THE CODE FOR SUSTAINABLE HOMES™

Code for Sustainable Homes

Pre-Assessment Report

SYNTEGRA CONSULTING

Intelligent & Green Building Solutions

Assessor:	**Alan King**
Company:	**Syntegra Consulting Ltd**
Assessor Number:	**STRO003939**
Site Name:	**96 Leather Lane, Holborn, London, EC1N 7TX**
Site Registration:	
Report Reference:	

STROMA CERTIFIED CODE ASSESSOR

Site Details

Site Name:	96 Leather Lane, Holborn, London, EC1N 7TX
Site Registration:	
Site Address:	96 Leather Lane Holborn
City/Town:	London
County:	Greater London
Postcode:	EC1N 7TX
No. of Dwellings:	9
No. of Dwelling Types:	1

Assessor Details

Company Name:	Syntegra Consulting Ltd
Assessor Name:	Alan King
Assessor Number:	STRO003939
Assessor Address:	6 Warren House 17 St Peters Avenue Caversham
City/Town:	Reading
County:	Berkshire
Postcode:	RG4 7RW
Tel:	08450091625
Email:	alan@syntegra-epc.co.uk

Client Details

Company Name:	Inteuropean Properties S.A
Contact Name:	Alexander Uregian
Job Title:	
Email:	huregian@gmail.com
Tel:	
Address:	OMC Chambers, P.O.Box No. 3152, Road Town,
City/Town:	Tortola, BVI
County:	
Postcode:	

Architect Details

Company Name:	Martin Evans architects ltd
Contact Name:	Martin Evans
Job Title:	Architect
Email:	martin@martinevansarchitects.com
Tel:	020 7729 2474
Address:	18 Charlotte Road Shoreditch
City/Town:	London
County:	Greater London
Postcode:	EC2A 3PB

Developer Details

Company Name:	Inteuropean Properties S.A
Contact Name:	Alexander Uregian
Job Title:	
Email:	huregian@gmail.com
Tel:	
Address:	OMC Chambers, P.O.Box No. 3152, Road Town,
City/Town:	Tortola, BVI
County:	
Postcode:	

Assessor Report Notes

Development Summary & Ratings

Dwelling Type	Description	Level	Score
Flats - Leather Lane	9No. Flats	3	62.11

Deviations from Standard

Default Text: No Deviations from Standard (please change where applicable).

Summary Score Sheet

Dwelling Type: Flats - Leather Lane

Plots: 1,2,3,4,5,6,7,8,9

	Credit Score	Credits Available	Score Assessment Sub Total	Credits Available	%	Weighting Factor	Points Score
Energy & CO2 Emissions							
Ene 1 Dwelling Emission Rate	8	15	18	29	62.07	1.26	22.59
Ene 2 Building Fabric	0	2					
Ene 3 Internal Lighting	2	2					
Ene 4 Drying Space	1	1					
Ene 5 Energy Labelled White Goods	2	2					
Ene 6 External Lighting	2	2					
Ene 7 Low or Zero Carbon Energy Tech	2	2					
Ene 8 Cycle Storage	0	2					
Ene 9 Home Office	1	1					
Water							
Wat 1 Internal Potable Water Use	3	5	4	6	66.67	1.50	6
Wat 2 External Water Use	1	1					
Materials							
Mat 1 Environmental Impact of Materials	8	15	13	24	54.17	0.30	3.9
Mat 2 Responsible Sourcing (Basic Building Elements)	4	6					
Mat 3 Responsible Sourcing (Finishing Elements)	1	3					
Surface Water Run-off							
Sur 1 Reduction of Surface Water Run-off from Site	0	2	2	4	50.00	0.55	1.1
Sur 2 Flood Risk	2	2					
Waste							
Was 1 Household Waste Storage & Recycling Facilities	4	4	6	7	85.71	0.91	5.49
Was 2 Construction Site Waste Management	2	2					
Was 3 Composting	0	1					
Pollution							
Pol 1 Global Warming Potential of Insulants	1	1	1	4	25.00	0.70	0.7
Pol 2 NOx Emissions	0	3					
Health & Wellbeing							
Hea 1 Daylighting	3	3	6	12	50.00	1.17	7
Hea 2 Sound Insulation	3	4					
Hea 3 Private Space	0	1					
Hea 4 Lifetime Homes	0	4					
Management							
Man 1 Home User Guide	3	3	9	9	100.00	1.11	10
Man 2 Considerate Constructors Scheme	2	2					
Man 3 Construction Site Impacts	2	2					
Man 4 Security	2	2					
Ecology							
Eco 1 Ecological Value of Site	1	1	4	9	44.44	1.33	5.33
Eco 2 Ecological Enhancement	1	1					
Eco 3 Protection of Ecological Features	1	1					
Eco 4 Change of Ecological Value of Site	0	4					
Eco 5 Building Footprint	1	2					
	Level Achieved: 3				**Total Points Scored: 62.11**		

Evidence Gathered

Evidence for ENE1 - 96 Leather Lane, Holborn, London, EC1N 7TX

Via the initial SAP assessments using the proposed plans and specification tolerances it has been assumed a 46% DER over TER improvement will be achieved and 8 credits awarded. Please refer to Syntegra Consulting LZC report.

Information required:

Design stage SAP worksheets

Floorplans and elevation drawings

Part L compliance check sheets

Code assessor ENE calculator tool output sheet

Construction of U-values

Evidence for ENE2 - 96 Leather Lane, Holborn, London, EC1N 7TX

Via the initial SAP assessments using the proposed plans and specification tolerances it has been assumed NIL credits will be achieved and awarded with a HLP of over 1.30. Please refer to Syntegra Consulting LZC report.

Information required:

Design stage SAP worksheets

Floorplans and elevation drawings

Part L compliance check sheets

Code assessor ENE calculator tool output sheet

Construction of U-values

Evidence for ENE3 - 96 Leather Lane, Holborn, London, EC1N 7TX

It is assumed that 100% of the lighting will be low energy efficient LED lighting which will satisfy the FULL 2 credits for this category.

Information requried:

M&E (lighting) specification (e.g type of fitting, efficacy, lumens percircuit watt for each lamp)

M&E (lighting) layout drawings

Manufacturers information

Code assessors calculations if required

Evidence for ENE4 - 96 Leather Lane, Holborn, London, EC1N 7TX

Assumed above bath (4m+ line required as minimum) provided for each flat.

Information required:

Drying line manufacturers specification and location drawing (or specification statement)

Evidence Gathered

Evidence for ENE5 - 96 Leather Lane, Holborn, London, EC1N 7TX

Assumed (EU energy efficiency labelling schme) A+ rated fridges and freezers or fridge-freezers, A rated washing machines and dishwashers and B rated washer dryers or tumble dryers provided by the client.

ASSUMED 2 credits awarded

Information required:

Developers conformance Specification letter or spec on drawing or in a specification

Manufacturers information

EU energy efficiency labelling scheme information

Evidence for ENE6 - 96 Leather Lane, Holborn, London, EC1N 7TX

Externall LED lighting strategy to be implemented to satisfy the full credits of this category(100%). Security light fittings to have a maxium wattage of 150W, PIR and daylight cut-off sensors

ASSUMED 2 credits awarded

M&E (lighitng) specification (e.g type of fitting, efficacy, lumens per circuit watt for each lamp)

M&E (lighting) layout drawings

Manufacturers information

Evidence for ENE7 - 96 Leather Lane, Holborn, London, EC1N 7TX

Refer to energy strategy report

2 credits awarded

Information required:

LZC feasibility report justifying the LZC strategy to acheive zero carbon home against other design strategies. 15%+ CO_2 reduction proven and justified for the scheme.

SAP assessment worksheet

M&E (LZC) specification and drawings

LZC manufacturers information.

Evidence for ENE8 - 96 Leather Lane, Holborn, London, EC1N 7TX

credit not sought

Evidence for ENE9 - 96 Leather Lane, Holborn, London, EC1N 7TX

Assumed each flat has home office location minimum code requirements- Assumed 2 double small power sockets, BT point and wireless broadband connection for the area.

Minimum 1.5% daylight factor is acheived and meets spatial requirements for Code home office.

ASSUMED 1 credit awarded

Information required:

M&E (small power and comms) layout drawing

M&E (small power and comms) specification

Developers statement confirming availability of broadband in the area and availability at the proposed dwelling

Daylighting calculations report

Evidence Gathered

Evidence for WAT1 - 96 Leather Lane, Holborn, London, EC1N 7TX

Mandatory Code level 3 home met in relation to 105litres/person/day or less in water consumption.

ASSUMED 3 credits awarded

Information required:

Fittings specification(flow rates/capacity), WHB, WCs, Baths, Showers,

M&E specification clause stating design has been undertaken under risk assessment to aviod microbial contamination for the HWS & CWS systems as per CIBSE guidance.

Manufacturers information

Code assessors WAT 1 calculation output tool

Evidence for WAT2 - 96 Leather Lane, Holborn, London, EC1N 7TX

Assumed credit not sought. No rainwater harvesting requirement.

Assumed 1 credit awarded by default-no communal gardens present.

Evidence for MAT1 - 96 Leather Lane, Holborn, London, EC1N 7TX

Assumed green guide rating for elements acheived is 7 credits and therefore mandatory element met.

ASSUMED 8 credits awarded

Information required:

Specification details and make-up configuration of roof, external walls, internal walls, upper floors, grd floor, and windows

:Code assessors MAT 1 calculator output tool

Evidence for MAT2 - 96 Leather Lane, Holborn, London, EC1N 7TX

Assumed 4 credits acheived for responsibly sourced materials. 100% of all timber must be legally sourced.

ASSUMED 4 credits awarded

Information required:

Specifiction text and details of location of elements and materials specified (frame, grd floor, upper floors, roof, external walls, internal walls, foundation, staircase)

Code assessor MAT 2 calculator output tool

Details of any re-used materials and documentation stating what materials will be re-used etc.

Evidence for MAT3 - 96 Leather Lane, Holborn, London, EC1N 7TX

Assumed 1 credits acheived for responsibly sourced materials. 100% of all timber must be legally sourced.

ASSUMED1 credits awarded

Information required:

Specifiction text and details of location of elements and materials specified (stairs, windows, external doors, internal doors, skirting, panelling, furniture, fascias)

Code assessor MAT 3 calculator output tool

Details of any re-used materials and documentation stating what materials will be re-used etc.

Evidence Gathered

Evidence for SUR1 - 96 Leather Lane, Holborn, London, EC1N 7TX

Assumed mandatory criteria met.

Information required:

Copy of the mandatory SUR1 assessment report checklist/copy of the SUR 1 report and calcualtions

Floor risk assessment report

Drawings relating to the SUR report including SUDS design(confirming CSH compliance) - if applicable.

Evidence for SUR2 - 96 Leather Lane, Holborn, London, EC1N 7TX

Assumed low flood risk zone 1.

ASSUMED 1 credit awarded

Information required:

Floor risk assessment report

Evidence for WAS1 - 96 Leather Lane, Holborn, London, EC1N 7TX

Assumed mandatory criteria met. Dedicated internal code compliant storage(at least 3 bins, minimum total capcity of 60 litres). Plus local authority recycling scheme (refer to CSH manual).

ASSUMED 4 credits awarded

Information required:

code assessor WAS 1 checklist

Drawings and specification details of the internal waste storage allocation.

Letter from the local authroity describing the type, volume and dimensions of containers that they provide for refuse collection and recycling. Confirmation if recyling rubbish is sorted before or after collection.

Evidence for WAS2 - 96 Leather Lane, Holborn, London, EC1N 7TX

Assumed development cost will be over £300k. Code compliant SWMP to be procured. Assumed code compliant SWMP that details procedures and commitments for reducing waste generated on site in accordance with best practice and defined waste groups, also commitments to divert waste from landfill.

ASSUMED 2 credits awarded

Information required:

code assessors WAS 2 checklist

SWMP or contractors conformity letter to undertake a code compliant SWMP and progress activities against the relevant criteria.

Evidence for WAS3 - 96 Leather Lane, Holborn, London, EC1N 7TX

No Composting facility assumed.

Evidence for POL1 - 96 Leather Lane, Holborn, London, EC1N 7TX

Assumed all insulation is sustainable and has GWP of 5 or under.

ASSUMED 1 credit awarded.

Information requried:

drawings and/or specification of each insulation (roofs, external walls, internal walls, floors, HWS cylinder, pipe insulation, CWS tank, external doors)

Manufacturers information

Code assessors POL 1 checklist

Evidence Gathered

Evidence for POL2 - 96 Leather Lane, Holborn, London, EC1N 7TX

Air Source Heat Pump strategy implemented. No credit sought

Evidence for HEA1 - 96 Leather Lane, Holborn, London, EC1N 7TX

3 credits assumed for daylight factor code compliance for the all areas as detailed above.

ASSUMED 3 credits awarded

Information required:

drawings & daylight calcs report

Evidence for HEA2 - 96 Leather Lane, Holborn, London, EC1N 7TX

Assumed airbourne 5db higher ;impact 5db lower acheived. 3 credits awarded.

Information requried:

Specification text/drawings

Details of programme of pre-completion testing and appointment letter of accredited UKAS testing company

Client commitment statement to carry out remedial works and to re-test to demonstrate compliance.

Evidence for HEA3 - 96 Leather Lane, Holborn, London, EC1N 7TX

Credit not sought.

Evidence for HEA4 - 96 Leather Lane, Holborn, London, EC1N 7TX

credit not sought

Evidence for MAN1 - 96 Leather Lane, Holborn, London, EC1N 7TX

Assumed code compliant home user guide including the relevant above sections is produced and supplied for each flat.

ASSUMED 3 credits awarded

Information required:

Code compliant home user guide

confirmation that the developer will supply to the occpany on purchase and be developed to requirements of MAN 1 checkslit

Code assessor MAN 1 checklist

Evidence for MAN2 - 96 Leather Lane, Holborn, London, EC1N 7TX

Assume the appointed contractor is registered as part of the considerate constructors scheme (best practice score betwwen 32 and 40).

Assume 2 credits

Informatoin required:

Specification clause/clients statement confirming the above.

Evidence for MAN3 - 96 Leather Lane, Holborn, London, EC1N 7TX

Assumed the above items are undertaken during the construction site monitoring (CO2/energy use from site activities, water consumption from site activities, air(dust) pollution from site activites, 80% of site timber is responsibly sourced)

ASSUMED 2 credits awarded

Inormation requried:

Specification clause in contract or detailed in SWMP or contractors commitment to undertake code compliant site waste monitoring against MAN 3 checklist criteria.

code assessor MAN 3 checklist

Evidence Gathered

Evidence for MAN4 - 96 Leather Lane, Holborn, London, EC1N 7TX

Assumed the development is secured by design by consultation of relevant person.

ASSUMED 2 credits awarded

Information required:

Confirmation that the relevant appointment has been made and that all reccomedations will be carried our or if available the report with reccomendations.

Evidence for ECO1 - 96 Leather Lane, Holborn, London, EC1N 7TX

Assumed land has low ecological value

1 Credit assumed

Infor required:

Ecologist report

Arboculturist report, drawings and tree protection method statement documents (where available)

Evidence for ECO2 - 96 Leather Lane, Holborn, London, EC1N 7TX

Assumed 30% of their additional reccomendations are undertaken along with their basic reccomendations.

1 Credit assumed

Info required:

Ecologist report

Arboculturist report, drawings and tree protection method statement documents.

Evidence for ECO3 - 96 Leather Lane, Holborn, London, EC1N 7TX

Assumed all existing features of ecological value on the site is potentially affected by works, are maintained and adequately protected during site clearance, preparation and construction works. - As identified by the ecologist.

1 Credit assumed

Information required:

Ecologist report

Arboculturist report, drawings and tree protection method statement documents.

Evidence for ECO4 - 96 Leather Lane, Holborn, London, EC1N 7TX

Assumed credit not sought

Evidence for ECO5 - 96 Leather Lane, Holborn, London, EC1N 7TX

1 Credit awarded.

Floorplans and elevation drawings

Code assesor calculations

Assessor Declaration

I Alan King, can confirm that I have compiled this report to the best of my ability, I have based all findings on the information that is referenced within this report, and that this report is appropriate for the registered site.

To the best of my knowledge all the information contained within this report is correct and accurate. I have within my possession all the reference material that relates to this report, which is available for inspection by the client, the clients representative or Stroma Certification for Quality Assurance monitoring.

Signed:

Alan King
Syntegra Consulting Ltd
11 November 2010

Information about Code for Sustainable Homes

The Code for Sustainable Homes (the Code) is an environmental assessment method for rating and certifying the performance of new homes. It is a national standard for use in the design and construction of new homes with a view to encouraging continuous improvement in sustainable home building. The Code is based on EcoHomes©.

It was launched in December 2006 with the publication of *'Code for Sustainable Homes: A step-change in sustainable home building practice'* (Communities and Local Government, 2006), and became operational in England from April 2007. Code ratings for new-build homes became mandatory from 1st May 2008, for all developments where a local authority received the building notice, initial notice or full plans application for new dwellings on or after this date.. Developments where a local authority received these stages on or before 30 April 2008 are exempt.

The Code for Sustainable Homes covers nine categories of sustainable design. Each category includes a number of environmental issues. Each issue is a source of impact on the environment which can be assessed against a performance target and awarded one or more credits. Performance targets are more demanding than the minimum standards needed to satisfy Building Regulations or other legislation. They represent good or best practice, are technically feasible, and can be delivered by the building industry.
The Issues and category's are as follows:

- Energy and CO_2 Emissions
    - Dwelling Emission Rate
    - Building Fabric
    - Internal Lighting
    - Drying Space
    - Energy Labelled White Goods
    - External Lighting
    - Low or Zero Carbon Technologies
    - Cycle Storage
    - Home Office
- Water
    - Internal Water Use
    - External Water Use
- Materials
    - Environmental Impact of Materials
    - Responsible Sourcing of Materials - Basic Building Elements
    - Responsible Sourcing of Materials - Finishing Elements
- Surface Water Run-off
    - Management of Surface Water Run-off from the development

    - Flood Risk
- Waste
    - Storage of non-recyclable waste and recyclable household waste
    - Construction Site Waste Management
    - Composting
- Pollution
    - Global Warming Potential of Insulates
    - NO_x Emissions
- Heath and Wellbeing
    - Daylighting
    - Sound Insulation
    - Private Space
    - Lifetime Homes
- Management
    - Home User Guide
    - Considerate Constructors Scheme
    - Construction Site Impacts
    - Security
- Ecology
    - Ecological Value of Site
    - Ecological Enhancement
    - Protection of Ecological Features
    - Change in Ecological Value of Site
    - Building Footprint

The Code assigns one or more performance requirements (assessment criteria) to all of the above environmental issues. When each performance requirement is achieved a credit is awarded. (With the exception of the four mandatory requirements which have no associated credits). The total number of credits available to a category is the sum of credits available for all the issues within it.

Mandatory minimum performance standards are set for some issues. For four of these, a single mandatory requirement is set which must be met, whatever Code level rating is sought. Credits are not awarded for these issues. Confirmation that the performance requirements are met for all four is a minimum entry requirement for achieving a level 1 rating. The four un-credited issues are:

- Environmental impacts of materials
- Management of Surface Water Runoff from developments
- Storage of non-recyclable waste and recyclable household waste
- Construction site waste management

If the mandatory minimum performance standard is met for the four un-credited issues, three further mandatory issues need to be considered. These are agreed to be such important issues that separate Government policies are being pursued to mitigate their effects. For two of these, credits are awarded for every level of achievement recognised within the Code, and minimum mandatory standards increase with increasing rating levels.

The two issues with increasing mandatory minimum standards are:

- Dwelling Emission Rate
- Indoor Water Use

The final issue with a mandatory requirement for Level 6 of the Code is:

- Lifetime Homes

Further credits are available on a free-choice or tradable basis from other issues so that the developer may choose how to add performance credits (converted through weighting to percentage points) achieve the rating which they are aiming for.

The environmental impact categories within the Code are not of equal importance. Their relative value is conveyed by applying a consensus-based environmental weighting factor (see details below) to the sum of all the raw credit scores in a category, resulting in a score expressed as percentage points. The points for each category add up to 100.

The weighting factors used in the Code have been derived from extensive studies involving a wide range of stakeholders who were asked to rank (in order of importance) a range of environmental impacts. Stakeholders included international experts and industry representatives.

It is also important to note that achieving a high performance in one category of environmental impact can sometimes result in a lower level of performance for another. For instance, if biomass is used to meet heating demand, credits will be available for performance in respect of energy supplied from a renewable source, but credits cannot be awarded for low NO_X emission. It is therefore impossible to achieve a total percentage points score of 100.

The Code uses a rating system of one to six stars. A blue star is awarded for each level achieved. Where an assessment has taken place by where no rating is achieved, the certificate states that zero stars have been awarded:

Code Levels	Total Points Score (equal to or greater than)
Level 1 (★)	36 Points
Level 2 (★★)	48 Points
Level 3 (★★★)	57 Points
Level 4 (★★★★)	68 Points
Level 5 (★★★★★)	84 Points
Level 6 (★★★★★★)	90 Points

Formal assessment of dwellings using the Code for Sustainable Homes may only be carried out using Certified assessors, who are qualified 'competent persons' for the purpose of carrying out Code assessments.

Energy and CO_2 Emissions
ENE 1: Dwelling Emission Rate **Available Credits:** 15 **Aim:** To limit emissions of carbon dioxide (CO_2) to the atmosphere arising from the operation of a dwelling and its services.
ENE 2: Building Fabric **Available Credits:** 2 **Aim:** To future proof the energy efficiency of dwellings over their whole life by limiting heat losses across the building envelope.
ENE 3: Internal Lighting **Available Credits:** 2 **Aim:** To encourage the provision of energy efficient internal lighting, thus reducing the CO_2 emissions from the dwelling.
ENE 4: Drying Space **Available Credits:** 1 **Aim:** To provide a reduced energy means of drying clothes.
ENE 5: Energy Labelled White Goods **Available Credits:** 2 **Aim:** To encourage the provision or purchase of energy efficient white goods, thus reducing the CO2 emissions from appliance use in the dwelling.
ENE 6: External Lighting **Available Credits:** 2 **Aim:** To encourage the provision of energy efficient external lighting, thus reducing CO_2 emissions associated with the dwelling.
ENE 7: Low or Zero Carbon Technologies **Available Credits:** 2 **Aim:** To reduce carbon emissions and atmospheric pollution by encouraging local energy generation from renewable sources to supply a significant proportion of the energy demand.
ENE 8: Cycle Storage **Available Credits:** 2 **Aim:** To encourage the wider use of bicycles as transport by providing adequate and secure cycle storage facilities, thus reducing the need for short car journeys.
ENE 9: Home Office **Available Credits:** 1 **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.

Water

WAT 1: Indoor Water Use

Available Credits: 5

Aim: To reduce the consumption of potable water in the home from all sources, including borehole well water, through the use of water efficient fittings, appliances and water recycling systems.

WAT 2: External Water Use

Available Credits: 1

Aim: To encourage the recycling of rainwater and reduce the amount of mains potable water used for external water uses.

Materials

MAT 1: Environmental Impact of Materials

Available Credits: 15

Aim: To encourage the use of materials with lower environmental impacts over their lifecycle.

MAT 2: Responsible Sourcing of Materials - Basic Building Elements

Available Credits: 6

Aim: To recognise and encourage the specification of responsibly sourced materials for the basic building elements.

MAT 3: Responsible Sourcing of Materials - Finishing Elements

Available Credits: 3

Aim: To recognise and encourage the specification of responsibly sourced materials for the finishing elements.

Surface Water Run-off

SUR 1: Management of Surface Water Run-off from developments

Available Credits: 2

Aim: To design housing developments which avoid, reduce and delay the discharge of rainfall to public sewers and watercourses. This will protect watercourses and reduce the risk of localised flooding, pollution and other environmental damage..

SUR 2: Flood Risk

Available Credits: 2

Aim: To encourage housing development in low flood risk areas, or to take measures to reduce the impact of flooding on houses built in areas with a medium or high risk of flooding.

Waste

WAS 1: Storage of non-recyclable waste and recyclable household waste

Available Credits: 4

Aim: To recognise and reward the provision of adequate internal and external storage space for non-recyclable waste and recyclable household waste.

WAS 2: Construction Site Waste Management

Available Credits: 2

Aim: To promote reduction and effective management of construction related waste through the use of a Site Waste Management Plan (SWMP).

WAS 3: Composting

Available Credits: 1

Aim: To encourage developers to provide the facilities to compost household waste, reducing the amount of household waste sent to landfill.

Pollution

POL 1: Global Warming Potential of Insulants

Available Credits: 1

Aim: To reduce global warming from blowing agent emissions that arise from the manufacture, installation, use and disposal of foamed thermal and acoustic insulating materials.

POL 2: NO_x Emissions

Available Credits: 3

Aim: To reduce the emission of nitrogen oxides (NO_X) into the atmosphere.

Health and Wellbeing

HEA 1: Daylighting

Available Credits: 3

Aim: To limit emissions of carbon dioxide (CO_2) to the atmosphere arising from the operation of a dwelling and its services.

HEA 2: Sound Insulation

Available Credits: 4

Aim: To ensure the provision of improved sound insulation to reduce the likelihood of noise complaints from neighbours.

HEA 3: Private Space

Available Credits: 1

Aim: To improve the occupiers' quality of life by providing an outdoor space for their use, which is at least partially private.

HEA 4: Lifetime Homes

Available Credits: 4

Aim: To encourage the construction of homes that are accessible and easily adaptable to meet the changing needs of current and future occupants.

Management

MAN 1: Home User Guide

Available Credits: 3

Aim: To encourage and reward provision of guidance enabling occupants to understand and operate their home efficiently and make the best use of local facilities.

MAN 2: Considerate Constructors Scheme

Available Credits: 2

Aim: To recognise and encourage construction sites managed in an environmentally and socially considerate and accountable manner.

MAN 3: Construction Site Impacts

Available Credits: 2

Aim: To recognise and encourage construction sites managed in a manner that mitigates environmental impacts.

MAN 4: Security

Available Credits: 2

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.

Ecology

ECO 1: Ecological value of site

Available Credits: 1

Aim: To encourage development on land that already has a limited value to wildlife, and discourage the development of ecologically valuable sites.

ECO 2: Ecological enhancement

Available Credits: 1

Aim: To enhance the ecological value of a site.

ECO 3: Protection of ecological features

Available Credits: 1

Aim: To protect existing ecological features from substantial damage during the clearing of the site and the completion of construction works.

ECO 4: Change in ecological value of site

Available Credits: 4

Aim: To reward steps taken to minimise reductions and to encourage an improvement in ecological value.

ECO 5: Building footprint

Available Credits: 2

Aim: To promote the most efficient use of a building's footprint by ensuring that land and material use is optimised across the development.

Disclaimer

The contents of this publication reflect the assessment produced by the licensed Code assessor. Stroma Certification Ltd is not liable for any loss or damage sustained as a consequence of this report or any related information.

Copyright