 natural species. 2 For a change of ecological value of between -3 and +3 natural species. 3 For a change of ecological value of between +3 and +9 natural species. 4 For a change of ecological value of greater than +9 natural species.	1. Plans of the site AND surrounding area, both before the proposed development, and the proposed layout. These should show natural and built features, and any proposed planting schemes.  2. The plans should be marked up according to the landscape and plot categories in the Guidance and Supplementary Guidance. Lists of areas will need to be calculated for the Developer Sheets.	As the existing external building form is only being modified slightly, it can be assumed that a zero change in ecological value will occur as a result of the works, allowing 2 Credits to be secured.	FT	

EcoHomes 2006 - PreAssessment Credit Tracker

Project: 65-75 Monmouth Street Job Number: 3296  
 Subject: EcoHomes 2006 PreAssessment  
 Assessor: Martin Lawless Date: 29th June 2012  
 Checked By: Clark Leake-Lyall Date: 29th June 2012

PRE-ASSESSMENT - MAIN TABLE

PRE-ASSESSMENT

CURRENT SCORE AND RATING:

ASSESSMENT PROGRESS:

% Score: 60.46% Rating: Very Good Credits Not Sought, No Action 38.0 Credits Sought, No Evidence 69.0 Credits Sought, Some Evidence 0.0 Credits Complete, No Action 0.0

Group	Credit ID	Credit Name	Max. Credits Available	Credits Sought	Credits Complete	Credit Status	Credit Criteria	Credit Evidence Requirements	MTT Comments and Credit Validation	Resp. Party	Credit Risk
	Eco 5	Building Footprint	2	0			1 credit is available where: The total combined Floor Area: Footprint ratio for all houses on the site is greater than 2.5:1. AND The total combined Floor Area: Footprint ratio for all flats on the site is greater than 3.5:1.  2 credits are available where: The total combined Floor Area: Footprint ratio for all dwellings on the site is greater than 3.5:1.	1. The appropriate drawings showing dimensioned floor plans for all dwellings (and other buildings, e.g. garages), and details sufficient to meet the Credit Requirements and the Guidance	As the residential element of the building has three floors, it is anticipated that a footprint ratio of 2.5 at best can not and accordingly, no Credits can be awarded.		

EcoHomes 2006 - PreAssessment Credit Tracker

Project: 65-75 Monmouth Street Job Number: 3296  
 Subject: EcoHomes 2006 PreAssessment  
 Assessor: Martin Lawless Date: 29th June 2012  
 Checked By: Clark Leake-Lyall Date: 29th June 2012

PRE-ASSESSMENT - MAIN TABLE

PRE-ASSESSMENT

CURRENT SCORE AND RATING:

ASSESSMENT PROGRESS:

% Score: 60.46% Rating: Very Good Credits Not Sought, No Action 38.0 Credits Sought, No Evidence 69.0 Credits Sought, Some Evidence 0.0 Credits Complete, No Action 0.0

Group	Credit ID	Credit Name	Max. Credits Available	Credits Sought	Credits Complete	Credit Status	Credit Criteria	Credit Evidence Requirements	MTT Comments and Credit Validation	Resp. Party	Credit Risk
H+W	Hea 1	Daylighting	3	1			<p>All dwellings in The development as a whole should meet the following criteria.</p> <p>1 credit is available where:                      Kitchen to achieve a minimum average daylight factor of at least 2%.</p> <p>1 credit is available where:                      Living rooms, dining rooms and studies to achieve a minimum average daylight factor of at least 1.5%</p> <p>1 credit is available where:                      Kitchens, living rooms, dining rooms and studies to be designed to have a view of the sky</p>	<p>1. Professionally produced calculations (the output from daylighting software is acceptable) for each house type and sufficient information to enable the assessor to perform a 'reasonableness' check on the daylight factors. The following information is needed in order to carry out the calculations and should be provided to the assessor:</p> <ul style="list-style-type: none"> <li>· room dimensions, both plan and elevation</li> <li>· window schedules, including the type of glazing (e.g. double, low-e, etc.), and preferably the glazing transmission factor</li> </ul> <p>· location, distance and height of all adjacent buildings or obstacles (if the additional credit is sought).</p>	<p>A preliminary review of the flat plans suggests that the fourth floor flat will not meet the criteria of kitchens achieving a minimum average daylight factor of at least 2% and living rooms, dining rooms and studies (where present) achieving a minimum average daylight factor of at least 1.5%.</p> <p>Since the existing layout of the building and its neighbours also precludes all kitchens, living rooms, dining rooms and studies having a view of the sky, only one Credit can be awarded under this heading, as it is believed that living rooms, dining rooms and studies shall achieve a minimum average daylight factor of at least 1.5%.</p>	FT	

EcoHomes 2006 - PreAssessment Credit Tracker

Project: 65-75 Monmouth Street Job Number: 3296  
 Subject: EcoHomes 2006 PreAssessment  
 Assessor: Martin Lawless Date: 29th June 2012  
 Checked By: Clark Leake-Lyall Date: 29th June 2012

PRE-ASSESSMENT - MAIN TABLE

PRE-ASSESSMENT

CURRENT SCORE AND RATING:

ASSESSMENT PROGRESS:

% Score: 60.46% Rating: Very Good Credits Not Sought, No Action 38.0 Credits Sought, No Evidence 69.0 Credits Sought, Some Evidence 0.0 Credits Complete, No Action 0.0

Group	Credit ID	Credit Name	Max. Credits Available	Credits Sought	Credits Complete	Credit Status	Credit Criteria	Credit Evidence Requirements	MTT Comments and Credit Validation	Resp. Party	Credit Risk
	Hea 2	Sound Insulation	4	2			<p>1 credit is available where:</p> <ul style="list-style-type: none"> <li>A commitment to carry out a programme of pre-completion testing based on the frequency listed in Table 2, column A (Supplementary Guidance A: Frequency of Testing Required) for every group or sub-group of houses or flats*</li> </ul> <p>AND</p> <ul style="list-style-type: none"> <li>A commitment to achieve the performance standards set out in the Building Regulations for England and Wales, Approved Document E (2003 Edition).</li> </ul> <p>2 credits are available where:</p> <ul style="list-style-type: none"> <li>A commitment to carry out a programme of pre-completion testing based on the frequency listed in Table 2, column B (Supplementary Guidance A: Frequency of Testing Required) for every group or sub-group of houses or flats*</li> </ul> <p>AND</p> <ul style="list-style-type: none"> <li>A commitment to achieve the performance standards set out in the Building Regulations for England and Wales, Approved Document E (2003 Edition)</li> </ul> <p>3 credits are available where:</p> <ul style="list-style-type: none"> <li>A commitment to carry out a programme of pre-completion testing based on the frequency listed in Table 2, column B (Supplementary Guidance A: Frequency of Testing Required) for every group or sub-group of houses or flats*</li> </ul> <p>AND</p> <ul style="list-style-type: none"> <li>A commitment to achieve airborne sound insulation values that are at least 3dB higher, and impact sound insulation values that are at least 3dB lower, than the performance standards set out in the Building Regulations for England and Wales, Approved Document E (2003 Edition).</li> </ul> <p>4 credits are available where:</p> <ul style="list-style-type: none"> <li>A commitment to carry out a programme of pre-completion testing based on the frequency listed in Table 2, column B (Supplementary Guidance A: Frequency of Testing Required) for every group or sub-group of houses or flats*</li> </ul>	<p>1. Specifications must state details sufficient to meet the Credit Requirements and the Guidance below. This would include the details of the programme of pre completion testing to be carried out on the development, including the number of groups and sub-groups.</p> <p>2. Evidence that the proposed building design has the potential to achieve the performance standards associated with the EcoHomes credit. This evidence could be field test data from previous developments or expert advice from an acoustic consultant.</p> <p>3. Confirmation that the acoustic consultancy is accredited by UKAS or a European equivalent for field sound insulation testing, OR that the testing is carried out in accordance with the relevant ISO requirements and the report and all measurement data are checked and verified by an organisation with UKAS accreditation for field sound insulation testing.</p>	<p>It is anticipated that pre-completion acoustic testing in line with then Approved Document E will take place. The scope and frequency of this testing can be extended in accordance with the EcoHomes testing schedule to secure 2 Credits.</p>	FT	

EcoHomes 2006 - PreAssessment Credit Tracker

Project: 65-75 Monmouth Street Job Number: 3296  
 Subject: EcoHomes 2006 PreAssessment  
 Assessor: Martin Lawless Date: 29th June 2012  
 Checked By: Clark Leake-Lyall Date: 29th June 2012

PRE-ASSESSMENT - MAIN TABLE

PRE-ASSESSMENT

CURRENT SCORE AND RATING:

ASSESSMENT PROGRESS:

% Score: 60.46% Rating: Very Good Credits Not Sought, No Action 38.0 Credits Sought, No Evidence 69.0 Credits Sought, Some Evidence 0.0 Credits Complete, No Action 0.0

Group	Credit ID	Credit Name	Max. Credits Available	Credits Sought	Credits Complete	Credit Status	Credit Criteria	Credit Evidence Requirements	MTT Comments and Credit Validation	Resp. Party	Credit Risk
	Hea 3	Private Space	1	0			1 credit is available for: The provision of outside space that is at least partially private.  The outdoor space should: - be of a size that allows all occupants to sit outside - Private space: 1.5 m2 bedspace(i.e. number of occupants the home is designed for), minimum 3m2 home - Shared space: minimum 1m2 bedspace(i.e. number of occupants estimated to live in the homes served by the space). - allow easy access by all occupants - be accessible only to occupants of designated dwellings.	1. Specifications must state the private or semi private space location and details sufficient to meet the Credit Requirements and the Guidance below.  2. The appropriate drawings should show the private space location and details sufficient to meet the Credit Requirements and the Guidance below.	The Credit is not sought as there is no provision of dedicated outside amenity space for the flats and no such provision can reasonably be made in the scheme.		
Man.	Man 1	Home User Guide	3	3			2 credits are available where: Evidence can be provided to demonstrate that there is provision, in each home, of a simple guide that covers information relevant to the 'non-technical' tenant occupant on the operation and environmental performance of their home.  1 credit is available where: Where evidence can be provided to demonstrate that the guide also covers information relating to the site and its surroundings.	1. Specifications must state that a guide is to be supplied to all homes and outline its content sufficient to meet the Credit Requirements and the Guidance  2. A copy of the Home User Guide, or a contents list describing what the proposed Home User Guide will include, sufficient to meet the Credit Requirements and the Guidance  3. Where the guide is not yet complete, a written confirmation specification clause is required confirming that the Guide will be developed to the EcoHomes standard.	In general, the Client supplies a 'Tenant's Guide' to their properties. The scope and contents of this document can be extended to encompass the requirements for a Home User Guide, securing this Credit.	CLIENT	

EcoHomes 2006 - PreAssessment Credit Tracker

Project: 65-75 Monmouth Street Job Number: 3296  
 Subject: EcoHomes 2006 PreAssessment  
 Assessor: Martin Lawless Date: 29th June 2012  
 Checked By: Clark Leake-Lyall Date: 29th June 2012

PRE-ASSESSMENT - MAIN TABLE

PRE-ASSESSMENT

CURRENT SCORE AND RATING:

ASSESSMENT PROGRESS:

% Score: 60.46% Rating: Very Good Credits Not Sought, No Action 38.0 Credits Sought, No Evidence 69.0 Credits Sought, Some Evidence 0.0 Credits Complete, No Action 0.0

Group	Credit ID	Credit Name	Max. Credits Available	Credits Sought	Credits Complete	Credit Status	Credit Criteria	Credit Evidence Requirements	MTT Comments and Credit Validation	Resp. Party	Credit Risk
	Man 2	Considerate Constructors	2	2		Not Sought	1 credit is available where: Evidence can be provided to demonstrate that there is a commitment to comply with best practice site management principles.  2 credits are available where: Evidence provided demonstrates that there is a commitment to go significantly beyond best practice site management principles	1. Specifications must state a requirement for the appointed contractor to comply with the Credit Requirements and the Guidance  2. Information must be provided that confirms: EITHER - a commitment from the contractor, or on the contractor (if not yet appointed), to comply with the Considerate Constructors Scheme and achieve the appropriate score. OR - a commitment from the contractor, or on the contractor (if not yet appointed), to comply with an equivalent local or nationally recognised independent scheme.  3. The necessary information should be provided to allow the assessor to satisfactorily complete the appropriate checklist detailed in the Supplementary Guidance	The Client's preferred contractors are already pre-registered with the Considerate Constructors Scheme and can be expected to comply with the scheme requirements on this project, attaining the required CCS Score.  Accordingly, two Credits can be awarded.	MC	Low
	Man 3	Construction Site Impacts	3	3		Not Sought	1 credit is available where: Evidence provided demonstrates that there is a commitment and a strategy to monitor, sort and recycle construction waste on site. AND Where evidence provided demonstrates that 2 or more of items a-f, listed below are achieved.  OR  2 credits are available where: Evidence provided demonstrates that 4 or more of items a-f, listed below are achieved.  - monitor and report CO2 or energy arising from site activities; - monitor and report CO2 or energy arising from transport to and from site; - monitor and report on water consumption from site activities; - adopt best practice policies in respect of air (dust) pollution arising from the site; - adopt best practice policies in respect of water (ground and surface) pollution occurring on the site. - 80% of site timber is reclaimed, reused or responsibly sourced.	1. Specifications must state a commitment sufficient to meet the Credit Requirements and the Guidance  2. Confirmation, in writing, or documentary evidence is required from the developer that confirms that the requirements of the Credit Requirements and the Guidance have been met.	The Client's preferred contractors are likely to already employ the measures with respected to waste and other site practices required to satisfy the Credit requirements, and these can be conveyed formally through contract preliminary documents.  Accordingly, three Credits can be awarded.	MC	Medium

EcoHomes 2006 - PreAssessment Credit Tracker

Project: 65-75 Monmouth Street Job Number: 3296  
 Subject: EcoHomes 2006 PreAssessment  
 Assessor: Martin Lawless Date: 29th June 2012  
 Checked By: Clark Leake-Lyall Date: 29th June 2012

PRE-ASSESSMENT - MAIN TABLE

PRE-ASSESSMENT

CURRENT SCORE AND RATING:

ASSESSMENT PROGRESS:

% Score: 60.46% Rating: Very Good Credits Not Sought, No Action 38.0 Credits Sought, No Evidence 69.0 Credits Sought, Some Evidence 0.0 Credits Complete, No Action 0.0

Group	Credit ID	Credit Name	Max. Credits Available	Credits Sought	Credits Complete	Credit Status	Credit Criteria	Credit Evidence Requirements	MTT Comments and Credit Validation	Resp. Party	Credit Risk
	Man 4	Security	2	0			<p>1 credit is available where: A commitment to work with an Architectural Liaison Officer and to achieve the Secured by Design award.</p> <p>1 credit is available where: Security standards for external doors and windows to achieve a minimum of either:                      • LPS1175 SR1 (All doors and windows) OR                      • PAS24-1 (All external pedestrian doorsets falling within scope of PAS24-1) AND BS7950 (All windows falling within the scope of BS7950)</p>	<p>1. Specifications or similar document must state details sufficient to meet the Credit Requirements and the Guidance. This should include:                      - a commitment to work with an Architectural Liaison Officer and achieve the Secure By Design award for the development. Details of features that will be included in the development in order to achieve the award should also be included.                      AND OR                      - details of the external doors and windows and their third party certification levels.</p> <p>2. Evidence that an Architectural Liaison Officer (ALO) has been contacted at an early stage of the design,</p>	<p>It is considered that the "Secured by Design" (SbD) award is not likely to be achieved, as the required early liaison with the Architectural Liaison Officer has not taken place and recommended measures to secure SbD certification may not be possible within the physical constraints of the scheme.</p> <p>The second Credit is not deemed achievable due to the retention of existing windows, which may not be specified to meet the relevant standards.</p>		





MTT/SUSTAIN  
9 KINGSWAY  
LONDON WC2B 6XF

T +44(0)20 7836 1133  
F +44(0)20 7836 1153

E [info@mttsustain.com](mailto:info@mttsustain.com)  
W [mttsustain.com](http://mttsustain.com)