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The enclosed Eco Homes Pre-Assessment was commissioned by previous client for the previously submitted Planning Application for the same site and similar proposal. (REF: 2009/2511/L) The current client has obtained copyright for the report to use it for this submission.

**Validity:**

The existing building, the status of the building – Grade I Listed building and the proposed alterations have not changed since the date of the report, therefore we assume the report is valid.

We enclose a short explanation by the Eco Homes specialist explaining the report.

## Eco Homes Pre-Assessment cover note

7 Fitzroy Square  
London, W1T 5HL  
October 2011

BROOKSMURRAY ARCHITECTS

**Brooks / Murray Architects**

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**From:** Jean-Pierre Wack [jp@eightassociates.co.uk]  
**Sent:** 24 October 2011 17:46  
**To:** Brooks / Murray Architects  
**Subject:** E021 Fitzroy Square : Ecohomes planning  
**Attachments:** E021-EcoH-Prelim-1002-03mf.pdf; ATT07184.htm

Dear Bara,

I confirm that the basis of the EcoHomes preliminary assessment would not have significantly changed since 2008 following our recent discussions. The scheme will target a VERY GOOD Ecohomes.

With regards to the carbon emissions requirements of Camden to meet 60% energy credits, this is not achievable due to the building Grade 1 listed and upgrades of the building fabric are not possible.

Regards

**Jean-Pierre Wack**  
Managing Director

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# 7 Fitzroy Square

## EcoHomes

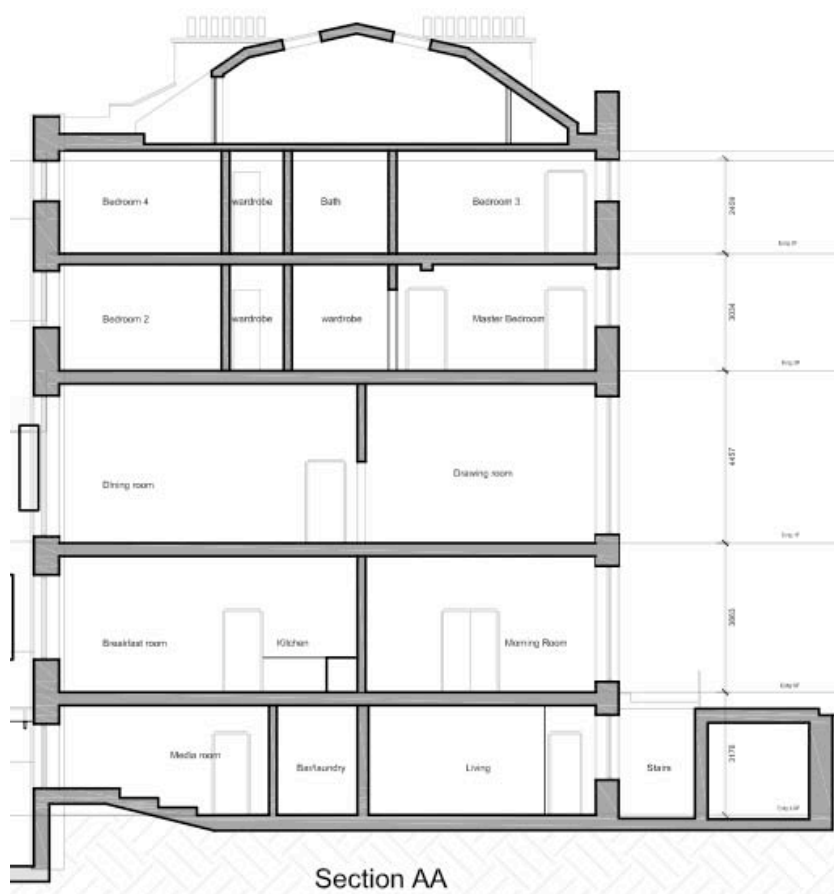
### Preliminary

### Assessment

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Date of Issue:  
03.02.10

**Prepared for:**  
Lincoln Land PLC  
7 Fitzroy Square  
London W1T 5HL





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# Issue Status

## 7 Fitzroy Square

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Assessor	David O'Rorke
Company Name:	Eight Associates
Signature:	
Assessment QA by:	Mike Freeman
Signature	

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Revision Number	Issue Date	Issued by
Revision 1	26.08.08	David O'Rorke
Revision 2	03.02.10	Mike Freeman

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This report is made on behalf of Eight Associates. 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

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# Executive Summary

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### Introduction

EcoHomes is an environmental rating for homes. It forms part of the Building Research Establishment's (BRE) suite of environmental tools. The development will be registered with the BRE under EcoHomes 2006. Eight Associates have been appointed, as registered EcoHomes assessors, to undertake a preliminary review of the likely EcoHomes rating for 7 Fitzroy Square. The objective for the site is to meet at least a VERY GOOD rating.

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### Building Summary

The proposed scheme is the refurbishment of a Grade I listed five storey building into a 5 bedroom dwelling to include a new roof. A connected residential building to the rear of the house is also proposed, though because it is a new build development will be considered under the Code for Sustainable Homes in a separate report. Underneath this will be a private swimming pool for the use of the house at 7 Fitzroy Square.

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### Score Summary

The results of this report are based on a review held on 22nd August 2008 with Brooks Murray Architects and Eight Associates at which it was concluded that under formal assessment the building should expect to achieve a **VERY GOOD** rating of **58.11%**. Please note that this is based on a number of assumptions about the specification of the development, which the design team must review carefully to ensure compliance.

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# Rating Summary

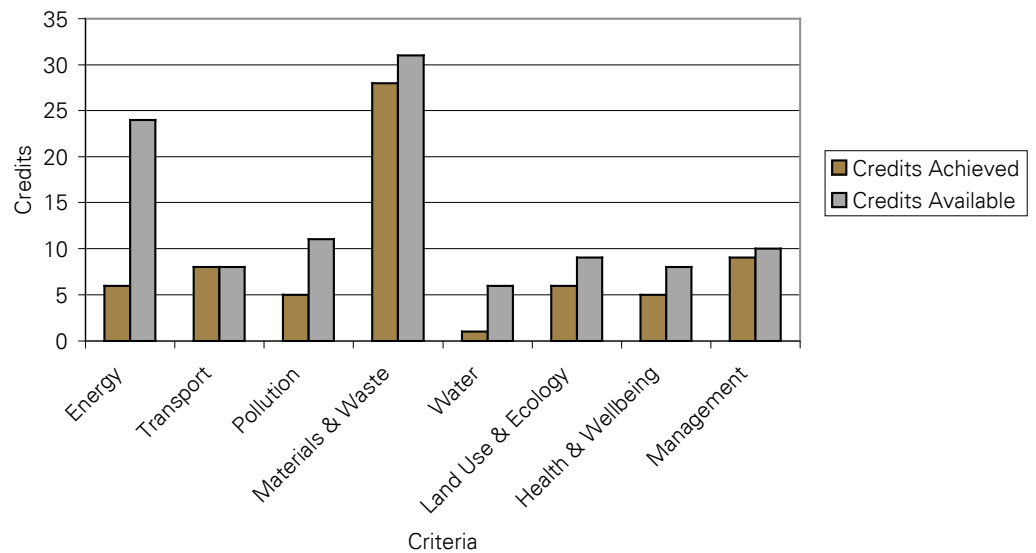
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### Summarised Score

	Credits available	No. Achieved	% Achieved	Weighting Factor	Credits Score
Energy	24	6	25%	0.22	5.5%
Transport	8	8	100%	0.08	8%
Pollution	11	5	45%	0.10	4.55%
Materials	31	28	90%	0.14	12.65%
Water	6	1	17%	0.10	1.67%
Land Use and Ecology	9	6	67%	0.12	8.00%
Health and Wellbeing	8	5	63%	0.14	8.75%
Management	10	9	90%	0.10	9.00%
<b>Total</b>					<b>58.11%</b>
<b>Rating</b>					<b>VERY GOOD</b>

### Graphic Breakdown



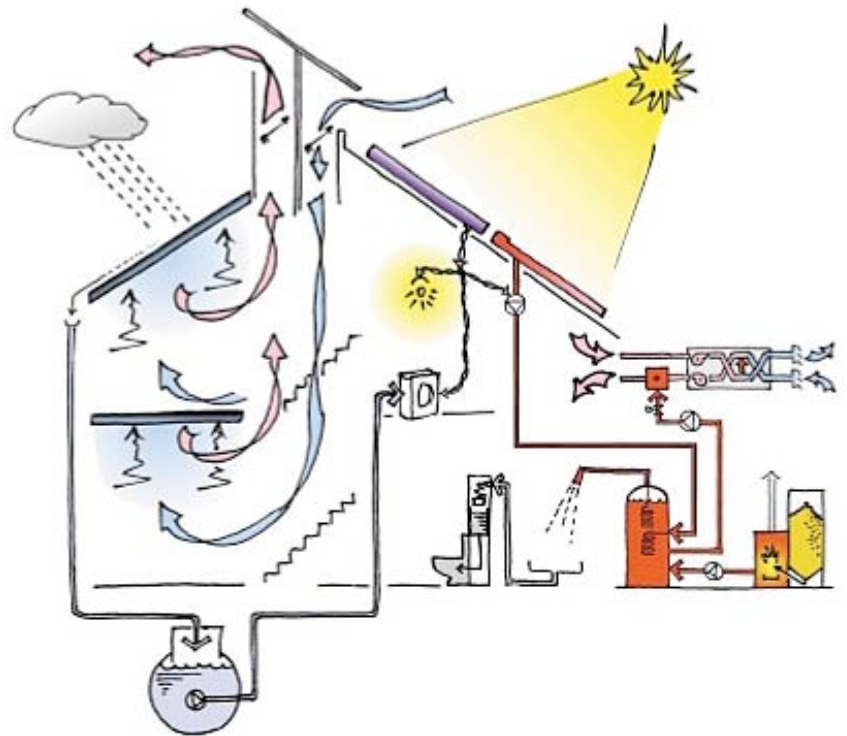
# Energy

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### Energy

Burning of fossil fuels for energy represents the main anthropogenic source of greenhouse gases. The heating, cooling and lighting of buildings is directly and indirectly responsible for about 50% of the total UK emissions of CO<sub>2</sub>. A further 10% of energy use comes from energy expended during the production and transport of materials and the construction of the buildings (this is known as embodied energy). ECOHOMES encourages the design of energy efficient buildings, and the effective management of building services during use.





# Energy

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### Ene 1 – Dwelling Emission Rate

0 out of 15 credits likely to be awarded

#### Aim

To minimise emissions of carbon dioxide (CO<sub>2</sub>) to the atmosphere arising from the operation of a home and its services.

#### Credit requirements

Credits are awarded on the basis of SAP 2005 related average CO<sub>2</sub> emissions in accordance with the following criteria.

Credits	CO <sub>2</sub> emissions/DER – (kg/m <sup>2</sup> /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

#### Development features and compliance

No SAP calculations have yet been carried out for the development, but due to the age of the house and single glazed windows it is assumed for now that it will be difficult to surpass building regulations minimums.

# Energy

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### Ene 2 – Building Fabric

0 out of 2 credits likely to be awarded

#### Aim

To future proof the efficiency of dwellings over their whole life, and to encourage refurbished dwellings to improve their insulation standards through good fabric performance.

#### Credit requirements

Credits are awarded (see table) on the basis of the average heat loss across the whole site.

	Average heat loss parameter (HLP) across the whole site	
Credits	New Build	Refurbishment
1	$\leq 1.3$	$\leq 2.2$
2	$\leq 1.1$	$\leq 1.75$

#### Development features and compliance

As above, the existing building will be difficult to significantly improve beyond building regulation minimums.

### Ene 3 – Drying Space

1 out of 1 credits likely to be awarded

#### Aim

To minimise the amount of energy used to dry clothes.

#### Credit requirements

A credit is available for providing internal or external space and fixings for drying clothes. 4m of line required for 1 or 2 bed units, 6m for 3 bed or above units. Controlled ventilation (e.g. extract fan with humidistat, passive vent system or similar) is also required for internal facilities.

#### Development features and compliance

The utility room in the basement will be fitted with a drying appliance (see suggestions below) and a humidistat controlled ventilation systems.

#### Drying Line ideas



[www.castinstyle.co.uk](http://www.castinstyle.co.uk)

[www.laundrylift.com](http://www.laundrylift.com)

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Ene 4 – EcoLabelled Goods	2 out of 2 credits likely to be awarded								
Aim	To encourage the provision or purchase of energy efficient white goods, thus reducing the CO <sub>2</sub> emissions from the dwelling.								
Credit requirements	<p>All dwellings in the development must meet the following criteria:</p> <table border="1" data-bbox="624 813 1497 1081"><thead><tr><th data-bbox="624 813 735 846">Credits</th><th data-bbox="735 813 1497 846"></th></tr></thead><tbody><tr><td data-bbox="624 846 735 936">1</td><td data-bbox="735 846 1497 936">Where the following appliances have an A+ rating under the EU Energy Efficiency Labelling Scheme: Fridges, freezers and fridge/freezers.</td></tr><tr><td data-bbox="624 936 735 1081">1</td><td data-bbox="735 936 1497 1081">Where the following appliances have an A rating under the EU Energy Efficiency Labelling Scheme: Washing machines and dishwashers, And the following have an B rating: Washer dryers and tumble dryers.</td></tr></tbody></table> <p>OR</p> <table border="1" data-bbox="624 1113 1497 1171"><tbody><tr><td data-bbox="624 1113 735 1171">1</td><td data-bbox="735 1113 1497 1171">If no white goods are provided, but information on purchasing energy efficient white goods is provided.</td></tr></tbody></table>	Credits		1	Where the following appliances have an A+ rating under the EU Energy Efficiency Labelling Scheme: Fridges, freezers and fridge/freezers.	1	Where the following appliances have an A rating under the EU Energy Efficiency Labelling Scheme: Washing machines and dishwashers, And the following have an B rating: Washer dryers and tumble dryers.	1	If no white goods are provided, but information on purchasing energy efficient white goods is provided.
Credits									
1	Where the following appliances have an A+ rating under the EU Energy Efficiency Labelling Scheme: Fridges, freezers and fridge/freezers.								
1	Where the following appliances have an A rating under the EU Energy Efficiency Labelling Scheme: Washing machines and dishwashers, And the following have an B rating: Washer dryers and tumble dryers.								
1	If no white goods are provided, but information on purchasing energy efficient white goods is provided.								
Development features and compliance	White goods will be provided in accordance to the ratings specified above.								

Ene 5 – Internal Lighting	1 out of 2 credits likely to be awarded						
Aim	To encourage the provision of energy efficient internal lighting, thus reducing the CO <sub>2</sub> emissions from the dwelling.						
Credit requirements	<p>All dwellings in the development must meet the following criteria:</p> <table border="1" data-bbox="624 1458 1497 1610"><thead><tr><th data-bbox="624 1458 735 1491">Credits</th><th data-bbox="735 1458 1497 1491"></th></tr></thead><tbody><tr><td data-bbox="624 1491 735 1550">1</td><td data-bbox="735 1491 1497 1550">40% of fixed internal light fittings are dedicated energy efficient fittings</td></tr><tr><td data-bbox="624 1550 735 1610">2</td><td data-bbox="735 1550 1497 1610">75% of fixed internal light fittings are dedicated energy efficient fittings</td></tr></tbody></table>	Credits		1	40% of fixed internal light fittings are dedicated energy efficient fittings	2	75% of fixed internal light fittings are dedicated energy efficient fittings
Credits							
1	40% of fixed internal light fittings are dedicated energy efficient fittings						
2	75% of fixed internal light fittings are dedicated energy efficient fittings						
Development features and compliance	At least 40% of the internal lighting will be dedicated energy efficient lighting. Suggested compliant fittings are featured below.						

# Energy

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### Internal lighting ideas

Megaman Bulbs  
[www.magamanuk.com](http://www.magamanuk.com)



Fozz fittings with  
Megaman downlights.  
[www.fozzlighting.com](http://www.fozzlighting.com)



Kyoto Fittings  
with TP24 bulbs.  
[www.tp24.com](http://www.tp24.com)



Green LED  
[www.greenLED.co.uk](http://www.greenLED.co.uk)



### Ene 6 –External Lighting

2 out of 2 credits likely to be awarded

#### Aim

The purpose of this credit is to encourage the provision of energy efficient external lighting.

#### Credit requirements

All dwellings in the development must meet the following criteria:

Credits	
1	Space lighting Where all space lighting is specifically designed to accommodate only compact fluorescent lamps (CFL) luminaires or strip lights.
1	Security lighting Where all security light fittings are designed for energy efficiency and are adequately controlled such that: All burglar security lights have: <ul style="list-style-type: none"> <li>a maximum wattage of 150W,</li> <li>AND are fitted with: movement detecting shut-off devices (PIR)</li> <li>AND daylight cut-off devices</li> </ul> All other security lighting is: <ul style="list-style-type: none"> <li>specially designed to only accommodate CFL luminaires or strip lights</li> <li>AND be fitted with dawn-to-dusk sensors OR timers.</li> </ul>

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# Transport

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### Transport

The transport of people between buildings accounts for 22% of national energy use. This reflects how homes, workplaces and amenities are located and how our transport infrastructure is planned. Transport energy and emissions are growing at 4% per year, mostly due to the increase in personal transport. Freight transport (about half of which transports construction materials) is responsible for 10% of energy use.

EcoHomes encourages the provision of alternatives to private car use and recognises the benefits of proximity to public transport and other amenities.

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# Transport

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Tra 1 – Public Transport	2 out of 2 credits likely to be awarded						
Aim	To encourage developers to provide a choice of transport modes for residents, with the aim of reducing the level of car use.						
Credit requirements	<p>Urban and suburban locations</p> <table border="1"> <thead> <tr> <th>Credits</th><th></th></tr> </thead> <tbody> <tr> <td>1</td><td> <p>If 80% of the development is within 1000m (via a safe walking route) of a transport mode providing a service to a local centre, town, city or a major transport mode, at the following frequency levels:</p> <ul style="list-style-type: none"> <li>07:30 – 10:00 and 17:00 – 19:00 Monday to Friday – half hourly</li> <li>All other times between 07:00 and 22:00 Monday to Saturday – hourly</li> </ul> </td></tr> <tr> <td>2</td><td> <p>If 80% of the development is within 500m (via a safe walking route) of a transport mode providing a service to a local centre, town, city or a major transport mode, at the following frequency levels:</p> <ul style="list-style-type: none"> <li>07:30 – 10:00 and 17:00 – 19:00 Monday to Friday – every 15 min</li> <li>All other times between 07:00 and 22:00 Monday to Saturday – half hourly</li> </ul> </td></tr> </tbody> </table>	Credits		1	<p>If 80% of the development is within 1000m (via a safe walking route) of a transport mode providing a service to a local centre, town, city or a major transport mode, at the following frequency levels:</p> <ul style="list-style-type: none"> <li>07:30 – 10:00 and 17:00 – 19:00 Monday to Friday – half hourly</li> <li>All other times between 07:00 and 22:00 Monday to Saturday – hourly</li> </ul>	2	<p>If 80% of the development is within 500m (via a safe walking route) of a transport mode providing a service to a local centre, town, city or a major transport mode, at the following frequency levels:</p> <ul style="list-style-type: none"> <li>07:30 – 10:00 and 17:00 – 19:00 Monday to Friday – every 15 min</li> <li>All other times between 07:00 and 22:00 Monday to Saturday – half hourly</li> </ul>
Credits							
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2	<p>If 80% of the development is within 500m (via a safe walking route) of a transport mode providing a service to a local centre, town, city or a major transport mode, at the following frequency levels:</p> <ul style="list-style-type: none"> <li>07:30 – 10:00 and 17:00 – 19:00 Monday to Friday – every 15 min</li> <li>All other times between 07:00 and 22:00 Monday to Saturday – half hourly</li> </ul>						
Tra 2 –Cycle Storage	2 out of 2 credits likely to be awarded						
Aim	To encourage the wider use of bicycles as transport, and thus reduce the need for short car journeys, by providing adequate and secure cycle storage facilities.						
Credit requirements	<p>Dwellings in the development must meet the following criteria.</p> <table border="1"> <thead> <tr> <th>Credits</th><th></th></tr> </thead> <tbody> <tr> <td>1</td><td> <p>If 50% of dwellings have provision for the adequate storage of cycles. The provision is determined by the number of bedrooms within a dwelling:</p> <ul style="list-style-type: none"> <li>1 and 2 bedroom flat/house – storage for 1 cycle</li> <li>3 bedroom flats/houses – storage for 2 cycles</li> <li>4 bedrooms and above – storage for 4 cycles.</li> </ul> <p>The storage provision should be safe and weatherproof.</p> </td></tr> <tr> <td>2</td><td> <p>If 95% of dwellings have provision for the adequate storage of cycles, and the criteria above are met.</p> </td></tr> </tbody> </table>	Credits		1	<p>If 50% of dwellings have provision for the adequate storage of cycles. The provision is determined by the number of bedrooms within a dwelling:</p> <ul style="list-style-type: none"> <li>1 and 2 bedroom flat/house – storage for 1 cycle</li> <li>3 bedroom flats/houses – storage for 2 cycles</li> <li>4 bedrooms and above – storage for 4 cycles.</li> </ul> <p>The storage provision should be safe and weatherproof.</p>	2	<p>If 95% of dwellings have provision for the adequate storage of cycles, and the criteria above are met.</p>
Credits							
1	<p>If 50% of dwellings have provision for the adequate storage of cycles. The provision is determined by the number of bedrooms within a dwelling:</p> <ul style="list-style-type: none"> <li>1 and 2 bedroom flat/house – storage for 1 cycle</li> <li>3 bedroom flats/houses – storage for 2 cycles</li> <li>4 bedrooms and above – storage for 4 cycles.</li> </ul> <p>The storage provision should be safe and weatherproof.</p>						
2	<p>If 95% of dwellings have provision for the adequate storage of cycles, and the criteria above are met.</p>						
Development features and compliance	A large secure space will be provided in the basement with storage space for at least four cycles. Storage systems are suggested below.						

# Transport

## 7 Fitzroy Square

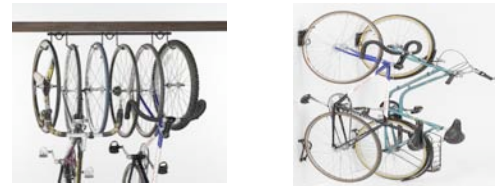
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### Cycle Storage Ideas

Cycloc  
[www.cycloc.com](http://www.cycloc.com)



Tuckstore  
[www.tuckstore.com](http://www.tuckstore.com)



### Tra 3 – Local Amenities

3 out of 3 credits likely to be awarded

#### Aim

To encourage developers to plan new housing developments that are close to, or include local shops and amenities. This will help to reduce the reliance of local residents on their cars.

#### Credit requirements

80% of the development is to be within walking distance of local amenities, and credits are awarded on the following criteria:

Credits	
1	For proximity to a food shop and a post box within 500m.
1	For 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	For providing safe pedestrian routes to the local amenities where one/ both of above criteria has been achieved.

\* Note: a food shop only qualifies for this credit, where it is greater than 500m from the development and has not been used to justify for the 1<sup>st</sup> credit.

#### Development features and compliance

The development is in central London, within proximity of all required amenities via safe pedestrian routes.

### Tra 4 – Home Office

1 out of 1 credit likely to be awarded

#### Aim

To reduce the need to commute to work by providing residents with the necessary space and services to be able to work from home.

#### Credit requirements

All dwellings in the development must meet the following criteria:

Credits	
1	For the provision of a space which allows the occupants to set up a home office in a quiet room.

#### Development features and compliance

The study will be specified with two double sockets and two telephone points on a wall of at least 1.8m in length to provide the necessary space and services for residents to work from home.

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# Pollution

## 7 Fitzroy Square

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### Pollution

Homes have an impact on the amount of damage done to the biosphere from greenhouse gases and other pollutant gases. The main greenhouse gas being discharged from households is carbon dioxide, emitted from the burning of fossil fuels off-site. Potent green house gases (GHGs) are used in some insulating materials and/or are a by-product from heating a dwelling. In the long-term, the concentration of these substances in the atmosphere exacerbates global warming, contributing to significant climate change. Air pollutants also have known harmful effects to human health and the environment, as well as causing long-term damage to the Earth by exposing living organisms to acid rain.

EcoHomes 2006 has five Pol credits, all aimed at reducing the effects of different pollutants. The first encourages the use of insulation materials that use low or zero global warming substances during manufacture or composition. The second encourages boilers with low nitrous oxides (NOx) emissions. The third and fifth credits are concerned with water – namely surface water run off and flood risk. The fourth encourages the reduction of pollution through the use of locally generated renewable and low emission energy.





# Pollution

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### Pol 1 – Insulant GWP

1 out of 1 credit likely to be awarded

#### Aim

To reduce the potential global warming from substances used in the manufacture or composition of insulation materials.

#### Credit requirements

All dwellings in the development must meet the following criteria:

Credits	
1	<p>Specifying insulating materials, that avoid the use of ozone depleting substances that have a global warming potential (GWP) of less than 5 (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>

#### Development features and compliance

Insulation specified, including that within the boiler/hot water system and comfort cooling system will have a GWP of less than 5 and an ODP of zero. Suggested compliant brands are listed below.

#### Insulation ideas



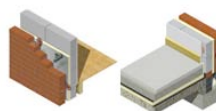
Rockwool [www.rockwool.co.uk](http://www.rockwool.co.uk)



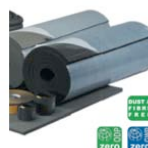
Isover (previously isowool) [www.isover.co.uk](http://www.isover.co.uk)



Kingspan [www.kingspan.com](http://www.kingspan.com)



[www.armacell.com](http://www.armacell.com)



# Pollution

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Pol 2 – NO <sub>x</sub> Emissions	2 out of 3 credits are likely to be achieved												
Aim	To reduce the nitrous oxides (NO <sub>x</sub> ) emitted into the atmosphere.												
Credit requirements	Credits are awarded on the basis of NO <sub>x</sub> emission arising from the operation of all space heating and hot water systems across the development in accordance with the following criteria: <table><tr><th>Credits</th><th>Dry NO<sub>x</sub> level (mg/kWh)</th><th>Boiler class (BS EN 297: 1994)</th></tr><tr><td>1</td><td>≤100</td><td>4</td></tr><tr><td>2</td><td>≤70</td><td>5</td></tr><tr><td>3</td><td>≤40</td><td>Above</td></tr></table>	Credits	Dry NO <sub>x</sub> level (mg/kWh)	Boiler class (BS EN 297: 1994)	1	≤100	4	2	≤70	5	3	≤40	Above
Credits	Dry NO <sub>x</sub> level (mg/kWh)	Boiler class (BS EN 297: 1994)											
1	≤100	4											
2	≤70	5											
3	≤40	Above											
Development features and compliance	A highly efficient condensing gas boiler will be fitted, with dry NO <sub>x</sub> emissions of not more than 70 mg/kWh.												

Pol 3 – Reduction of Surface Runoff	0 out of 2 credits are likely to be achieved						
Aim	To reduce and delay water runoff from the hard surfaces of a housing development to public sewers and watercourses, thus reducing the risk of localised flooding, pollution and other environmental damage.						
Credit requirements	The development must meet the following criteria. <table><tr><th>Credits</th><td>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:</td></tr><tr><td>1</td><td>Hard Surfaces</td></tr><tr><td>1</td><td>Roofs</td></tr></table> <p>* Where a statutory body requires a greater attenuation then the higher requirement should be met in order to achieve these credits.</p>	Credits	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:	1	Hard Surfaces	1	Roofs
Credits	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:						
1	Hard Surfaces						
1	Roofs						
Development features and compliance	No water attenuation services are specified for the development						

# Pollution

## 7 Fitzroy Square

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### Pol 4 – Renewable and Low Emission Energy Source

0 out of 3 credits are likely to be awarded

#### Aim

To reduce atmospheric pollution by encouraging locally generated renewable and low emission energy to supply a significant proportion of the development's energy demand.

#### Credit requirements

The development should meet the following criteria.

Credits	
1	Where evidence provided demonstrates that a feasibility study considering renewable and low emission energy has been carried out and the results implemented.
2	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*.
3	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*.

#### Development features and compliance

No renewables are being incorporated into the development at present.

# Pollution

## 7 Fitzroy Square

### Pol 5 – Flood Risk

2 out of 2 credits are likely to be awarded

#### Aim

To encourage developments in areas with low risk of flooding or if developments are to be situated in areas with a medium risk of flooding, that appropriate measures are taken to reduce the impact in an eventual case of flooding.

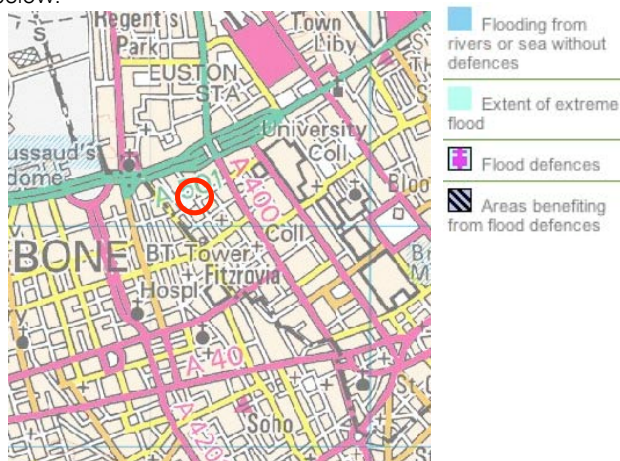
#### Credit requirements

The development must meet the following criteria.

Credits	
2	Where evidence provided demonstrates that the assessed development is located in a zone defined as having a low annual probability of flooding. OR
1	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.

#### Development Features relating to credit

The development is in a low flood risk zone as illustrated by the EA Flood Risk Map below.



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# Materials

## 7 Fitzroy Square

eight  
associates

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The large volumes of UK-produced and foreign-imported materials used in the construction sector have a very large negative environmental impact. This can be as a result of the energy used to in the manufacture of the material, its 'embodied energy', or the waste and land destruction caused by the quarrying of the raw material inputs.

The harmful effects of building materials can be reduced through choosing materials with a relatively low environmental impact. In order to assess the environmental impact of materials, 'life-cycle' analysis can be used to assess materials in order to incorporate the actual cost versus the monetary cost of materials. In addition, care can be taken as to the sourcing of materials, referred to as 'responsible sourcing'. This includes selecting and purchasing materials from local suppliers, using reused or recycled materials and using timber from temperate and sustainably managed woodlands, Building designs that incorporate the use of existing structure will have a relatively low environmental impact.

EcoHomes 2006 encourages sustainable sourcing of materials from certified origins and the use of build-ups with lower environmental impacts as according to the BRE's "Green Guide to Specifications".

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# Materials

## 7 Fitzroy Square

eight  
associates

### Mat 1 – Environmental Impact of Materials

16 out of 16 credits are likely to be achieved

#### Aim

To encourage the use of materials that have less impact on the environment, taking account of the full life-cycle.

#### Credit requirements

If at least 80% by area of each element scores an 'A rating' within the Green guide to Housing Specification, the credit allocation is attained.

#### Development features and compliance

Element		Specification	% area	Green Guide Rating	Credits
Roof		Slates, timber battens and insulation	TBC	A	3
Ex. Walls		Existing	TBC	A	3
In. walls		Existing	TBC	A	3
Floor		Existing	TBC	A	3
Windows		Existing	TBC	A	2
Hard landscaping		Existing	TBC	A	1
Boundary protection		Existing	TBC	A	1

### Mat 2 – Responsible sourcing of Materials: Basic Building Elements

4 out of 6 credits are likely to be achieved

#### Aim

To recognise and encourage the specification of responsibly sourced materials for key building requirements.

#### Credit requirements

All dwellings in the development must meet one of the following criteria.

Credits	
1-6	Where materials used in key building elements are responsibly sourced.

#### Development features and compliance

All timber elements will be required to be sustainably sourced (FSC/PEFC) and the majority of other building elements are being retained

# Materials

## 7 Fitzroy Square

### Mat 3 – Responsible Sourcing of Materials: Finishing Elements

**2 out of 3 credits are likely to be achieved**

#### Aim

To recognise and encourage the specification of responsibly sourced materials for secondary building and finishing elements.

#### Credit requirements

All dwellings in the development must meet one of the following criteria.

Credits	
1-3	Where materials used in secondary building and finishing elements are responsibly sourced.

#### Development features and compliance

It is likely that many of the finishing elements will be timber, all of which will be sustainably sourced (e.g. FSC certified).

### Mat 4 – Recycling Facilities

**6 out of 6 credits are likely to be achieved**

#### Aim

To encourage developers to provide homeowners with the opportunity and facilities to recycle household waste.

#### Credit requirements

All dwellings in the development must meet the following criteria for the storage of recyclable household waste.

Credits	
2	<p>Providing one of the following recycling facilities.</p> <p>Three internal storage bins with:</p> <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> <p>OR Three external bins with:</p> <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> <p>OR A local authority collection scheme for recyclable material*.</p>
6	<p>Provide full recycling facilities of:</p> <p>Three internal storage bins with:</p> <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> <p>AND EITHER Three external bins with:</p> <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> <p>OR A local authority collection scheme for recyclable material*.</p>

#### Development features and compliance

Internal bins will be provided in a dedicated space in the kitchen with a minimum total capacity of 30 litres. Camden operate a recycling collection scheme.

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# Water

## 7 Fitzroy Square

eight  
associates

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### Water

UK has less available water per person than most other European countries. Water supplies are coming under strain from a combination of increasing population density in low rainfall areas, increasing water usage trends, changing weather patterns and infrastructure depreciation. Furthermore, water transportation has an energy requirement that can be reduced through water efficiency measures.

Ensuring adequate water supply levels is a national issue that could be addressed through water supply measures such as building reservoirs, desalination plants and expanding water transport. However, reversing the current trend of increasing water usage over expanding water supply infrastructure is a more commercially viable and environmental cost-effective manner of minimising the risk of prolonged water shortages. Water saving devices available to reduce water usage includes aerated taps, low flow showerheads, dual flush toilets and cistern displacement devices.

EcoHomes 2006 promotes the reduction in consumption of potable water in the home and encourages the use of rainwater for landscaping. The simplest and most cost effective system for rainwater collection is the water butt, but more complex central collection communal systems are available also.

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# Water

## 7 Fitzroy Square

eight  
associates

Wat 1 – Internal Potable Water Use		0 out of 5 credits are likely to be awarded													
Aim		To reduce consumption of potable water in the home.													
Credit requirements		All dwellings in the development must meet the following criteria. <table><tr><td>Credits</td><td>Water consumption (m³/bedspace/year)</td></tr><tr><td>1</td><td>&lt; 52</td></tr><tr><td>2</td><td>≤ 47</td></tr><tr><td>3</td><td>≤ 42</td></tr><tr><td>4</td><td>≤ 37</td></tr><tr><td>5</td><td>≤ 32</td></tr></table>		Credits	Water consumption (m³/bedspace/year)	1	< 52	2	≤ 47	3	≤ 42	4	≤ 37	5	≤ 32
Credits	Water consumption (m³/bedspace/year)														
1	< 52														
2	≤ 47														
3	≤ 42														
4	≤ 37														
5	≤ 32														
Development features and compliance		Because a swimming pool is being fitted in the basement, no credits can be awarded.													
Wat 2 – External Potable Water Use		1 out of 1 credit likely to be awarded													
Aim		To encourage the recycling of rainwater, and reduce the amount of water taken from the mains, for use in landscape/garden watering.													
Credit requirements		All dwellings in the development must meet the following criteria: <table><tr><td>Credits</td><td></td></tr><tr><td>1</td><td>For specifying a system that will collect rain water for use in external irrigation/ watering, e.g. water butts, central rainwater collection systems, etc.</td></tr></table>		Credits		1	For specifying a system that will collect rain water for use in external irrigation/ watering, e.g. water butts, central rainwater collection systems, etc.								
Credits															
1	For specifying a system that will collect rain water for use in external irrigation/ watering, e.g. water butts, central rainwater collection systems, etc.														
Development features and compliance		A compliant water butt will be fitted to the terrace.													
Information required at formal stage		Site plan showing full site and any external areas.													

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# Land Use & Ecology

## 7 Fitzroy Square

eight  
associates

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### Ecology

The preservation of biodiversity is an important concern in a country with a high population density such as the UK. Development is often linked with habitat destruction, but opportunities for habitat conservation and enhancement within new developments provide a chance to contribute to wildlife corridors within urban areas and to increase the ecological value of built land (the ecological value of a site is affected by previous uses and the presence of ecological features such as trees, hedges, watercourses, wetlands, meadows etc.) EcoHomes 2006 encourages the use of land with a low existing ecological value and rewards measures taken to protect and to increase the biodiversity of the site.



# Land Use & Ecology

## 7 Fitzroy Square

<b>Eco 1 – Ecological Value of Site</b>	<b>1 out of 1 credit likely to be awarded</b>				
<b>Aim</b>	To encourage, development on land that already has a limited value to wildlife and discourage the development of ecologically valuable sites.				
<b>Credit requirements</b>	<p>The development must meet the following criteria:</p> <table><tr><th>Credits</th><th></th></tr><tr><td>1</td><td><p>For developing land of inherently low ecological value and demonstrating this by either:</p><ul style="list-style-type: none"><li>meeting the defined criteria for low ecological value (using the EcoHomes checklist)</li></ul><p>OR</p><ul style="list-style-type: none"><li>providing an ecological report of the site prepared by a Suitably Qualified Ecologist, which should state that the land being developed:</li><li>is of low or insignificant ecological value</li></ul><p>OR</p><ul style="list-style-type: none"><li>will remain undisturbed by the construction works in areas of ecological value.</li></ul></td></tr></table>	Credits		1	<p>For developing land of inherently low ecological value and demonstrating this by either:</p> <ul style="list-style-type: none"><li>meeting the defined criteria for low ecological value (using the EcoHomes checklist)</li></ul> <p>OR</p> <ul style="list-style-type: none"><li>providing an ecological report of the site prepared by a Suitably Qualified Ecologist, which should state that the land being developed:</li><li>is of low or insignificant ecological value</li></ul> <p>OR</p> <ul style="list-style-type: none"><li>will remain undisturbed by the construction works in areas of ecological value.</li></ul>
Credits					
1	<p>For developing land of inherently low ecological value and demonstrating this by either:</p> <ul style="list-style-type: none"><li>meeting the defined criteria for low ecological value (using the EcoHomes checklist)</li></ul> <p>OR</p> <ul style="list-style-type: none"><li>providing an ecological report of the site prepared by a Suitably Qualified Ecologist, which should state that the land being developed:</li><li>is of low or insignificant ecological value</li></ul> <p>OR</p> <ul style="list-style-type: none"><li>will remain undisturbed by the construction works in areas of ecological value.</li></ul>				
<b>Development features and compliance</b>	The development is a refurbishment of an existing site so no existing ecology will be impacted.				
<b>Eco 2 – Ecological Enhancement</b>	<b>0 out of 1 credit likely to be awarded</b>				
<b>Aim</b>	To enhance the ecological value of a site.				
<b>Credit requirements</b>	<p>The development must meet the following criteria.</p> <table><tr><th>Credits</th><th></th></tr><tr><td>1</td><td>Where ecological features have been designed-in for positive enhancement of the site ecology in accordance with advice from a 'Suitably Qualified Ecologist'.</td></tr></table>	Credits		1	Where ecological features have been designed-in for positive enhancement of the site ecology in accordance with advice from a 'Suitably Qualified Ecologist'.
Credits					
1	Where ecological features have been designed-in for positive enhancement of the site ecology in accordance with advice from a 'Suitably Qualified Ecologist'.				
<b>Development features and compliance</b>	An ecologist will not be appointed for this development due to the restricted site.				
<b>Eco 3 – Protection of Ecological Features</b>	<b>1 out of 1 credit likely to be awarded</b>				
<b>Aim</b>	To protect existing ecological features from substantial damage during the clearing of the site and the completion of construction works.				
<b>Credit requirements</b>	<p>The development must meet the following criteria.</p> <table><tr><th>Credits</th><th></th></tr><tr><td>1</td><td>All existing features of ecological value are maintained and adequately protected from damage during site preparation and construction works.</td></tr></table>	Credits		1	All existing features of ecological value are maintained and adequately protected from damage during site preparation and construction works.
Credits					
1	All existing features of ecological value are maintained and adequately protected from damage during site preparation and construction works.				
<b>Development features and compliance</b>	There are no ecological features on site, as defined in Eco 1. Therefore this credit is awarded by default.				

# Land Use & Ecology

## 7 Fitzroy Square

### Eco 4 – Change of Ecological Value of Site

2 out of 4 credits are likely to be awarded

#### Aim

The aim of this credit is to reward steps taken to minimise reductions in ecological value and to encourage an improvement.

#### Credit requirements

The development must meet the following criteria:

Credits	
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.

#### Development features and compliance

There will be no change in ecological value on site.

### Eco 5 – Building Footprint

2 out of 2 credits are likely to be awarded

#### Aim

To promote the most efficient use of a building's footprint by ensuring land and material use is maximised for every dwelling on a development.

#### Credit requirements

The development must meet the following criteria:

Credits	
1	Where the total combined Floor Area: Footprint ratio for all houses on the site is greater than 2.5:1. AND Where the total combined Floor Area: Footprint ratio for all flats on the site is greater than 3.5:1.
2	Where the total combined Floor Area: Footprint ratio for all dwellings on the site is greater than 3.5:1.

#### Development features and compliance

The building has a total of five storeys, so a floor area : footprint ratio of greater than 3.5:1.

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# Health & Wellbeing

## 7 Fitzroy Square

eight  
associates

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### Health and Wellbeing

In the UK people spend, on average, around 90% of their time in buildings or within the built environment. Buildings make a major contribution to our quality of life because of the environments they provide for our work, leisure and home life. They must provide a healthy and comfortable environment in which to live or work. Improved quality of environments within and around homes can impact on physical and mental health. Key issues that EcoHomes 2006 addresses include lighting, noise and private space.



# Health & Wellbeing

## 7 Fitzroy Square

eight  
associates

### Hea 1 – Daylighting

2 out of 3 credits are likely to be awarded

#### Aim

To improve the quality of life in homes through good daylighting, and to reduce the need for energy to light a home.

#### Credit requirements

The development must meet the following criteria:

Credits	
1	Kitchen to achieve a minimum average daylight factor of at least 2%*.
1	Living rooms, dining rooms and studies to achieve a minimum average daylight factor of at least 1.5%*.
1	Kitchens, living rooms, dining rooms and studies to be designed to have a view of the sky*. * calculated according to the method set out below. Targets based on British Standard BS 8206: Part 2 recommendations.

#### Development features and compliance

Professionally produced daylighting calculations will be carried out. The development is expected to perform well with the kitchen to achieve a daylight factor of at least 2.0% and the living room, dining room and study to achieve at least 1.5%.

It is unlikely that all necessary rooms will obtain a view of sky, therefore the third credit is unlikely to be achieved.

# Health & Wellbeing

## 7 Fitzroy Square

eight  
associates

### Hea 2 – Sound Insulation

2 out of 4 credits are likely to be awarded

#### Aim

To ensure the provision of sound insulation and reduce the likelihood of noise complaints.

#### Credit requirements

The development must meet the following criteria:

Credits	
1	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* AND A commitment to achieve the performance standards set out in the Building Regulations for England and Wales, Approved Document E (2003 Edition).
2	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* AND A commitment to achieve the performance standards set out in the Building Regulations for England and Wales, Approved Document E (2003 Edition)
3	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* AND 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).
4	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* AND A commitment to achieve airborne sound insulation values that are at least 5dB higher, and impact sound insulation values that are at least 5dB lower, than the performance standards set out in the Building Regulations for England and Wales, Approved Document E (2003 Edition).

#### Development features and compliance

A UKAS registered acoustic consultant will be commissioned to carry out a programme of pre-completion testing to demonstrate that the development meets performance standards as set out in the Building Regulations for England and Wales.

# Health & Wellbeing

## 7 Fitzroy Square

eight  
associates

Hea 3 – Private Space	1 out of 1 credit is likely to be awarded				
Aim	To improve the occupiers' quality of life by providing an outdoor space for their use, which is at least partially private.				
Credit requirements	<p>The development must meet the following criteria:</p> <table><tr><th>Credits</th><td></td></tr><tr><td>1</td><td>Provide an outdoor space that is at least partially private.</td></tr></table>	Credits		1	Provide an outdoor space that is at least partially private.
Credits					
1	Provide an outdoor space that is at least partially private.				
Development features and compliance	The development features a roof terrace.				



# Management

## 7 Fitzroy Square

eight  
associates

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### Management

The management and operation of a building and the construction process itself have a major impact on its environmental performance. Information can encourage the tenants running the building to have an integrated energy and environmental perspective in their daily business.

In addition, site management during construction works is important to ensure the optimum use of natural resources and to minimise impact on the local environment through control of pollution, waste production and energy consumption.

EcoHomes 2006 encourages occupants and constructors to understand and operate in an energy efficient and an environmentally and socially accountable manner.

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# Management

## 7 Fitzroy Square

eight  
associates

### Man 1 – Home User Guide

3 out of 3 credits are likely to be awarded

#### Aim

To recognise and encourage the provision of guidance to enable home owners/occupiers to understand and operate their home efficiently, in line with current good practice and in the manner envisaged by the developer, and to make best use of local facilities.

#### Credit requirements

All dwellings in the development must meet the following criteria.

Credits	
2	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	Where evidence can be provided to demonstrate that the guide also covers information relating to the site and its surroundings.

#### Development features and compliance

A Home User Guide will be developed and provided for building occupants, to include the following:

2 credits	3 credits (as for 2 credits plus:)
<ol style="list-style-type: none"> <li>1. Environmental Design Features (including EcoHomes certificate)</li> <li>2. Energy <ul style="list-style-type: none"> <li>- SAP Rating (SAP)</li> <li>- Details of renewable energy systems</li> <li>- Insulation &amp; Draughting measures</li> <li>- Energy saving tips</li> </ul> </li> <li>3. Water Use <ul style="list-style-type: none"> <li>- Internal &amp; External water saving features</li> </ul> </li> <li>4. Recycling &amp; Waste <ul style="list-style-type: none"> <li>- Local Authority Scheme details</li> <li>- Location of Recycling Bins</li> </ul> </li> <li>5. Sustainable DIY tips</li> <li>6. Emergency information <ul style="list-style-type: none"> <li>- Smoke detector locations</li> </ul> </li> <li>7. Links, References &amp; Further info</li> </ol>	<ol style="list-style-type: none"> <li>1. Recycling &amp; Waste <ul style="list-style-type: none"> <li>- Details of where to recycle materials not covered by LA weekly collection scheme</li> </ul> </li> <li>2. Public Transport <ul style="list-style-type: none"> <li>- Maps &amp; Timetables</li> <li>- Cycle storage &amp; local cycle paths</li> <li>- Car parking &amp; any local car sharing or park &amp; ride schemes</li> <li>- How to get to local amenities by public transport</li> </ul> </li> <li>3. Local amenities <ul style="list-style-type: none"> <li>- Location of amenities listed under credit Tra 3</li> </ul> </li> <li>4. Responsible Purchasing <ul style="list-style-type: none"> <li>- White goods, light fittings, timber and local or organic food (farmers markets etc)</li> </ul> </li> <li>5. Emergency information <ul style="list-style-type: none"> <li>- A&amp;E department and emergency services</li> </ul> </li> <li>6. Links, Reference &amp; Further info</li> </ol>

# Management

## 7 Fitzroy Square

eight  
associates

### Man 2 – Considerate Constructors

2 out of 2 credits are likely to be awarded

#### Aim

To recognise and encourage construction sites to be managed in an environmentally and socially considerate and accountable manner.

#### Credit requirements

All dwellings in the development must meet the following criteria.

Credits	
1	Where evidence can be provided to demonstrate that there is a commitment to comply with best practice site management principles.
2	Where evidence provided demonstrates that there is a commitment to go significantly beyond best practice site management principles.

#### Development features and compliance

The scheme will be registered under the Considerate Constructors Scheme and will obtain a minimum of 32 out of 40 points.

### Man 3 – Construction Site Impacts

3 out of 3 credits are likely to be awarded

#### Aim

To recognise and encourage construction sites managed in an environmentally sound manner in terms of resource use, energy consumption, waste management and pollution.

#### Credit requirements

All dwellings in the development must meet the following criteria.

Credits	
1	Where evidence provided demonstrates that there is a commitment and a strategy to monitor, sort and recycle construction waste on site. AND
1	Where evidence provided demonstrates that 2 or more of items a-f, listed below are achieved. OR
2	Where evidence provided demonstrates that 4 or more of items a-f, listed below are achieved.
	<ul style="list-style-type: none"><li>- monitor and report CO<sub>2</sub> or energy arising from site activities;</li><li>- monitor and report CO<sub>2</sub> or energy arising from transport to and from site;</li><li>- monitor and report on water consumption from site activities;</li><li>- adopt best practice policies in respect of air (dust) pollution arising from the site;</li><li>- adopt best practice policies in respect of water (ground and surface) pollution occurring on the site.</li><li>- 80% of site timber is reclaimed, reused or responsibly sourced.</li></ul>

#### Development features and compliance

The contractor will be required to cover the following issues:

- strategy to monitor, sort and recycle construction waste on site
- monitor and report CO<sub>2</sub> arising from site activities
- monitor water consumption from site activities
- adoption of the Environment Agency's PPGs 1,5 and 6 in relation to air pollution and water pollution
- At least 80% of timber is reclaimed, reused or responsibly sourced

# Management

## 7 Fitzroy Square

eight  
associates

### Man 4 – Security

1 out of 2 credits are likely to be awarded

#### Aim

To encourage the design of developments where people feel safe and secure; where crime and disorder, or the fear of crime, does not undermine quality of life or community cohesion.

#### Credit requirements

All dwellings in the development must meet the following criteria.

Credits	
1	A commitment to work with an Architectural Liaison Officer and to achieve the Secured by Design award.
1	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)

#### Development features and compliance

A commitment has been made to work with an Architectural liaison Officer (ALO) and to follow all recommendations in terms of security design on site.

# Appendix 1

## Scoresheet

### 7 Fitzroy Square

		Achieved	Available	Weighted Score
<b>ENERGY</b>				
Ene 1	Dwelling Emission Rate	0	15	0.00
Ene 2	Heat Loss Parameter	0	2	0.00
Ene 3	Drying Space	1	1	0.92
Ene 4	Eco Labelled White Goods	2	2	1.83
Ene 5	Internal Lighting	1	2	0.92
Ene 6	External Lighting	2	2	1.83
	Sub-total	6	24	5.50
<b>TRANSPORT</b>				
Tra 1	Public Transport	2	2	2.00
Tra 2	Cycle Storage	2	2	2.00
Tra 3	Local Amenities	3	3	3.00
Tra 4	Home Office	1	1	1.00
	Sub-total	8	8	8.00
<b>POLLUTION</b>				
Pol 1	Insulation GWP	1	1	0.91
Pol 2	NOx Emissions	2	3	1.82
Pol 3	Reduction of Surface Runoff	0	2	0.00
Pol 4	Renewable & Low Emissions Energy	0	3	0.00
Pol 5	Flood Risk	2	2	1.82
	Sub-total	5	11	4.54
<b>MATERIALS</b>				
Mat 1	Environmental Impact	16	16	7.23
Mat 2	Responsible Sourcing: Basic Elements	4	6	1.81
Mat 3	Responsible Sourcing: Finishing Elements	2	3	0.90
Mat 4	Recycling Facilities	6	6	2.71
	Sub-total	28	31	12.65
<b>WATER</b>				
Wat 1	Internal Potable Water Use	0	5	0.00
Wat 2	External Potable Water Use	1	1	1.67
	Sub-total	1	6	1.67
<b>LAND USE &amp; ECOLOGY</b>				
Eco 1	Ecological Value of Land	1	1	1.33
Eco 2	Ecological Enhancement	0	1	0.00
Eco 3	Protection of Ecological Features	1	1	1.33
Eco 4	Change of Ecological Value	2	4	2.67
Eco 5	Building Footprint	2	2	2.67
	Sub-total	6	9	8.00
<b>HEALTH AND WELLBEING</b>				
Hea 1	Daylighting	2	3	3.50
Hea 2	Sound Insulation	2	4	3.50
Hea 3	Private Space	1	1	1.75
	Sub-total	5	8	8.75
<b>MANAGEMENT</b>				
Man 1	Home User Guide	3	3	3.00
Man 2	Considerate Constructors	2	2	2.00
Man 3	Construction Site Impacts	3	3	3.00
Man 4	Security	1	2	1.00
	Sub-total	9	10	9.00
<b>TOTAL</b>				
CURRENT PREDICTED SCORE:				58.11
RATING:				VERY GOOD