Innovation	Wat 2: Water Meter	Where sub meters are fitted to allow individual water-consuming plant or building areas to be monitored such as cooling towers, car washes, catering areas, etc. If the building does not have any major water consuming plant this exemplar credit is not available. Each sub meter has a pulsed output to enable connection to a Building Management System (BMS) for the monitoring of water consumption. In addition to the above, for sites with multiple departments e.g. large health centres or acute hospitals, separate pulsed sub meters are fitted on the supply to the following areas where present: a. Staff and public areas b. Clinical areas and wards c. Letting areas: On the water supply to each tenant unit d. Laundries e. Main production kitchen f. Hydrotherapy pools g. Laboratories h. CSSD/HSDU, pathology, pharmacy, mortuary and any other major process water user.	1		Option 4 - No evidence
Innovation	Materials Specification	One exemplary BREEAM credit can be awarded as follows: a. Where assessing four or more applicable building elements, the building achieves at least two points additional to the total points required to achieve maximum credits under the standard BREEAM requirements. b. Where assessing fewer than four applicable building elements, the building achieves at least one point additional to the total points required to achieve maximum credits under the standard BREEAM requirements.	1		
Innovation	Responsible Sourcing of Materials	Where, in addition to the standard BREEAM requirements, 95% of the applicable materials, comprised within the applicable building elements, have been responsibly sourced.	1		
Innovation	Wst 1 Construction Site Waste Management	Where non-hazardous construction waste generated by the building's development meets or exceeds the resource efficiency benchmark required to achieve three credits (as outlined in the guidance). Where at least 90% by weight (80% by volume) of non-hazardous construction waste and 95% of demolition waste by weight (85% by volume) (if applicable) generated by the build has been diverted from landfill and either: a. Reused on site (in-situ or for new applications) b. Reused on other sites c. Salvaged/reclaimed for reuse d. Returned to the supplier via a 'take-back' scheme e. Recovered from site by an approved waste management contractor and recycled. Where all key waste groups are identified for diversion from landfill at pre-construction stage SWMP.	1		

Innovation - BREEAM Accredited Professional

Innovation	BREEAM Accredited Professional	Up to two credits are available for the comprehensive use of a BREEAM Accredited Professional (AP) throughout project work stages.	2	2

Indicative Innovation (weighted) Section Score **2.00%**

Appendix B – BREEAM Offices 2008 Pre-Assessment

breeam

Indicative Overall BREEAM Score

57.74%

Ref	Title	Offices Criteria	Number of BREEAM credits available	Total predicted BREEAM credits achieved
Management				
Man 1	Commissioning	One credit where evidence provided demonstrates that an appropriate project team member has been appointed to monitor commissioning on behalf of the client to ensure commissioning will be carried out in line with current best practice. Two credits where, in addition to the above, evidence provided demonstrates that seasonal commissioning will be carried out during the first year of occupation, post construction (or post fit out).	**2**	**2**
Man 2	Considerate Constructors	One credit where evidence provided demonstrates that there is a commitment to comply with best practice site management principles. Two credits where evidence provided demonstrates that there is a commitment to go beyond best practice site management principles.	**2**	**2**
Man 3	Construction Site Impacts	One credit where evidence provided demonstrates that 2 or more of items a-g (listed below) are achieved. Two credits where evidence provided demonstrates that 4 or more of items a-g (listed below) are achieved. Three credits where evidence provided demonstrates that 6 or more of items a-g are achieved: a. Monitor, report and set targets for CO2 or energy arising from site activities b. Monitor, report and set targets for CO2 or energy arising from transport to and from site c. Monitor, report and set targets for water consumption arising from site activities d. Implement best practice policies in respect of air (dust) pollution arising from the site e. Implement best practice policies in respect of water (ground and surface) pollution occurring on the site f. Main contractor has an environmental materials policy, used for sourcing of construction materials to be utilised on site g. Main contractor operates an Environmental Management System. One additional credit where evidence provided demonstrates that at least 80% of site timber is responsibly sourced and 100% is legally sourced.	**4**	**2**
Man 4	Building user guide	One credit where evidence provided demonstrates the provision of a simple guide that covers information relevant to the tenant/occupants and non-technical building manager on the operation and environmental performance of the building.	**1**	**1**
Man 8	Security	One credit where evidence provided demonstrates that an Architectural Liaison Officer (ALO) or Crime Prevention Design Advisor (CPDA) from the local police force has been consulted at the design stage and their recommendations incorporated into the design of the building and its parking facilities (if relevant).	**1**	**1**

			Indicative Mangement (weighted) Section Score	9.60%
Health & Wellbeing				
Hea 1	Daylighting	One credit where evidence provided demonstrates that at least 80% of floor area in each occupied space is adequately daylit.	**1**	**0**
Hea 2	View Out	One credit where evidence provided demonstrates that all relevant building areas have an adequate view out.	**1**	**1**
Hea 3	Glare Control	One credit where evidence provided demonstrates that an occupant-controlled shading system (e.g. internal or external blinds) is fitted in relevant building areas.	**1**	**0**
Hea 4	High frequency lighting	One credit where evidence provided demonstrates that high frequency ballasts are installed on all fluorescent and compact fluorescent lamps.	**1**	**1**
Hea 5	Internal and external lighting levels	One credit where evidence provided demonstrates that all internal and external lighting, where relevant, is specified in accordance with the appropriate maintained illuminance levels (in lux) recommended by CIBSE.	**1**	**1**
Hea 6	Lighting zones & controls	One credit where evidence provided demonstrates that, in all relevant building areas, lighting is appropriately zoned and occupant controllable.	**1**	**1**
Hea 7	Potential for natural ventilation	One credit where evidence provided demonstrates that fresh air is capable of being delivered to the occupied spaces of the building via a natural ventilation strategy, and there is sufficient user-control of the supply of fresh air.	**1**	**0**
Hea 8	Indoor air quality	One credit where air intakes serving occupied areas avoid major sources of external pollution and recirculation of exhaust air.	**1**	**1**
Hea 9	Volatile Organic Compounds	One credit where evidence provided demonstrates that the emissions of VOCs and other substances from key internal finishes and fittings comply with best practice levels.	**1**	**1**
Hea 10	Thermal comfort	One credit where evidence provided demonstrates that thermal comfort levels in occupied spaces of the building are assessed at the design stage to evaluate appropriate servicing options, ensuring appropriate thermal comfort levels are achieved.	**1**	**0**
Hea 11	Thermal zoning	One credit where evidence provided demonstrates that local occupant control is available for temperature adjustment in each occupied space to reflect differing user demands.	**1**	**0**
Hea 12	Microbial contamination	One credit where evidence provided demonstrates that the risk of waterborne and airborne legionella contamination has been minimised.	**1**	**1**
Hea 13	Acoustic Performance	One credit where evidence provided demonstrates that the building achieves appropriate indoor ambient noise levels in offices areas. In addition, for fully fitted buildings only:Appropriate airborne sound insulation levels are achieved between acoustically sensitive spaces and occupied spaces, sufficient to ensure adequate privacy.	**1**	**1**

		Indicative Health & Wellbeing (weighted) Section Score	**9.23%**	
Energy				
Ene 1	Reduction of CO2 Emissions	Up to fifteen credits where evidence provided demonstrates an improvement in the energy efficiency of the building's fabric and services and therefore achieves lower building operational related CO2 emissions.	**15**	**3**
Ene 2	Sub-metering of Substantial Energy Uses	One credit where evidence provided demonstrates the provision of direct sub-metering of energy uses within the building.	**1**	**1**
Ene 3	Sub-metering of high energy load Areas and Tenancy	One credit where evidence provided demonstrates sub-metering of energy consumption by tenancy/building function area is installed within the building.	**1**	**1**
Ene 4	External Lighting	One credit where energy-efficient external lighting is specified and all light fittings are controlled for the presence of daylight.	**1**	**1**
Ene 5	Low zero carbon technologies	One credit where evidence provided demonstrates that a feasibility study considering local (on-site and/or near site) low or zero carbon (LZC) technologies has been carried out and the results implemented. Two credits where evidence provided demonstrates that the first credit has been achieved and there is a 10% reduction in the building's CO2 emissions as a result of the installation of a feasible local LZC technology. Three credits where evidence provided demonstrates that the first credit has been achieved and there is a 15% reduction in the building's CO2 emissions as a result of the installation of a feasible local LZC technology. Or alternatively: A maximum of one credit where evidence provided demonstrates that a contract with an energy supplier is in place to provide sufficient electricity used within the assessed building/development to meet the above criteria from a 100% renewable energy source. (Note: a standard Green Tariff will not comply)	**3**	**1**
Ene 8	Lifts	Up to two credits are available where evidence provided demonstrates the installation of energy-efficient lift(s).	**2**	**2**
		Indicative Energy (weighted) Section Score	**7.43%**	
Transport				
Tra 1	Provision of public transport	Up to three credits are awarded on a sliding scale based on the assessed buildings' accessibility to the public transport network.	**3**	**3**
Tra 2	Proximity to amenities	One credit where evidence provided demonstrates that the building is located within 500m of accessible local amenities appropriate to the building type and its users.	**1**	**1**
Tra 3	Cyclist Facilities	One credit where evidence provided demonstrates that covered, secure and well-lit cycle storage facilities are provided for all building users. Two credits where, in addition to the above, adequate changing facilities are provided for staff use.	**2**	**1**

Tra 4	Pedestrian and cycle safety	One credit where evidence provided demonstrates that the site layout has been designed in accordance with best practice to ensure safe and adequate pedestrian and cycle access.	1	0
Tra 5	Travel plan	One credit where evidence is provided to demonstrate that a travel plan has been developed and tailored to the specific needs of the building users.	1	1
Tra 6	Maximum car parking capacity	One credit where evidence provided demonstrates no more than one parking space is provided for every three building users. Two credits where evidence provided demonstrates no more than one parking space is provided for every four building users.	2	2
		Indicative Transport (weighted) Section Score	**6.40%**	

Water

Wat 1	Water Consumption	Up to three credits where evidence provided demonstrates that the specification includes taps, urinals, WCs and showers that consume less potable water in use than standard specifications for the same type of fittings.	3	2
Wat 2	Water meter	One credit where evidence provided demonstrates that a water meter with a pulsed output will be installed on the mains supply to each building/unit.	1	1
Wat 3	Major leak detection	One credit where evidence provided demonstrates that a leak detection system is specified or installed on the building's water supply.	1	0
Wat 4	Sanitary supply shut off	One credit where evidence provided demonstrates that proximity detection shut-off is provided to the water supply to all toilet areas.	1	1
		Indicative Water (weighted) Section Score	**4.00%**	

Materials

Mat 1	Materials Specification (major building elements)	Up to four credits are available, determined by the Green Guide to Specification ratings for the major building elements.	4	2
Mat 2	Hard landscaping and boundary protection	One credit where evidence provided demonstrates that at least 80% of the combined area of external hard landscaping and boundary protection specifications achieve an A or A+ rating, as defined by the Green Guide to Specification.	1	0

Mat 3	Re-use of building façade	One credit is awarded where evidence provided demonstrates that at least 50% of the total façade (by area) is reused and at least 80% of the reused façade (by mass) comprises in-situ reused material.	1	1
Mat 4	Re-use of building structure	One credit is awarded where evidence provided demonstrates that a design reuses at least 80% of an existing primary structure and for part refurbishment and part new build, the volume of the reused structure comprises at least 50% of the final structure's volume.	1	1
Mat 5	Responsible sourcing of materials	Up to 3 credits are available where evidence provided demonstrates that 80% of the assessed materials in the following building elements are responsibly sourced: a. Structural Frame b. Ground floor c. Upper floors (including separating floors) d. Roof e. External walls f. Internal walls g. Foundation/substructure h. Staircase Additionally 100% of any timber must be legally sourced.	3	1
Mat 6	Insulation	One credit where evidence provided demonstrates that thermal insulation products used in the building have a low embodied impact relative to their thermal properties, determined by the Green Guide to Specification ratings. One credit where evidence provided demonstrates that thermal insulation products used in the building have been responsibly sourced.	2	2
Mat 7	Designing For Robustness	One credit where protection is given to vulnerable parts of the building such as areas exposed to high pedestrian traffic, vehicular and trolley movements.	1	1

Indicative Materials (weighted) Section Score **7.69%**

Waste

Wst 1	Construction Site Waste Management	Up to three credits are available where evidence provided demonstrates that the amount of non-hazardous construction waste (m3/100m2 or tonnes100m2) generated on site by the development is the same as or better than good or best practice levels. One credit where evidence provided demonstrates that a significant majority of non-hazardous construction waste generated by the development will be diverted from landfill and reused or recycled.	4	1
Wst 2	Recycled aggregates	One credit where evidence provided demonstrates the significant use of recycled or secondary aggregates in 'high-grade' building aggregate uses.	1	0
Wst 3	Recyclable waste storage	One credit where a central, dedicated space is provided for the storage of the building's recyclable waste streams.	1	1
Wst 6	Floor Finishes	One credit where carpets and other floor finishes are specified by the future occupant or, in tenanted areas of speculative buildings, where carpets or floor finishes are installed in a limited show area only.	1	1

Indicative Waste (weighted) Section Score **3.21%**

Land Use & Ecology

LE1	Re-use of land	One credit where evidence provided demonstrates that the majority of the footprint of the proposed development falls within the boundary of previously developed land.	**1**	**1**
LE2	Contaminated land	One credit is awarded where evidence provided demonstrates that the land used for the new development has, prior to development, been defined as contaminated and where adequate remedial steps have been taken to decontaminate the site prior to construction.	**1**	**0**
LE3	Ecological value of site AND Protection of ecological features	One credit is awarded where evidence provided demonstrates that the construction zone is defined as land of low ecological value and all existing features of ecological value will be fully protected from damage during site preparation and construction works.	**1**	**1**
LE4	Mitigating Ecological impact	One credit where evidence provided demonstrates that the change in the site's existing ecological value, as a result of development, is minimal. Two credits where evidence provided demonstrates that there is no negative change in the site's existing ecological value as a result of development.	**2**	**1**
LE5	Enhancing Site Ecology	One credit where the design team (or client) has appointed a suitably qualified ecologist to advise and report on enhancing and protecting the ecological value of the site; and implemented the professional's recommendations for general enhancement and protection of site ecology. Two credits where, in addition to the above, there is a positive increase in the ecological value of the site of up to (but not including) 6 species. Three credits where, in addition to the above, evidence is provided to demonstrate a positive increase in the ecological value of the site of 6 species or greater.	**3**	**1**
LE6	Long term impact on biodiversity	One credit where the client has committed to achieving the mandatory requirements listed below and at least two of the additional requirements. Two credits where the client has committed to achieving the mandatory requirements listed below and at least four of the additional requirements.	**2**	**0**
		Indicative Land Use & Ecology (weighted) Section Score	**4.00%**	

Pollution

Pol 1	Refrigerant GWP - Building services	One credit where evidence provided demonstrates the use of refrigerants with a global warming potential (GWP) of less than 5 or where there are no refrigerants specified for use in building services.	**1**	**0**
Pol 2	Preventing refrigerant leaks	One credit where evidence provided demonstrates that refrigerant leaks can be detected or where there are no refrigerants specified for the development. One credit where evidence provided demonstrates that the provision of automatic refrigerant pump down is made to a heat exchanger (or dedicated storage tanks) with isolation valves. Or where there are no refrigerants specified for the development.	**2**	**1**

Pol 4	NOx emissions from heating source	One credit where evidence provided demonstrates that the maximum dry NOx emissions from delivered space heating energy are ≤100 mg/kWh (at 0% excess O2). Twp credits where evidence provided demonstrates that the maximum dry NOx emissions from delivered space heating energy are ≤70 mg/kWh (at 0% excess O2). Three credits where evidence provided demonstrates that the maximum dry NOx emissions from delivered space heating energy are ≤40 mg/kWh (at 0% excess O2).	**3**	**0**
Pol 5	Flood risk	Two credits where evidence provided demonstrates that the assessed development is located in a zone defined as having a low annual probability of flooding. One credit where evidence provided demonstrates that the assessed development is located in a zone defined as having a medium or high 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. One further credit where evidence provided demonstrates that surface water run-off attenuation measures are specified to minimise the risk of localised flooding, resulting from a loss of flood storage on site due to development.	**3**	**1**
Pol 6	Minimising watercourse pollution	One credit here evidence provided demonstrates that effective on site treatment such as Sustainable Drainage Systems (SUDs) or oil separators have been specified in areas that are or could be a source of watercourse pollution.	**1**	**1**
Pol 7	Reduction of Night Time Light Pollution	One credit where evidence provided demonstrates that the external lighting design is in compliance with the guidance in the Institution of Lighting Engineers (ILE) Guidance notes for the reduction of obtrusive light, 2005.	**1**	**1**
Pol 8	Noise Attenuation	One credit where evidence provided demonstrates that new sources of noise from the development do not give rise to the likelihood of complaints from existing noise-sensitive premises and amenity or wildlife areas that are within the locality of the site.	**1**	**1**

Indicative Pollution (weighted) Section Score **4.17%**

Innovation - Exemplary Level Criteria

Innovation	Man 2: Considerate Constructors	Where post construction, a Considerate Constructors Scheme certificate can be provided demonstrating that the site achieved CCS Code of Considerate Practice with a score of at least 36. OR Where post construction, the site has complied in full with the alternative, independently assessed scheme, and the alternative scheme addresses all the mandatory and optional items in Checklist A2.	**1**	
Innovation	Hea 1: Daylighting	At least 80% of the floor area (for the building spaces/room identified above in the standard requirements) has an average daylight factor of 3% in multi-storey buildings and 4% in single-storey buildings.	**1**	

Innovation	Ene 1: Reduction of CO2 emissions	One additional innovation credit can be awarded where evidence provided demonstrates the building is designed to be a carbon neutral building as defined by the NCM (i.e. in terms of building services energy demand), as follows: a. A new building achieves a CO2 index less than 0 on the benchmark scale. b. A refurbished building achieves a CO2 index equal to or less than 0 on the benchmark scale. Two additional innovation credits can be awarded where evidence provided demonstrates the building is designed to be a True zero carbon building (in terms of building services and operational energy demand).	**2**	
Innovation	Ene 5: Low or Zero Carbon Technologies	A local LZC energy technology has been installed in line with the recommendations of a compliant feasibility study and this method of supply results in a 20% reduction in the building's CO2 emissions.	**1**	
Innovation	Wat 2: Water Meter	Where sub meters are fitted to allow individual water-consuming plant or building areas to be monitored such as cooling towers, car washes, catering areas, etc. If the building does not have any major water consuming plant this exemplar credit is not available. Each sub meter has a pulsed output to enable connection to a Building Management System (BMS) for the monitoring of water consumption. In addition to the above, for sites with multiple departments e.g. large health centres or acute hospitals, separate pulsed sub meters are fitted on the supply to the following areas where present: a. Staff and public areas b. Clinical areas and wards c. Letting areas: On the water supply to each tenant unit d. Laundries e. Main production kitchen f. Hydrotherapy pools g. Laboratories h. CSSD/HSDU, pathology, pharmacy, mortuary and any other major process water user.	**1**	
Innovation	Materials Specification	One exemplary BREEAM credit can be awarded as follows: a. Where assessing four or more applicable building elements, the building achieves at least two points additional to the total points required to achieve maximum credits under the standard BREEAM requirements. b. Where assessing fewer than four applicable building elements, the building achieves at least one point additional to the total points required to achieve maximum credits under the standard BREEAM requirements.	**1**	
Innovation	Responsible Sourcing of Materials	Where, in addition to the standard BREEAM requirements, 95% of the applicable materials, comprised within the applicable building elements, have been responsibly sourced.	**1**	
Innovation	Wst 1 Construction Site Waste Management	Where non-hazardous construction waste generated by the building's development meets or exceeds the resource efficiency benchmark required to achieve three credits (as outlined in the guidance). Where at least 90% by weight (80% by volume) of non-hazardous construction waste and 95% of demolition waste by weight (85% by volume) (if applicable) generated by the build has been diverted from landfill and either: a. Reused on site (in-situ or for new applications) b. Reused on other sites c. Salvaged/reclaimed for reuse d. Returned to the supplier via a 'take-back' scheme e. Recovered from site by an approved waste management contractor and recycled. Where all key waste groups are identified for diversion from landfill at pre-construction stage SWMP.	**1**	

Innovation - BREEAM Accredited Professional

Innovation	BREEAM Accredited Professional	Up to two credits are available for the comprehensive use of a BREEAM Accredited Professional (AP) throughout project work stages.	**2**	**2**

Indicative Innovation (weighted) Section Score **2.00%**

Appendix C - Preliminary Code for Sustainable Homes Assessment

10 Jamestown Road
Pre-Assessment Worksheet

Indicates cells that have a required minimum to meet different levels

CODE TOTAL SCORE **76.20**

Level 1 (★)	36
Level 2 (★★)	48
Level 3 (★★★)	57
Level 4 (★★★★)	68
Level 5 (★★★★★)	84
Level 6 (★★★★★★)	90

Issue ID	Issue	Description	Category Weighting	No of Credits	Potential % Points Available	Target Credits	Target Score (Weighting x Target Credits)
1.26%	**CATEGORY 1 - ENERGY / CO_2**						
Ene 1	Dwelling Emission Rate (DER) as defined by 2006 Building Regs	**Criteria** **% Improvement of DER over TER** / **Credits** / **Mandatory Level** ≥10% / 1 / Level 1 ≥14% / 2 / ≥18% / 3 / Level 2 ≥22% / 4 / ≥25% / 5 / Level 3 ≥31% / 6 / ≥37% / 7 / ≥44% / 8 / Level 4 ≥52% / 9 / ≥60% / 10 / ≥69% / 11 / ≥79% / 12 / ≥89% / 13 / ≥100% / 14 / Level 5 'True Zero Carbon' / 15 / Level 6 **Default Cases** None	1.26	15	18.8	5	6.28
Ene 2	Building Fabric	**Criteria** **Heat Loss Parameter (HLP)** / **Credits** ≤ 1.3 / 1 ≤ 1.1 / 2 **Default Cases** None	1.26	2	2.5	1	1.26
Ene 3	Internal Lighting	**Criteria** **Provision for Lighting** / **Credits** Where ≥ 40% of fixed internal fittings are dedicated and energy efficient. / 1 Where ≥ 75% of fixed internal fittings are dedicated and energy efficient. / 2 **Default Cases** None	1.26	2	2.5	2	2.51
Ene 4	Drying Space	**Criteria** **Credits** Where space with posts and footings or fixings capable of holding 4m + of drying line for 1-2 bed dwellings, and 6m+ of drying line for 3+ bed dwellings, is provided for drying clothes. This space (internal or external) should be secure. / 1 **Default Cases** None	1.26	1	1.3	1	1.26
Ene 5	Ecolabelled White Goods	**Criteria** **Credits** **EITHER** Where the following appliances have an A+ rating under the EU Energy Efficiency Labelling Scheme: • Fridges & freezers / 1 **AND/OR** Where the following appliances have an A rating under the EU Energy Efficiency Labelling Scheme • Washing machines & dishwashers And the following have a B rating: • Washer dryers & tumble dryers / 1 **OR** If no white goods are provided, but information on the EU Energy Efficiency Labelling Scheme of efficient white goods is provided in each dwelling. / 1 **Default Cases** None	1.26	2	2.5	2	2.51

<table>
<tr><th>Issue ID</th><th>Issue</th><th>Description</th><th>Category Weighting</th><th>No of Credits</th><th>Potential % Points Available</th><th>Target Credits</th><th>Target Score (Weighting x Target Credits)</th></tr>
<tr><td>Ene 6</td><td>External Lighting</td><td>
<table>
<tr><th>Criteria</th><th>Credits</th></tr>
<tr><td>Space Lighting
Where all external space lighting, including lighting in common areas is provided by dedicated energy efficient fittings, taking into account the needs of people who have visual impairments.
Note: Statutory safety lighting is not covered by this requirement.</td><td>1</td></tr>
<tr><td>Security Lighting
Where all security light fittings are designed for energy efficiency and are adequately controlled such that:
All burglar security lights have:
• A maximum wattage of 150W AND
• Movement detecting control devices AND
• Daylight cut-off sensors.
All other security lighting:
• Has dedicated energy efficient fittings AND
• Is fitted with daylight cut-off sensors OR timers.</td><td>1</td></tr>
<tr><td colspan="2">Default Cases
If no security lighting is installed, then the security lighting credit can be awarded by default provided all conditions of the first issue covering space lighting have been met. Dual lamp luminaries with both space & security lamps also can be awarded both credits provided they meet the criteria for energy efficiency.</td></tr>
</table>
</td><td>1.26</td><td>2</td><td>2.5</td><td>2</td><td>2.51</td></tr>
<tr><td>Ene 7</td><td>Low or Zero Carbon Energy Technologies</td><td>
<table>
<tr><th>Criteria</th><th>Credits</th></tr>
<tr><td>Where energy is supplied from local renewable or low carbon energy sources funded under the Low Carbon Building Programme (or similar), or is designed and installed in a manner endorsed by a feasibility study prepared by an independent energy specialist,
And
There is a 10% reduction in carbon emissions as a result of this method of supply.
OR
There is a 15% reduction in carbon emissions as a result of this method of supply.</td><td>1

2</td></tr>
<tr><td colspan="2">Default Cases
None</td></tr>
</table>
</td><td>1.26</td><td>2</td><td>2.5</td><td>2</td><td>2.51</td></tr>
<tr><td>Ene 8</td><td>Cycle Storage</td><td>
<table>
<tr><th>Criteria</th><th>Credits</th></tr>
<tr><td>Where either individual or communal cycle storage is provided that is adequate, safe, secure and weather-proof for the following number of cycles:
• Studio or 1 bedroom dwelling – 1 cycle for every two dwellings (only applicable to communal storage)
• 2 & 3 bedroom dwellings – storage for 1 cycle.
• 4 bedrooms and above – storage for 2 cycles.
OR
• Studios or 1 bedroom dwellings – storage for 1 cycle
• 2 & 3 bedroom dwellings – storage for 2 cycles.
• 4 bedrooms and above – storage for 4 cycles.</td><td>1

2</td></tr>
<tr><td colspan="2">Default Cases
None</td></tr>
</table>
</td><td>1.26</td><td>2</td><td>2.5</td><td>12</td><td>15.06</td></tr>
<tr><td>Ene 9</td><td>Home Office</td><td>
<table>
<tr><th>Criteria</th><th>Credits</th></tr>
<tr><td>Where sufficient space and services have been provided which allows the occupants to set up a home office in a suitable quiet room.</td><td>1</td></tr>
<tr><td colspan="2">Default Cases
None</td></tr>
</table>
</td><td>1.26</td><td>1</td><td>1.3</td><td>1</td><td>1.26</td></tr>
<tr><td colspan="3">Subtotal</td><td></td><td></td><td>36.4</td><td></td><td>35.14</td></tr>
</table>

<table>
<tr><th>Issue ID</th><th>Issue</th><th>Description</th><th>Category Weighting</th><th>No of Credits</th><th>Potential % Points Available</th><th>Target Credits</th><th>Target Score (Weighting x Target Credits)</th></tr>
<tr><td>1.50%</td><td colspan="7">CATEGORY 2 - WATER</td></tr>
<tr><td>Wat 1</td><td>Internal Potable Water Consumption</td><td>Criteria
<table><tr><th>Water Consumption (l/person/day)</th><th>Credits</th><th>Mandatory Level</th></tr><tr><td>≤ 120 l/p/day</td><td>1</td><td>Level 1 & 2</td></tr><tr><td>≤ 110 l/p/day</td><td>2</td><td></td></tr><tr><td>≤ 105 l/p/day</td><td>3</td><td>Level 3 & 4</td></tr><tr><td>≤ 90 l/p/day</td><td>4</td><td></td></tr><tr><td>≤ 80 l/p/day</td><td>5</td><td>Level 5 & 6</td></tr></table>Default Cases
None</td><td>1.50</td><td>5</td><td>7.5</td><td>3</td><td>4.50</td></tr>
<tr><td>Wat 2</td><td>External Potable Water Consumption</td><td>Criteria
<table><tr><th></th><th>Credits</th></tr><tr><td>Where a correctly specified system to collect rainwater for external/internal irrigation use has been provided to a dwelling with a garden, patio or communal garden space (examples of such systems include rainwater butts and central rainwater collection systems).</td><td>1</td></tr></table>Default Cases
If no individual or communal garden spaces are specified or if only balconies are provided, the credit can be awarded by default.</td><td>1.50</td><td>1</td><td>1.5</td><td>0</td><td>0.00</td></tr>
<tr><td colspan="5">Subtotal</td><td>9.0</td><td></td><td>4.50</td></tr>
<tr><td>0.30%</td><td colspan="7">CATEGORY 3 - MATERIALS</td></tr>
<tr><td>Mat 1</td><td>Environmental Impact of Materials</td><td>Criteria
<table><tr><th></th><th>Credits</th><th>Mandatory</th></tr><tr><td>Where at least three of the following five key elements achieve a relevant Green Guide rating from the 2007 version of The Green Guide of A+ to D:
• Roof
• External Walls
• Internal Walls (Inc separating walls)
• Upper & Ground Floors (inc separating floors)
• Windows</td><td>-</td><td>All Level</td></tr><tr><td>Where the CSH Materials Calculator is used to assess the number of credits awarded.</td><td>1-15</td><td>-</td></tr></table>Default Cases
None</td><td>0.30</td><td>15</td><td>4.5</td><td>5</td><td>1.50</td></tr>
<tr><td>Mat 2</td><td>Responsible Sourcing of Materials: Basic Building Elements</td><td>Criteria
<table><tr><th></th><th>Credits</th></tr><tr><td>Where 80% of the assessed materials in the following Building Elements are responsibly sourced:
a. Frame
b. Ground floor
c. Upper floor (inc separating floors)
d. Roof
e. External walls
f. Internal walls (including separating walls)
g. Foundations/substructure
h. Staircase
Additionally, 100% of any timber in these elements must be legally sourced.</td><td>1-6</td></tr></table>Default Cases
None</td><td>0.30</td><td>6</td><td>1.8</td><td>2</td><td>0.60</td></tr>
<tr><td>Mat 3</td><td>Responsible Sourcing of Materials: Finishing Elements</td><td>Criteria
<table><tr><th></th><th>Credits</th></tr><tr><td>Where 80% of the assessed materials in the following Finishing Elements are responsibly sourced:
a. Stair
b. Window
c. External & internal door
d. Skirting
e. Panelling
f. Furniture
g. Fascias
h. Any other significant use
Additionally, 100% of any timber in these elements must be legally sourced.</td><td>1-6</td></tr></table>Default Cases
None</td><td>0.30</td><td>3</td><td>0.9</td><td>1</td><td>0.30</td></tr>
<tr><td colspan="5">Subtotal</td><td>7.2</td><td></td><td>2.40</td></tr>
</table>

<table>
<tr><th>Issue ID</th><th>Issue</th><th>Description</th><th>Category Weighting</th><th>No of Credits</th><th>Potential % Points Available</th><th>Target Credits</th><th>Target Score (Weighting x Target Credits)</th></tr>
<tr><td>0.55%</td><td colspan="7">CATEGORY 4 - SURFACE WATER RUN-OFF</td></tr>
<tr><td>Sur 1</td><td>Reduction of Surface Water Run-off from Site</td><td>
Criteria
<table>
<tr><th></th><th>Credits</th><th>Mandatory</th></tr>
<tr><td>Ensure that peak run-off rates and annual volumes of run-off post development will be no greater than the previous conditions for the site.
Where rainwater holding facilities/sustainable drainage systems (SUDS) are used to provide attenuation of water run-off to either natural watercourses or surface water drainage system, providing percentage peak time attenuation* should be provided as follows:
• 50% in low flooding risk areas
• 75% in medium flooding risk areas
• 100% in high flooding risk areas
From
• Hard Surfaces
AND Optionally
• Roofs
The requirements for water run-off attenuation in a flood zone defined as having a high annual probability of flooding can be reduced by 25% to 75% where the site was previously occupied by building on hard surfaces. The easing of the requirements in such cases is to recognise the benefit of not locating the development on an undeveloped site in a zone with a high annual probability of flooding, and therefore not contributing further to the flooding risk in such zones.</td><td>-</td><td>All Level</td></tr>
<tr><td colspan="3">Default Cases
When the drainage system already discharges all surface run-off to a properly designed soakaway system including permeable paving or other SUD's device for the appropriate design storms, then the credit may be awarded without the need to specify additional attenuation measures. Confirmation that the system is designed to cope with the required water run-off required.
If all run off is discharged directly from the site to either the sea, estuaries covered by a shoreline management plan or designated wildlife/SSI areas (as part of habitat management), then the credit may be awarded without the need to specify additional attenuation measures where such runoff has been approved by the appropriate statutory or management bodies.</td></tr>
</table>
</td><td>0.55</td><td>2</td><td>1.1</td><td>2</td><td>1.10</td></tr>
<tr><td>Sur 2</td><td>Flood Risk</td><td>
Criteria
<table>
<tr><th></th><th>Credits</th></tr>
<tr><td>EITHER
Low annual probability of flooding
OR
Medium/high annual probability of flooding (subject to plans being approved by the relevant statutory bodies) and where:
• The ground level of all dwellings, access routes to the ground level and the site must be designed so they are at least 600mm above the design flood level of the flood zone in which the assessed development is located.
OR
• Where the development has been permitted even through the ground levels of the topography/infrastructure immediately adjacent to the site fall below the 600mm threshold, the credit can still be awarded, provided there are no other practical solutions for site access above this level.
AND
• Safe access to the site and the dwellings can still be provided by raisin both the access and the lowest occupied rooms to at least 600mm above the notional flood level.
OR
• Undertake an assessment of how the building and its contents will react to flooding and where necessary, use flood resilient construction to mitigate risk.
OR
• Maintained flood defences are in place
OR
• Non-structural measures are used to control risk to the development, e.g. Flood storage potential either within the development or upstream.
In all cases, credits will be withheld if the defence schemes considered for this credit reduce the performance of functional flood plains elsewhere.</td><td>2</td></tr>
<tr><td colspan="2">Default Cases
None</td></tr>
</table>
</td><td>0.55</td><td>2</td><td>1.1</td><td>2</td><td>1.10</td></tr>
<tr><td colspan="5">Subtotal</td><td>2.2</td><td></td><td>2.20</td></tr>
</table>

<table>
<tr><th>Issue ID</th><th>Issue</th><th>Description</th><th>Category Weighting</th><th>No of Credits</th><th>Potential % Points Available</th><th>Target Credits</th><th>Target Score (Weighting x Target Credits)</th></tr>
<tr><td>0.91%</td><td colspan="7">CATEGORY 5 - WASTE</td></tr>
<tr><td>Was 1</td><td>Household Recycling Facilities</td><td>
Criteria
<table>
<tr><th></th><th>Credits</th><th>Mandatory</th></tr>
<tr><td>Mandatory Requirement:
Household Waste Storage
The space for waste storage should be sized to hold the larger of the two (by volume) of the following:
EITHER
All external containers provided by relevant Local Authority refuse collection/recycling scheme. Containers should not be stacked to ensure ease of access & use.
OR
The minimum capacity of waste storage as calculated from BS5906 (Code of Practice for Storage and On-Site Treatment of Solid waste from Buildings (2005).
All containers must be accessible to disabled people, particularly wheelchair users and sited on a hard, level surface.</td><td>-</td><td>Level 1</td></tr>
<tr><td>Non Mandatory Requirement:
Household Recycling Facilities
Where there is no external storage for recyclable waste, and no Local Authority Collection Scheme*, dedicated internal storage for recyclable waste is provided as detailed below:
Three Internal Storage Bins:
• Minimum total capacity of 60 litres.
• No individual bin smaller than 15 litres; and
• Located in an adequate internal space.</td><td>2</td><td></td></tr>
<tr><td>Where there is a combination of internal storage and either a Local Authority Collection Scheme or external storage consisting of:
Either Three internal storage bins for recyclable waste:
• Minimum total capacity of 30 litres;
• No individual bin smaller than 7 litres OR a single 30 litre bin with a Local Authority Service collecting at least 3 types of recyclable material in a single bin;
• Located in an adequate internal space. AND
EITHER
Provision of adequate external storage space for bins plus a Local Authority Scheme collecting at least 3 types of recyclable waste:
OR
For individual dwellings; an adequate external space for storing 3 external bins (as specified below) for recyclable waste
• A minimum total capacity of 180 litres;
• No individual bin smaller than 40 litres;
• Located within 10m of an external door.
OR
For blocks of flats, a private recycling scheme operator is appointed to maintain the bins and collect recyclable waste on a regular basis. The recycling must:
• Be located in an adequate external space;
• Be sized dependent on the frequency of collection, based on guidance from the recycling scheme operator.
• Store at least 3 types of recyclable waste;
• Be located within 50m of an external door.</td><td>4</td><td></td></tr>
<tr><td colspan="3">Default Cases
None</td></tr>
</table>
</td><td>0.91</td><td>4</td><td>3.7</td><td>4</td><td>3.66</td></tr>
</table>

<table>
<tr><th></th><th>Credits</th><th>Mandatory</th></tr>
<tr><td>A Site Waste Management Plan must be produced and implemented. This will require the monitoring of waste generated on site and the setting of targets to promote resource efficiency in accordance with the relevant guidance. Specific targets are not required.</td><td>-</td><td>All Level</td></tr>
<tr><td colspan="3">Default Cases
For a development where the cost of construction is less than £200,000, this element will be awarded by default.</td></tr>
<tr><td>The Site Waste Management Plan must include procedures and commitments for minimising waste generated on site accordance with the relevant guidance.
AND
The Site Waste Management Plan must include procedures and commitments to sort, re-use and recycle construction waste, either on site or through a licensed external contractor.</td><td>1

1</td><td></td></tr>
<tr><td colspan="3">Default Cases
None</td></tr>
</table>

Issue ID	Issue	Description	Category Weighting	No of Credits	Potential % Points Available	Target Credits	Target Score (Weighting x Target Credits)
Was 2	Construction Site Waste Management	**Criteria** A Site Waste Management Plan must be produced and implemented. This will require the monitoring of waste generated on site and the setting of targets to promote resource efficiency in accordance with the relevant guidance. Specific targets are not required. — Credits: - — Mandatory: All Level **Default Cases** For a development where the cost of construction is less than £200,000, this element will be awarded by default. The Site Waste Management Plan must include procedures and commitments for minimising waste generated on site accordance with the relevant guidance. — Credits: 1 AND The Site Waste Management Plan must include procedures and commitments to sort, re-use and recycle construction waste, either on site or through a licensed external contractor. — Credits: 1 **Default Cases** None	0.91	2	1.8	2	1.83
Was 3	Composting Facilities	**Criteria** • Individual home composting facilities; OR for dwellings without gardens • A communal or community composting service (within 50m of the external door) where Local Authority run or where there is a management plan in place OR • A Local Authority kitchen waste collection scheme All facilities must be in a dedicated position and be accessible to disabled people — Credits: 1 **Default Cases** None	0.91	1	0.9	0	0.00
		Subtotal			**6.4**		**5.49**
0.70%	**CATEGORY 6 - POLLUTION**						
Pol 1	Global Warming Potential of Insulant	**Criteria** All elements in Checklist Pol 1 have a GWP of less than 5 or are deemed to satisfy the requirements (table 2 of credit criteria) — Credits: 1 **Default Cases** None	0.70	1	0.7	1	0.70
Pol 2	Nitrous Oxides (NOx) emissions	**Criteria** Dry NOX Level (mg/kWh) / Boiler Class (BS EN 297: 1994) / Credits ≤ 100 / 4 / 1 ≤ 70 / 5 / 2 ≤ 40 / - / 3 **Default Cases** There are no default cases for this issue	0.70	3	2.1	3	2.10
		Subtotal			**2.8**		**2.80**
1.17%	**CATEGORY 7 - HEALTH AND WELL-BEING**						
Hea 1	Daylight	**Criteria** Kitchens must achieve a minimum average daylight factor of at least 2% — Credits: 1 All living rooms, dining rooms and studies (including any rooms designed as a home office under Ene 9 – Home Offices) must achieve a minimum average daylight factor of at least 1.5%. — Credits: 1 80% of the working plane in kitchens, living rooms, dining rooms and studies (including any designated as a home office under Ene 9 – Home Office) must have a view of the sky. — Credits: 1 **Default Cases** None	1.17	3	3.5	1	1.17

Issue ID	Issue	Description	Category Weighting	No of Credits	Potential % Points Available	Target Credits	Target Score (Weighting x Target Credits)
Hea 2	Sound Insulation	**Criteria** **Credits** A commitment to carry out a programme of pre-completion testing based on the *Normal programme of testing* described in Approved Document E for every group or sub-group* of houses or flats, and 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, with amendments 2004) — 1 OR A commitment to use constructions for all relevant building elements that have been assessed and approved by Robust Details Limited, and found to achieve the above performance standards — 1 A commitment to carry out a programme of pre- completion testing based on the *Normal programme of testing* described in Approved Document E for every group or sub-group* of houses or flats, and 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, with amendments 2004). — 3 OR A commitment to use constructions for all relevant building elements that have been assessed and approved by Robust Details Limited, and found to achieve the above performance standards — 3 A commitment to carry out a programme of pre-completion testing based on the Normal programme of testing described in Approved Document E for every group or sub-group* of houses or flats, and to achieve airborne sound insulation values that are at least 8dB higher, and impact sound insulation values that are at least 8dB lower, than the performance standards set out in the Building Regulations for England and Wales, Approved Document E (2003 Edition, with amendments 2004). — 4 OR A commitment to use constructions for all relevant building elements, that have been assessed and approved by Robust Details Limited, and found to achieve the above performance standards. — 4 **Default Cases** 1. Detached dwellings. 2. Attached dwellings where separating walls or floors only occur between non habitable rooms.	1.17	4	4.7	1	1.17
Hea 3	Private Space	**Criteria** **Credits** Where outdoor space (private or semi-private) has been provided that is: — 1 • Of a minimum size that allows all occupants to sit outside. • Allows easy access by all occupants, including wheelchair users. • Accessible only to occupants of designated dwellings. **Default Cases** None	1.17	1	1.2	0	0.00
Hea 4	Lifetime Homes	**Criteria** **Credits** Where all the principles of Lifetime Homes have been complied with. — 4 **Default Cases** None	1.17	4	4.7	4	4.67
		Subtotal			**14.0**		**7.00**
1.11%	**CATEGORY 8 - MANAGEMENT**						
Man 1	Home User Guide	**Criteria** **Credits** A stand-alone Home User Guide, compiled using Checklist Man 1 Part 1 together with information that the guide is available in alternative accessible formats. — 2 Where the guide also covers information relating to the site and its surroundings, complied using Checklist Man 1 Part 2. — 1 **Default Cases** None	1.11	3	3.3	3	3.33
Man 2	Considerate Constructors Scheme	**Criteria** **Credits** Where there is a regular audit under a nationally or locally recognised independent certification scheme such as certification under the Considerate Constructors Scheme — 1 Where commitments is to go significantly beyond best practice including a regular audit under a national or locally recognised independent certification scheme such as, or comparable to the Considerate Constructors Scheme and a CCS score above 32. — 2 **Default Cases** None	1.11	2	2.2	2	2.22

<table>
<tr><th>Issue ID</th><th>Issue</th><th>Description</th><th>Category Weighting</th><th>No of Credits</th><th>Potential % Points Available</th><th>Target Credits</th><th>Target Score (Weighting x Target Credits)</th></tr>
<tr><td>Man 3</td><td>Construction Site Impacts</td><td>Criteria<table><tr><th></th><th>Credits</th></tr><tr><td>Procedures that cover 2 or more of the following items:
a. Monitor, report and set targets for CO2 production or energy use arising from site activities;
b. Monitor and report CO2 or energy use arising from commercial transport to and from site;
c. Monitor, report and set targets for water consumption from site activities;
d. Adopt best practice policies in respect of air (dust) pollution arising from site activities;
e. Adopt best practice policies in respect of water (ground and surface) pollution occurring on the site;
f. 80% of site timber is reclaimed, reused or responsibly sourced.</td><td>1</td></tr><tr><td>Where there are procedures that covers 4 or more of the items listed above.</td><td>2</td></tr><tr><td colspan="2">Default Cases
None</td></tr></table></td><td>1.11</td><td>2</td><td>2.2</td><td>2</td><td>2.22</td></tr>
<tr><td>Man 4</td><td>Security</td><td>Criteria<table><tr><th></th><th>Credits</th></tr><tr><td>Where an Architectural Liaison Officer (ALO) or Crime Prevention Design Advisor (CPDA) from the local police force is consulted at the design stage and their recommendations are incorporated into the design of the dwelling (an actual Secured by Design Certificate is not required).</td><td>2</td></tr><tr><td colspan="2">Default Cases
None</td></tr></table></td><td>1.11</td><td>2</td><td>2.2</td><td>2</td><td>2.22</td></tr>
<tr><td colspan="5">Subtotal</td><td>10.0</td><td></td><td>10.00</td></tr>
<tr><td>1.33%</td><td colspan="7">CATEGORY 9 - ECOLOGY</td></tr>
<tr><td>Eco 1</td><td>Ecological Vaule of the Site</td><td>Criteria<table><tr><th></th><th>Credits</th></tr><tr><td>Where the development site is confirmed as land of inherently low ecological value
EITHER
By meeting the criteria for low ecological value (using Checklist Eco 1 – Land of Low Ecological Value under Checklists and Tables below)
OR
By being confirmed by a Suitably Qualified Ecologist.
OR
Where an independent ecological report of the site, prepared by a Suitable Qualified Ecologist, states that:
• The construction zone is of low or insignificant ecological value.
AND
• Any land of ecological value outside the construction zone but within the development site will remain undisturbed by the Construction works.</td><td>1</td></tr><tr><td colspan="2">Default Cases
None</td></tr></table></td><td>1.33</td><td>1</td><td>1.3</td><td>1</td><td>1.33</td></tr>
</table>

Issue ID	Issue	Description	Category Weighting	No of Credits	Potential % Points Available	Target Credits	Target Score (Weighting x Target Credits)
Eco 2	Ecological Enhancement	**Criteria** **Credits** Where a Suitably Qualified Ecologist has been appointed to recommend appropriate ecological features that will positively enhance the ecology of the site. AND Where the developer adopts all key recommendations and 30% of additional recommendations. — 1 **Default Cases** None	1.33	1	1.3	1	1.33
Eco 3	Protection of Ecological Features	**Criteria** **Credits** Where all existing features of ecological value on the development site potentially affected by the works, are maintained and adequately protected during site clearance, preparation and construction works. — 1 **Default Cases** This credit can be awarded by default where the site has been classified as having low ecological value in accordance with Eco 1 – Ecological Value of the Site and no features can be removed due to insignificant ecological value or poor health/condition (e.g. Diseased trees which require felling, either for health and safety and/or conservation reasons), the credit can be achieved provided all other features are adequately protected in accordance with the ecologist's recommendations'.	1.33	1	1.3	1	1.33
Eco 4	Change in Ecological Value of the Site	**Criteria** **Credits** The ecological value before and after development is measured, and the overall change in species per hectare is: • Minor negative change : between -9 & -3 — 1 • Neutral: between -3 and +3 — 2 • Minor enhancement: between +3 and +9 — 3 • Major enhancement: greater than +9 — 4 **Default Cases** None	1.33	4	5.3	2	2.67
Eco 5	Building Footprint	**Criteria** **Credits** For houses: Where the Net Internal Floor Area: Net Internal Ground Floor Area ratio is greater that 2.5:1 OR For blocks of flats: Where the Net Internal Floor Area: Net Internal Ground Floor Area is greater than 3:1 OR for a combination of houses and flats, a ratio of total Net Internal Floor Area : Total Ground Floor Area greater than the area weighted average of the two ratios above — 1 For houses: Where the Net Internal Floor Area: Net Internal Ground Floor Area ratio is greater that 3:1 OR For blocks of flats: Where the Net Internal Floor Area: Net Internal Ground Floor Area is greater than 4:1 OR for a combination of houses and flats, a ratio of total Net Internal Floor Area : Total Ground Floor Area greater than the area weighted average of the two ratios above — 2 **Default Cases** None	1.33	2	2.7	0	0.00
		Subtotal			**12.0**		**6.67**
CODE TOTAL SCORE							**76.20**

TER Score	**6.28**
Interal Water Consumption Score	**4.50**
Other Points Scored	**65.42**

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