

**CODE FOR SUSTAINABLE HOMES  
PRE-ASSESSMENT ESTIMATE**

**WHITE LODGE  
252 FINCHLEY ROAD, LONDON**



**BUILDING SERVICES CONSULTANTS**

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**Background**

Full Code for Sustainable Homes Technical Guidance can be downloaded from the Code for Sustainable Homes webpage at [www.planningportal.gov.uk](http://www.planningportal.gov.uk). If you notice any errors or experience any difficulties when using the tool, you can report the problem at [csh@bre.co.uk](mailto:csh@bre.co.uk) writing Code Tools in the title or body of text.

The pre-assessment estimator tool allows an evaluation of the potential rating achievable under a formal Code for Sustainable Homes assessment for a **single dwelling type**.

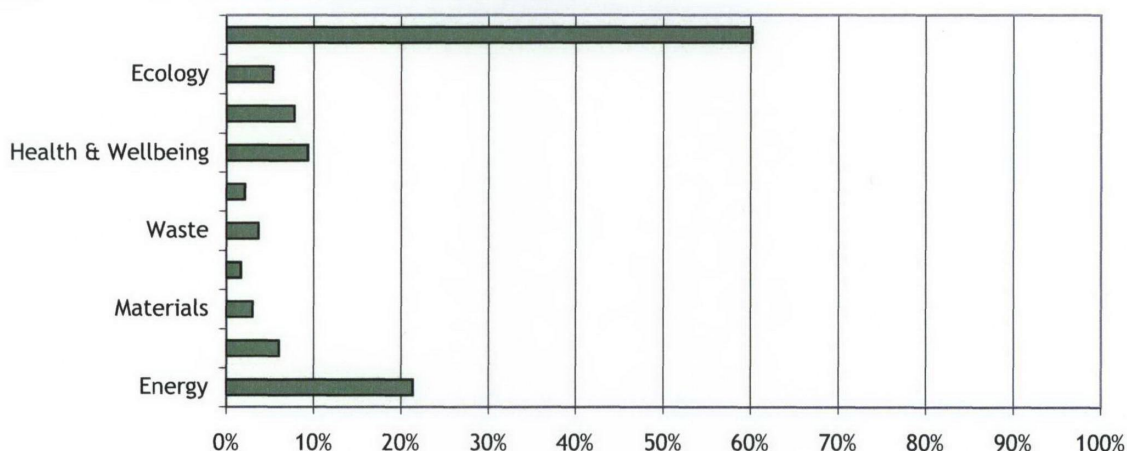
Several dwellings on the same site may achieve different levels and scores. Under a formal assessment, where there are any differences in how any of the credits are achieved, a new dwelling type must be created. However, a new pre-assessment estimator should only be created where there are changes between dwellings that affect any individual credit score.

Development Name: **White Lodge - Finchley Road -rev a**  
Dwelling Description: **Flat 3**

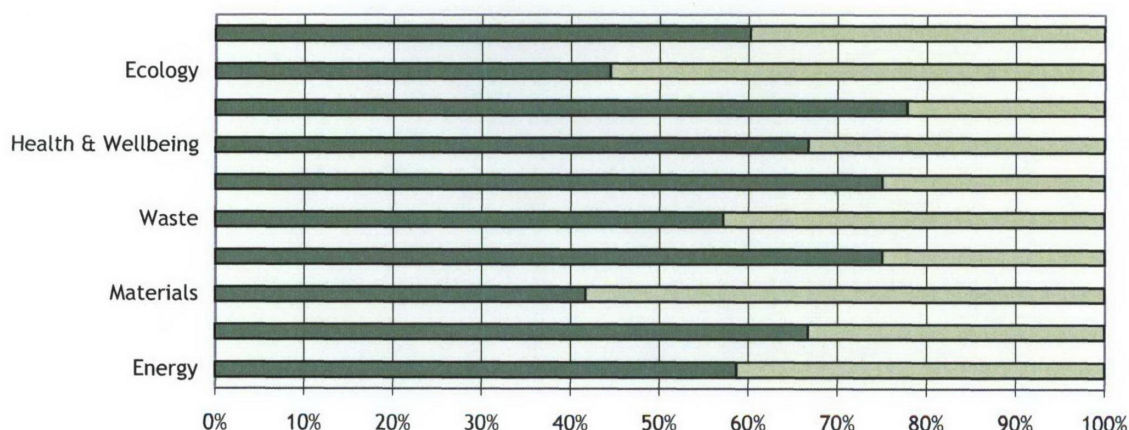
**PREDICTED RATING - CODE LEVEL: 3**

Breakdown: Energy - Code Level: 3                      Mandatory Requirements: All met  
Water - Code Level: 4                                      % Points: 60.19% - Code Level: 3

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



Graph 2: Predicted percentage of each credit and total score achievable



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



CATEGORY 1 ENERGY		Overall Level: 3	Overall Score	60.19		
% of Section Credits Predicted: 59%			Credits	Level		
Contribution to Overall Score: 21.34 points			17 of 29 Credits	Level 3	Assumptions Made	Evidence Required
Ene 1 DER improvement over TER	<p>Credits are awarded based on the percentage improvement of the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as calculated using SAP 2005. Minimum standards for each Code level apply.</p> <p>Select the % improvement</p> <ul style="list-style-type: none"> <li>0% improvement <input type="radio"/></li> <li>OR 10% Improvement <input type="radio"/></li> <li>OR 14% Improvement <input type="radio"/></li> <li>OR 18 % Improvement <input type="radio"/></li> <li>OR 22% Improvement <input type="radio"/></li> <li>OR 25% Improvement <input checked="" type="radio"/></li> <li>OR 31% Improvement <input type="radio"/></li> <li>OR 37% Improvement <input type="radio"/></li> <li>OR 44% Improvement <input type="radio"/></li> <li>OR 52% Improvement <input type="radio"/></li> <li>OR 60% Improvement <input type="radio"/></li> <li>OR 69% Improvement <input type="radio"/></li> <li>OR 79% Improvement <input type="radio"/></li> <li>OR 89% Improvement <input type="radio"/></li> <li>OR 100% Improvement <input type="radio"/></li> <li>OR True Zero Carbon* <input type="radio"/></li> </ul>	5 of 15 Credits	Level 3	<p>Taken from SAP Calculations produced by VDCL - Includes 4m of solar panels, Wall U-value at 0.25W/m<sup>2</sup>K and Window 1.8W/m<sup>2</sup>K, Low energy lighting at 50%.</p>		
Ene 2 Building Fabric	<p>Credits are awarded based on the Heat Loss Parameter (HLP) obtained from the SAP 2005 calculations. This is based on the level of insulation provided in the dwellings.</p> <p>Select a HLP range</p> <ul style="list-style-type: none"> <li>Greater than 1.30 <input type="radio"/></li> <li>OR Less than or equal to 1.30 <input type="radio"/></li> <li>OR Less than or equal to 1.10 <input checked="" type="radio"/></li> </ul>	2 of 2 Credits	-	<p>Taken from SAP Calculations produced by VDCL - Includes 4m of solar panels, Wall U-value at 0.25W/m<sup>2</sup>K and Window 1.8W/m<sup>2</sup>K, Low energy lighting at 50%.</p>		
Ene 3 Internal Lighting	<p>Credits are awarded based on the percentage of dedicated energy efficient lighting provided in habitable spaces within the dwelling.</p> <p>Select the % of dedicated energy efficient lighting</p> <ul style="list-style-type: none"> <li>Less than 40% <input type="radio"/></li> <li>OR Greater than or equal to 40% <input checked="" type="radio"/></li> <li>OR Greater than or equal to 75% <input type="radio"/></li> </ul>	1 of 2 Credits	-	50% Low energy light fittings		

Issue		Credits	Level	Assumptions Made	Evidence Required
Ene 4 Drying Space	<p>One credit is awarded for the provision of either internal or external drying space with posts and footings, or fixings capable of holding 4m+ of drying line for 1-2 bed dwellings and 6m+ for dwellings with 3 bedrooms or greater.</p> <p>Will drying space meeting the criteria be provided? _____</p> <p>Yes <input checked="" type="radio"/></p> <p>OR No <input type="radio"/></p>	1 of 1 Credits	-		
Ene 5 Energy Labelled White Goods	<p>Credits are awarded where each dwelling is provided with either information about the EU Energy Labelling Scheme or White Goods with the ratings stated below:</p> <p>Select the appropriate option below _____</p> <p>EU Energy labelling information <input type="checkbox"/></p> <p>OR A+ Rated Fridges and Freezers <input checked="" type="checkbox"/></p> <p>AND/OR A Rated washing machines &amp; dishwashers</p> <p>AND B Rated Washer dryers and tumble dryers <input checked="" type="checkbox"/></p>	2 of 2 Credits	-		
Ene 6 External Lighting	<p>Credits are awarded based on the provision of space lighting with dedicated energy efficient fittings and security lighting with appropriate control gear.</p> <p>Space Lighting _____</p> <p>None provided <input type="radio"/></p> <p>OR Non Code compliant lighting <input type="radio"/></p> <p>OR Code compliant lighting <input checked="" type="radio"/></p> <p>Security Lighting _____</p> <p>None provided <input checked="" type="radio"/></p> <p>OR Non Code compliant lighting <input type="radio"/></p> <p>OR Code compliant lighting and controls <input type="radio"/></p>	1 of 1 Credits	-		
Ene 7 Low or Zero Carbon Technologies	<p>Credits are awarded where either 10% or 15% of the dwellings heating energy requirements (SAP 2005) are met by low or zero carbon technologies. Note that where funding has not been granted through the Low Carbon Buildings Programme, a feasibility study is required that meets the Code requirements.</p> <p>Select % contribution made by low or zero carbon technologies _____</p> <p>Less than 10% of demand <input type="radio"/></p> <p>OR 10% of demand or greater <input checked="" type="radio"/></p> <p>OR 15% of demand or greater <input type="radio"/></p>	1 of 2 Credits	-	10% reduction in energy requirements will be achievable	

Issue	Credits	Level	Assumptions Made	Evidence Required
Ene 8 Cycle Storage	Credits are awarded where safe, secure and weather proof cycle storage is provided according to the Code requirements.  Fill in the development details below _____  Number of bedrooms: <input type="text" value="3"/> Number of cycles stored per dwelling <input type="text" value="2.0"/> Will the storage be communal? <input checked="" type="checkbox"/>	2 of 2 Credits	-	
Ene 9 Home Office	One credit is awarded for the provision of space for a home office. The location, space and services provided must meet the Code requirements.  Will there be provision for a Home Office? _____  Yes <input checked="" type="radio"/> OR No <input type="radio"/>	1 of 1 Credits	-	



CATEGORY 2 WATER		Overall Level: 3	Overall Score	60.19		
% of Section Credits Predicted: 67%			Credits	Level		
Contribution to Overall Score: 6.00 points			4 of 6 Credits	Level 4	Assumptions Made	Evidence Required
Wat 1 Internal Potable Water Use	<p>Credits are awarded based on the predicted average household water consumption, calculated using the Code Water Calculator Tool. Minimum standards for each code level apply.</p> <p>Select the predicted water use _____</p> <p>greater than 120 litres/ person/ day <input type="radio"/></p> <p>OR less than 120 litres/ person/ day <input type="radio"/></p> <p>OR less than 110 litres/ person/ day <input type="radio"/></p> <p>OR less than 105 litres/ person/ day <input checked="" type="radio"/></p> <p>OR less than 90 litres/ person/ day <input type="radio"/></p> <p>OR less than 80 litres/ person/ day <input type="radio"/></p>	3 of 5 Credits	Level 3 Level 4	Level 3 or 4 a maximum of 105lts per person per day		
Wat 2 External Potable Water Use	<p>One credit is awarded where a compliant system is specified for collecting rainwater for external irrigation purposes. Where no outdoor space is provided the credit can be achieved by default.</p> <p>Select the scenario that applies _____</p> <p>No internal or communal outdoor space <input type="radio"/></p> <p>OR Outdoor space with collection system <input checked="" type="radio"/></p> <p>OR Outdoor space without collection system <input type="radio"/></p>	1 of 1 Credits	-			

CATEGORY 3 MATERIALS		Overall Level: 3	Overall Score	60.19		
% of Section Credits Predicted: 42%			Credits	Level		
Contribution to Overall Score: 3.00 points			10 of 24 Credits	All Levels	Assumptions Made	Evidence Required
Mat 1 Environmental Impact of Materials	<p><b>Mandatory Requirement:</b> At least three of the five key building elements must achieve a Green Guide 2007 Rating of A+ to D.</p> <p><b>Tradable Credits:</b> Points are awarded on a scale based on the Green Guide Rating of the specifications. The Code Materials Calculator can be used to predict a potential score.</p> <p>Enter the predicted score _____</p> <p>Will the mandatory requirement be met? <input checked="" type="checkbox"/></p> <p>What is the predicted number of credits? <input type="text" value="7"/></p>	7 of 15 Credits	All Levels			
Mat 2 Responsible Sourcing of Materials - Basic Building Elements	<p>Credits are awarded where materials used in the key building elements are responsibly sourced. The Code Materials Calculator can be used to predict a potential score.</p> <p>Predicted Score _____</p> <p>What is the predicted number of credits? <input type="text" value="2"/></p>	2 of 6 Credits	-			
Mat 3 Responsible Sourcing of Materials - Finishing Elements	<p>Credits are awarded where materials used in the finishing elements are responsibly sourced. The Code Materials Calculator can be used to predict a potential score.</p> <p>Predicted Score _____</p> <p>What is the predicted number of credits? <input type="text" value="1"/></p>	1 of 3 Credits	-			

CATEGORY 4 SURFACE WATER RUN-OFF		Overall Level: 3	Overall Score 60.19		
% of Section Credits Predicted: 75%			Credits Level		
Contribution to Overall Score: 1.65 points		3 of 4 Credits	All Levels	Assumptions Made	Evidence Required
Sur 1 Reduction of Surface Water Run-off from Site	<p>Mandatory Requirement: Peak run-off rates and annual run-off volumes post development must not exceed the previous conditions for the site. Tradable Credits: Where rainwater holding facilities / SUDs are used to provide attenuation of water run-off for the volumes required and in accordance with the Code criteria.</p> <p>Provide the following information</p> <p>Will the mandatory requirement be met? <input checked="" type="checkbox"/></p> <p>Will appropriate attenuation be provided from Hard Surfaces? <input type="checkbox"/></p> <p>from Roofs? <input checked="" type="checkbox"/></p>	1 of 2 Credits	All Levels		
Sur 2 Flood Risk	<p>Credits are awarded where developments are located in areas of low flood risk, or where in areas of medium or high flood risk appropriate measures are taken to prevent damage to the property and its contents in accordance with the Code criteria.</p> <p>Select the appropriate option</p> <p>Low Flood Risk <input checked="" type="radio"/></p> <p>OR Medium flood risk with measures <input type="radio"/></p> <p>OR Medium flood risk without measures <input type="radio"/></p> <p>OR High flood risk with measures <input type="radio"/></p> <p>OR High flood risk without measures <input type="radio"/></p>	2 of 2 Credits	-	Low Flood Risk - Postcode checked on Environment Agency website.	



CATEGORY 5 WASTE		Overall Level: 3	Overall Score 60.19		
% of Section Credits Predicted: 57%			Credits Level		
Contribution to Overall Score: 3.66 points		4 of 7 Credits	All Levels	Assumptions Made	Evidence Required
Was 1 Household Waste Storage	<p><b>Mandatory Requirement:</b> The space provided for waste storage should be sized to hold the larger of either all external containers provided by the Local Authority or the min capacity calculated from BS 5906. <u>Tradable Credits</u> are awarded for adequate internal and/ or external recycling facilities.</p> <p>Tick the boxes that apply</p> <ul style="list-style-type: none"> <li>Will the minimum space be provided? <input checked="" type="checkbox"/></li> <li>Internal storage (capacity 60 litres) <input type="checkbox"/></li> <li>Internal storage (capacity 30 litres) <input checked="" type="checkbox"/></li> <li>Local Authority Collection Scheme <input checked="" type="checkbox"/></li> <li>External storage (180 litres) <input checked="" type="checkbox"/></li> <li>Private recycling operator <input type="checkbox"/></li> <li>3 types of waste or greater collected? <input checked="" type="checkbox"/></li> </ul>	4 of 4 Credits	All Levels		
Was 2 Site Waste Management Plan (SWMP)/ Construction Waste	<p><b>Mandatory Requirements:</b> A SWMP plan including the monitoring of waste generated on site and the setting of targets to promote resource efficiency must be produced and implemented.</p> <p><b>Tradable Credits:</b> The SWMP should also include procedures and commitments for minimising waste and/ or commitments to sort, reuse and recycle construction waste.</p> <p>Contents of the SWMP</p> <ul style="list-style-type: none"> <li>Is the development cost less than £200K? <input checked="" type="checkbox"/></li> <li>Does the SWMP include: <ul style="list-style-type: none"> <li>+ monitoring of waste generated on site? <input type="checkbox"/></li> <li>+ targets to promote resource efficiency? <input type="checkbox"/></li> <li>+ procedures for minimising waste? <input type="checkbox"/></li> <li>+ commitments for minimising waste? <input type="checkbox"/></li> <li>+ procedures to sort, reuse and recycle waste? <input type="checkbox"/></li> <li>+ commitments to sort, reuse and recycle waste? <input type="checkbox"/></li> </ul> </li> </ul>	0 of 2 Credits	All Levels		
Was 3 Composting	<p>One credit is awarded where individual home composting facilities are provided, or where a community/ communal composting service, either run by the Local Authority or overseen by a management plan is in operation.</p> <p>Select the facilities available</p> <ul style="list-style-type: none"> <li>No composting facilities <input checked="" type="radio"/></li> <li>Individual composting facilities <input type="radio"/></li> <li>OR Communal/ community composting? <input type="radio"/></li> <li>Local Authority <input type="checkbox"/></li> <li>OR Private with management plan <input type="checkbox"/></li> </ul>	0 of 1 Credit	-		

CATEGORY 6 POLLUTION		Overall Level: 3	Overall Score 60.19		
% of Section Credits Predicted: 75%		Credits	Level		
Contribution to Overall Score: 2.10 points		3 of 4 Credits	All Levels	Assumptions Made	Evidence Required
Pol 1 Global Warming Potential (GWP) of Insulants	<p>One credit is awarded where all insulating materials have a Global Warming Potential (GWP) of less than 5.</p> <p>Select the most appropriate option</p> <p>All insulants have a GWP less than 5 <input checked="" type="radio"/></p> <p>OR Some insulants have a GWP of less than 5 <input type="radio"/></p> <p>OR No insulants have a GWP of less than 5 <input type="radio"/></p>	1 of 1 Credits	-		
Pol 2 NOx Emissions	<p>Credits are awarded on the basis of NOx emissions arising from the operation of the space heating system within the dwelling.</p> <p>Select the most appropriate option</p> <p>Greater than 100 mg/kWh <input type="radio"/></p> <p>OR Less than 100 mg/kWh <input type="radio"/></p> <p>OR Less than 70 mg/kWh <input type="radio"/></p> <p>OR Less than 40 mg/kWh <input type="radio"/></p> <p>OR Class 4 boiler <input type="radio"/></p> <p>OR Class 5 boiler <input checked="" type="radio"/></p>	2 of 3 Credits	-	High efficiency gas condensing boiler selected	



CATEGORY 7 HEALTH & WELLBEING		Overall Level: 3	Overall Score	60.19															
% of Section Credits Predicted: 67%			Credits	Level															
Contribution to Overall Score: 9.33 points			8 of 12 Credits	All Levels	Assumptions Made	Evidence Required													
Hea 1 Daylighting	<p>Credits are awarded for ensuring key rooms in the dwelling have high daylight factors (DF) and a view of the sky.</p> <p>Select the compliant areas</p> <table border="1"> <tr> <td><u>Room</u></td> <td></td> </tr> <tr> <td>Kitchen: Avg DF greater than 2%</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Living Room*: Avg DF greater than 1.5%</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Dining Room*: Avg DF greater than 1.5%</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Study*: Avg DF greater than 1.5%</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Do all above rooms have a view of the sky?</td> <td><input type="checkbox"/></td> </tr> </table> <p>Any room used for Ene 9 Home Office must also achieve a min DF of 1.5%. *Tick the box if there is no study/ home office as this aspect of the credit will be awarded by default.</p>	<u>Room</u>		Kitchen: Avg DF greater than 2%	<input checked="" type="checkbox"/>	Living Room*: Avg DF greater than 1.5%	<input checked="" type="checkbox"/>	Dining Room*: Avg DF greater than 1.5%	<input checked="" type="checkbox"/>	Study*: Avg DF greater than 1.5%	<input checked="" type="checkbox"/>	Do all above rooms have a view of the sky?	<input type="checkbox"/>	2 of 3 Credits	-				
<u>Room</u>																			
Kitchen: Avg DF greater than 2%	<input checked="" type="checkbox"/>																		
Living Room*: Avg DF greater than 1.5%	<input checked="" type="checkbox"/>																		
Dining Room*: Avg DF greater than 1.5%	<input checked="" type="checkbox"/>																		
Study*: Avg DF greater than 1.5%	<input checked="" type="checkbox"/>																		
Do all above rooms have a view of the sky?	<input type="checkbox"/>																		
Hea 2 Sound Insulation	<p>Credits are awarded where performance standards exceed those required in Building Regulations Part E. This can be demonstrated by carrying out pre-completion testing or through the use of Robust Details.</p> <p>Select a performance standard or type of property</p> <table border="1"> <tr> <td>Credit not sought</td> <td><input type="radio"/></td> </tr> <tr> <td>Airborne: 3db higher; Impact: 3dB lower</td> <td><input checked="" type="radio"/></td> </tr> <tr> <td>OR Airborne: 5db higher; Impact: 5dB lower</td> <td><input type="radio"/></td> </tr> <tr> <td>OR Airborne: 8db higher; Impact: 8dB lower</td> <td><input type="radio"/></td> </tr> <tr> <td>OR Detached Property</td> <td><input type="radio"/></td> </tr> <tr> <td>OR Separating walls and floors only occur between non habitable spaces</td> <td><input type="radio"/></td> </tr> <tr> <td>OR Separating walls and floors only occur between habitable and non-habitable spaces</td> <td><input type="radio"/></td> </tr> </table>	Credit not sought	<input type="radio"/>	Airborne: 3db higher; Impact: 3dB lower	<input checked="" type="radio"/>	OR Airborne: 5db higher; Impact: 5dB lower	<input type="radio"/>	OR Airborne: 8db higher; Impact: 8dB lower	<input type="radio"/>	OR Detached Property	<input type="radio"/>	OR Separating walls and floors only occur between non habitable spaces	<input type="radio"/>	OR Separating walls and floors only occur between habitable and non-habitable spaces	<input type="radio"/>	1 of 4 Credits	-		
Credit not sought	<input type="radio"/>																		
Airborne: 3db higher; Impact: 3dB lower	<input checked="" type="radio"/>																		
OR Airborne: 5db higher; Impact: 5dB lower	<input type="radio"/>																		
OR Airborne: 8db higher; Impact: 8dB lower	<input type="radio"/>																		
OR Detached Property	<input type="radio"/>																		
OR Separating walls and floors only occur between non habitable spaces	<input type="radio"/>																		
OR Separating walls and floors only occur between habitable and non-habitable spaces	<input type="radio"/>																		
Hea 3 Private Space	<p>One credit is awarded for the provision of an outdoor space that is at least partially private. The space must allow easy access to all occupants.</p> <p>Will a private/ semi-private space be provided?</p> <table border="1"> <tr> <td>Yes, private/semi-private space will be provided</td> <td><input checked="" type="radio"/></td> </tr> <tr> <td>OR No private/semi-private space</td> <td><input type="radio"/></td> </tr> </table>	Yes, private/semi-private space will be provided	<input checked="" type="radio"/>	OR No private/semi-private space	<input type="radio"/>	1 of 1 Credits	-	Garden area indicated on planning drawings											
Yes, private/semi-private space will be provided	<input checked="" type="radio"/>																		
OR No private/semi-private space	<input type="radio"/>																		



Issue	Credits	Level	Assumptions Made	Evidence Required
Hea 4 Lifetime Homes	Credits are awarded where the developer has implemented all of the principles of the Lifetime Homes scheme.  <div style="border: 1px solid black; padding: 5px;">             Lifetime Homes Compliance               All Lifetime Homes criteria will be met <input checked="" type="radio"/>              OR Credit not sought <input type="radio"/> </div>	4 of 4 Credits	-	

CATEGORY 8 MANAGEMENT		Overall Level: 3	Overall Score	60.19		
% of Section Credits Predicted: 78%			Credits	Level		
Contribution to Overall Score: 7.78 points			7 of 9 Credits	All Levels	Assumptions Made	Evidence Required
Man 1 Home User Guide	<p>Credits are awarded where a simple guide is provided to each dwelling covering information relevant to the 'non-technical' home occupier, in accordance with the Code requirements. The guide must be available in alternative formats on request.</p> <p>Tick the topics covered by the Home User Guide</p> <p>Operational Issues <input checked="" type="checkbox"/></p> <p>Site and Surroundings <input type="checkbox"/></p>	2 of 3 Credits	-			
Man 2 Considerate Constructors Scheme	<p>Credits are awarded where there is a commitment to comply with best practice site management principles using either the Considerate Constructors Scheme or an alternative locally/nationally recognised scheme.</p> <p>Select the appropriate scheme and score</p> <p>No scheme used <input type="radio"/></p> <p><u>Considerate Constructors</u></p> <p>OR Best Practice: Score between 24 and 31.5 <input type="radio"/></p> <p>OR Best Practice+: Score between 32 and 40 <input checked="" type="radio"/></p> <p><u>Alternative Scheme*</u></p> <p>OR Mandatory + 50% optional requirements <input type="radio"/></p> <p>OR Mandatory + 80% optional requirements <input type="radio"/></p> <p>* In the first instance, contact BRE if you are considering using an alternative scheme.</p>	2 of 2 Credits	-			
Man 3 Construction Site Impacts	<p>Credits are awarded where procedures meeting the Code requirements are in place for the following:</p> <p>Tick the impacts that will be addressed</p> <p><u>Monitor, report and set targets for:</u></p> <p>- CO<sub>2</sub>/ energy use from site activities <input checked="" type="checkbox"/></p> <p>- CO<sub>2</sub>/ energy use from site related transport <input checked="" type="checkbox"/></p> <p>- water consumption from site activities <input checked="" type="checkbox"/></p> <p><u>Adopt best practice policies in respect of:</u></p> <p>- air (dust) pollution from site activities <input type="checkbox"/></p> <p>- water (ground and surface) pollution <input type="checkbox"/></p> <p>80% of site timber is responsibly sourced <input type="checkbox"/></p>	1 of 2 Credits	-			

Issue	Credits	Level	Assumptions Made	Evidence Required	
Man 4 Security	<p>Credits are awarded for complying with Section 2 - Physical Security from Secured by Design - New Homes. An Architectural Liaison Officer (ALO), or alternative, needs to be appointed early in the design process and their recommendations incorporated.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Secured by Design Compliance</p> <p style="text-align: right;">Credit not sought <input type="radio"/></p> <p>OR Secured by Design Section 2 Compliance <input checked="" type="radio"/></p> </div>	<p style="text-align: center;">2 of 2 Credits</p>	<p style="text-align: center;">-</p>		



CATEGORY 9 ECOLOGY		Overall Level: 3	Overall Score Credits	60.19 Level		
% of Section Credits Predicted: 44%			4 of 9 Credits	All Levels	Assumptions Made	Evidence Required
Contribution to Overall Score: 5.33 points						
Eco 1 Ecological Value of Site	<p>One credit is awarded for developing land of inherently low value.</p> <p>Select the appropriate option</p> <p>Credit not sought <input type="radio"/></p> <p>OR Land has ecological value <input type="radio"/></p> <p>OR Land has low/ insignificant ecological value* <input checked="" type="radio"/></p> <p>* Low ecological value is determined either a) by using Checklist Eco 1 across the whole development site; or b) where an ecologist is appointed and can confirm that the construction zone is of low/ insignificant value and the rest of the development site will remain undisturbed by the works.</p>	1 of 1 Credits	-			
Eco 2 Ecological Enhancement	<p>One credit is awarded where there is a commitment to enhance the ecological value of the development site.</p> <p>Tick the appropriate boxes</p> <p>Will a <i>Suitably Qualified Ecologist</i> be appointed to recommend appropriate ecological features? <input type="checkbox"/></p> <p>AND Will all key recommendations be adopted? <input type="checkbox"/></p> <p>AND 30% of other recommendations be adopted? <input type="checkbox"/></p>	0 of 1 Credits	-			
Eco 3 Protection of Ecological Features	<p>One credit is awarded where there is a commitment to maintain and adequately protect features of ecological value.</p> <p>Tick the appropriate boxes</p> <p>Is the site of low ecological value (Eco 1)? <input type="checkbox"/></p> <p>OR If the site has ecological features, will they be maintained and adequately protected during site clearance, preparation and construction works? <input type="checkbox"/></p>	0 of 1 Credits	-			
Eco 4 Change of Ecological Value of Site	<p>Credits are awarded where the change in ecological value has been calculated in accordance with the Code requirements and is calculated to be:</p> <p>Change in Ecological Value</p> <p>Major negative change: fewer than -9 <input type="radio"/></p> <p>Minor negative change: between -9 and -3 <input type="radio"/></p> <p>OR Neutral: between -3 and +3 <input checked="" type="radio"/></p> <p>Minor enhancement: between +3 and +9 <input type="radio"/></p> <p>Major enhancement: greater than 9 <input type="radio"/></p>	2 of 4 Credits	-			

Issue	Credits	Level	Assumptions Made	Evidence Required
Eco 5 Building Footprint	Credits are awarded where the ratio of combined floor area of all dwellings on the site to their footprint is: Ratio of Net Internal Floor Area: Net Internal Ground Floor Area Credit Not Sought <input type="radio"/> OR Houses: 2.5:1 OR Flats: 3:1 <input checked="" type="radio"/> OR Houses: 3:1 OR Flats: 4:1 <input type="radio"/> OR Houses & Flats Weighted (2.5:1 & 3:1) <input type="radio"/> OR Houses & Flats Weighted (3:1 & 4:1) <input type="radio"/>	1 of 2 Credits		



**SCHEDULE ONE - FOR THE RELEVANT BUILDING SECTORS  
REGISTERED ASSESSORS, ASSESSMENT ORGANISATION AND LICENCE  
NUMBER**

The individual (s) named below, representing the Assessment Organisations as party to this Agreement, shall be entitled to carry out assessments for the specified building types only:

Issue: 1

Assessment Organisation: **Vector Design Ltd**

Name: **Darryll Howell (Main Contact)**

is licensed to carry out assessments under the BREEAM scheme for

EcoHomes	Assessor Registration Number	VDL-ECO-DH08
Code for Sustainable Homes	Assessor Registration Number	VDL-CSH-DH08

Name: **Becky Cook**

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EcoHomes	Assessor Registration Number	VDL-ECO-BC04
Code for Sustainable Homes	Assessor Registration Number	VDL-CSH-BC04

**NON-DOMESTIC SCHEMES**

**OFFICES**

Offices means assessment using the 'BREEAM Offices' assessment methodology, developed by BREC to review and improve the environmental performance of office buildings at the design and procurement stage of their development.

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