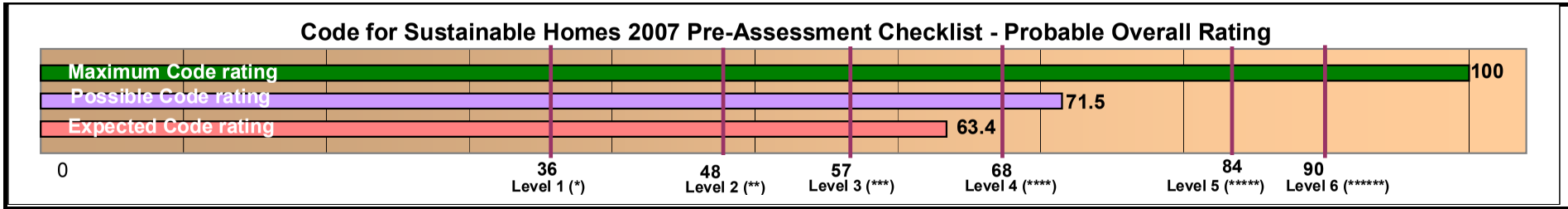

	Criteria for Assessment	Available Points		Issue Score		Y(Yes), N(No), or P(Possible) in the middle column
Energy						
Ene1	**CO_2 emissions** (mandatory)					
	% improvement of DER over TER					
	≥ 10% Level 1	1			max 15	Part L calculations would be needed so as to gain any credits in this section, depending on the % improvement of the residential dwellings over the TER. **A minimum improvement of 25% is required, to be able to achieve the minimum Code Level 3.** Possible extra credits available. **M&E / architect**
	≥ 14%	2				
	≥ 18% Level 2	3				
	≥ 22%	4				
	≥ 25% Level 3	5	**Y**	5		
	≥ 31%	6				
	≥ 37%	7				
	≥ 44% Level 4	8				
	≥ 52%	9				
	≥ 60%	10				
	≥ 69%	11				
	≥ 79%	12				
	≥ 89%	13				
	≥ 100% Level 5	14				
	"True Zero Carbon" as defined in the Code for Sustainable Homes - Level 6	15				
Ene2	**Building Envelope Performance**					
	Average heat loss parameter (HLP) across the whole site (from SAP 2005 calculations)					
	New build					Based on minimum 15% improvement on the envelope Uvalues and reduced air permeability. SAP calculations would be needed to confirm. **M&E**
	<= 1.3	1	Y	1	max 2	
	<= 1.1	2	**P**	1		
Ene3	**Internal Lighting**					
	40% of fixed internal light fittings are dedicated energy efficient fittings	1			max 2	It refers to fixed internal lighting in habitable rooms, not in common areas.
	75% of fixed internal light fittings are dedicated energy efficient fittings	2	Y	2		
Ene4	**Drying Space**					Balconies (or internal space) to be used for naturally drying clothes. Minimum length of 4m lines per dwelling required. **Architect**
	Provision of drying space	1	**Y**	1	max 1	

Ene5	**Eco Labelled White Goods**					
	Provision of eco labelled white goods with the following energy ratings:					
	All fridges, freezers, fridge-freezers with an A+ rating	1	**N**	0	max 2	If white goods are not installed, one credit has been assumed for providing the relevant information. **Architect**
	All washing machines and dishwashers where supplied, with an A rating and washer dyers and dryers with a rating of B or higher	1	**N**	0		
	or					
	If no white goods are provided, but information on purchasing energy efficient white goods is provided	1	Y	1		
Ene6	**External Lighting**					
	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	1	**Y**	1	max 1	**M&E/Architect to review, subject to external lighting design**
	Security/intruder lighting					
	All intruder lighting to be 150 Watts maximum and be fitted with PIR and day light sensors	1	**Y**	1	max 1	**M&E/Architect to review, subject to external lighting design**
	All security/safety lighting to accommodate CFLs or fluorescent strips only and be fitted with daylight cut-off sensors or timers					
Ene7	**Zero or Low Carbon (ZLC) Energy Technologies**					
	10% reduction on carbon emissions by using renewable/ZLC energy sources	1			max 2	**M&E/Architect to review, subject to implementing renewable energy**
	15% reduction on carbon emissions by using renewable/ZLC carbon energy sources	2	**Y**	2		
Ene8	**Cycle storage**					
	Individual/communal cycle storage provisions to be sufficient, adequate, safe, secure and weather-proof, in accordance with the following:					Based on nine flats 6 x 1be 2 x 2 bed and one 3 bed twelve cycling spaces are required to achieve the maximum 2 credits only 6 spaces are indicated on drawings. The storage should be secure and weather-proof, and with access only to those using it. **Architect**
	Studios or 1bed - 1 cycle for every two dwellings (only applicable to communal storage), 2 and 3bed dwellings - storage for 1 cycle, 4beds and above - storage for 2 cycles	1	Y	1	max 2	
OR	Studios or 1bed - storage for 1 cycle, 2 and 3bed dwellings - storage for 2 cycles, 4beds and above - storage for 4 cycles	2	N	0		
Ene9	**Home office**					
	Provisions made as for the occupants to set up a home office in a suitable room	1	**Y**	1	max 1	All flats should meet the criteria: min 1.8m wall, window, space for a desk, elecrtical provisions: 2 double sockets, 2 telephone points (or double, or equivalent i.e. broadband). **Architect**
	Total Credits this section (expected)	**29**		16		
	Total Credits this section (possible)			1		
	Issue score expected (%)	**100%**		55%		
	Issue score possible (%)			59%		

Water consumption						
Wat1	**Internal Water Use** (mandatory)					
	Less than 120l per person per day - Levels 1 & 2	1			max 5	**Architect**
	Less than 110l per person per day	2				
	Less than 105l per person per day - Levels 3 & 4	3	**Y**	3		
	Less than 90l per person per day	4				
	Less than 80l per person per day - Levels 5 & 6	5				
Wat2	**External Water Use**					
	Rain water collection system for external/internal irrigation use. Where no internal/communal outdoor space is provided the credit can be achieved by default	1	P	1	max 1	**Architect** to confirm if there is a communal/outdoor area
	Total Credits this section (expected)	**6**		3		
	Total Credits this section (possible)			1		
	Issue score expected (%)	**100%**		50%		
	Issue score possible (%)			67%		
Materials						
Mat1	**Environmental Impact of Materials** (mandatory)					
	At least 3 of the 5 following key elements to achieve A+ to D rating, from the 2007 version of the Green Guide to Specification	**All levels**				
	The following elements obtaining an A+ to D rating from the Green Guide:					
	Roof	3	**P**	3	max 15	Ratings apply to 100% of the area of each element. 3 credits awarded for A+ rating, 2 for A, 1 for B, 0.5 for C, 0.25 for D, none for an E rating. Possible credits to be available. Architect to confirm the expected specification of materials for the different elements. **Architect**
	External Walls	3	**P**	3		
	Internal Walls - party walls and internal partitions	3	**P**	3		
	Floors (upper and ground floor)	3	**P**	3		
	Windows	3	**Y**	3		
Mat2	**Responsible sourcing of materials: Basic Building Elements**					
	Up to 6 credits where materials are sourced from best practice sources as follows:					
	100% of timber in these elements must be legally sourced					
	Other materials - based on compliance accreditation under EMS and credible/verifiable Chain of Custody records.	6	**Y**	6	max 6	All new materials to comply with environmental certification schemes from suppliers, i.e. FSC, SFI etc for timber, EMS, ISO 14001 for all non-timber materials. Detailed calculations are required of all volumes or % for materials/elements - **Architect**
	Key building elements are: 1. Frame 2. Ground floor 3. Upper floors 4. Roof 4. External walls 6. Internal walls 7. Foundation/substructure 8. Staircase					
Mat3	**Responsible sourcing of materials: Finishing Building Elements**					
	Up to 3 credits where materials are sourced from best practice sources as follows:					
	100% of timber in these elements must be legally sourced					All new materials to comply with environmental certification schemes from suppliers, i.e. FSC, SFI etc for timber, EMS, ISO 14001 for all non-timber materials. Detailed calculations are required of all volumes or % for materials/elements - **Architect**
	Other materials - based on compliance accreditation under EMS and credible/verifiable Chain of Custody records.	3	**Y**	3	max 3	
	Secondary building elements are: 1. Stairs 2. Windows 3. External & internal doors 4. Skirting 4. Panelling 6. Furniture 7. Facias 8. any other significant use					
	Total Credits this section (expected)	**24**		12		
	Total Credits this section (possible)			12		
	Issue score expected (%)	**100%**		50%		
	Issue score possible (%)			100%		

Surface water run-off						
Sur1	**Reduction of surface runoff** (mandatory)					
	Peak run-off rates and annual volumes of run-off post development not to be greater than the previous conditions for the site	**All levels**				
	Reducing peak surface runoff rates to either natural/municipal systems by 50% in areas of low probability of flooding, 75% in areas of medium flood risk and 100% in areas of high flood risk, at peak times, from:					Measures such as permeable paving/green roofs/rainwater collection should reduce runoff by 50% at peak rainfall levels, design calculations will be needed. **M&E/Architect to advise**
	Hard surface runoff (e.g. drives & other surfaces with vehicular access, communal car parking, patios etc)	1	**Y**	1	max 2	
	Roof runoff (e.g. soakaways, ponds, green roofs etc)	1	**P**	1		
Sur2	**Flood risk** (mandatory)					
	Where evidence that the assessed development is in a zone defined as having a low annual probability of flooding OR	2	Y	2	max 2	Site location is defined as low probability of flooding
	Where evidence that the assessed development is in a zone defined as having a medium/high annual probability of flooding and the ground level of the building, car parking and access are at least 600mm above the design flood level for the site's location	1	N	0		
OR	Maintained flood defences are in place					
	Total Credits this section (expected)	**4**		3		
	Total Credits this section (possible)			1		
	Issue score expected (%)	**100%**		75%		
	Issue score possible (%)			100%		
Waste						
Was1	**Household Waste Storage and Recycling Facilities** (mandatory)					Both external & internal storage should be provided + agreement with local authority or management company, so as to get the maximum credits. Provisions to be confirmed. **Architect**
	Household waste storage: Space allowed for waste storage to be sized to hold the larger of the two (by volume) of the following. All containers to be accessible to disabled, and sited on a hard, level surface.	**Level 1**				
	All external containers provided under the relevant Local Authority refuse collection recycling schemes. Containers should not be stacked to ensure ease of access and use.					
OR	**The minimum capacity of waste storage as calculated from BS5906**					
	Household recycling facilities:					
	Provision of internal storage only (3 bins, min.60ls total capacity, no bin <15ls, all bins in dedicated position)	2	Y	2	max 4	
	Provision of internal and external storage (external bins or Local Authority scheme or private scheme)	4	**Y**	2		

Was2	**Construction Site Waste Management (mandatory)**					
	Implementation of a Site Waste Management Plan	**All levels**				
	Where SWMP includes procedures and commitments for minimising waste generated on site (during construction)	1	Y	1	max 2	It has been assumed that the site waste will be monitored, sorted and recycled. **Contractor to confirm**
AND	The SWMP includes procedures and commitments to sort, reuse and recycle construction waste, either on site or through a licensed external contractor.	1	Y	1		
Was3	**Composting**					
	If one of the following schemes available:					
	- individual home composting facilities; - a communal or community composting service (within 50m of the external door) - for dwellings without gardens, a Local Authority kitchen waste collection scheme	1	**N**	0	max 1	
	Total Credits this section (expected)	**7**		6		
	Total Credits this section (possible)			0		
	Issue score expected (%)	**100%**		86%		
	Issue score possible (%)			86%		
Pollution						
Pol1	**Insulation GWP**					
	Specifying insulation materials that have a GWP<5 in manufacture or composition (and avoid the use of OD substances), for the following elements:					
	Roof (inc. loft hatch), Wall - internal/external (inc. doors and window lintels) and floor (inc. foundations), hot water cylinder (incl. pipe insulation and other thermal store)	1	Y	1	max 1	All fabric and services insulation to have GWP <5 - **M&E / Architect**
Pol2	**NOx Emissions**					
	NOx emissions arising from the operation of space heating and hot water systems:					
	Less than or equal to 100 NOx mg/kWh (Boiler class 4)	1			max 3	Depending on whether boilers are installed (o only electric heating). **M&E**
	Less than or equal to 70 NOx mg/kWh (Boiler class 5)	2	**Y**	2		
	Less than or equal to 40 NOx mg/kWh	3				
	Total Credits this section (expected)	**4**		3		
	Total Credits this section (possible)			0		
	Issue score expected (%)	**100%**		75%		
	Issue score possible (%)			75%		

Health and Well-being						
Hea1	**Daylighting**					
	Provision of adequate daylighting according to BS 8206, Pt2:					
	In the kitchen: Daylight Factor 2%	1	**N**	0	max 3	Daylight calculations will be needed to prove that the criteria are met in all flats, depending on the sizes of windows and room characterstics. **M&E/Architect**
	In living rooms, dining rooms and studies (incl.home office): Daylight Factor 1.5%	1	**P**	1		
	View of sky in all above rooms for 80% of working plane	1	**N**	0		
Hea2	**Sound Installation**					
	Credits are awarded for achieving higher standards of sound insulation than those in Approved Document E (demonstrated by pre-completion testing or Robust Details)					
	Pre-completion testing based on Normal programme (Part E) AND Achieve 3dB higher airborne and 3dB lower impact insulation than Part E standards **OR** commitment to use constructions approved by Robust Details for all relevant elements which achieve the above performance standards	1			max 4	Better than Part E performance could award credits in this section. **Acoustic consultant**
	Pre-completion testing based on Normal programme (Part E) AND Achieve 5dB higher airborne and 5dB lower impact insulation than Part E standards **OR** commitment to use constructions approved by Robust Details for all relevant elements which achieve the above performance standards	3				
	Pre-completion testing based on Normal programme (Part E) AND Achieve 8dB higher airborne and 8dB lower impact insulation than Part E standards **OR** commitment to use constructions approved by Robust Details for all relevant elements which achieve the above performance standards	4	**Y**	4		
Hea3	**Private Space**					
	Provision of private or semi private space, that allows occupants to sit outside	1	N	0	max 1	Balconies are not provided to all flats
Hea4	**Lifetime homes**					
	Where all the principles of Lifetime Homes have been complied with	4	Y	4	max 4	**Developer to confirm**
	Total Credits this section (expected)	**12**		8		
	Total Credits this section (possible)			1		
	Issue score expected (%)	**100%**		66.7%		
	Issue score possible (%)			75%		

Management						
Man1	**Home User Guide**					
	Provision in each home of a simple guide that covers information relevant to the non-technical tenant/occupant on the operation and environmental performance of their home. Information to be included on: environmental strategy/design and features, energy, water use, recycling & waste, sustainable DIY, emergency information, links, references etc.	2	Y	2	max 3	To be confirmed that this will be provided. **Architect/Contractor**
	In addition, one credit if the guide also covers information relating to the site and its surroundings: recycling & waste, public transport, local amenities, responsible purchasing, emergency information, links, references etc.	1	Y	1		
Man2	**Considerate Constructors**					
	Commitment to comply/get certification under the Considerate Constructors Scheme (average score)	1	Y	1	max 2	To be confirmed that the site will achieve certification under the Considerate Constructors Scheme with higher than the average score - **Contractor**
	Commitment to comply and get certification under the Considerate Constructors Scheme, with higher than the average score	2	**Y**	1		
Man3	**Construction Site Impacts**					
	1 credit for 2 or more of items a-f to be achieved OR	1	Y	1	max 2	It has been assumed that at least 2 of the items on the list a-f will be monitored/recorded on site during construction. Extra credit available for at least 4 items. - **Contractor**
	2 credits for 4 or more of items a-f to be achieved	2	**Y**	1		
	a. monitor & report CO_2 or energy from site activities b. monitor & report CO_2 or energy from transport to and from site c. monitor and report water consumption from site activities d. adopt best practice policies in respect of air pollution arising from the site e. adopt best practice policies in respect of water (ground & surface) pollution arising from the site f. 80% of site timber is reclaimed, reused or sustainably sourced					
Man4	**Security**					
	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 recommandations incorporated into the design of the dwelling (am actual Secured by Design Certificate is not required).	2	Y	2	max 2	**Architect**
	Total Credits this section (expected)	**9**		9		
	Total Credits this section (possible)			0		
	Issue score expected (%)	**100%**		100.0%		
	Issue score possible (%)			100%		

Ecology						
Eco1	**Ecological Value of site**					To be confirmed that are no trees above 1m height etc. being removed from the site, and that all other features will be protected. **Architect**
	Building on land which is of low ecological value	1	Y	1	max 1	
Eco2	**Ecological Enhancement**					
	Where a "Suitably Qualified Ecologist" has been appointed to recommend on how to enhance the ecology of the site AND where the developer adopts all key recommendations AND 30% of additional recommendations	1	N	0	max 1	It has been assumed that no Ecologist will be appointed
Eco3	**Protection of Ecological Features**					To be confirmed that are no trees above 1m height etc. being removed from the site, and that all other features will be protected. **Architect**
	Ensuring the protection of any existing ecological features during site clearance, preparation and construction works	1	Y	1	max 1	
Eco4	**Change of Ecological Value of Site**					
	A change of between -9 and -3 natural species	1			max 4	Neutral impact has been assumed on the ecology of the site. Existing and proposed site plan do not indicate any existing or proposed landscaping - **Architect**
	A change of between -3 and +3 natural species	2	Y	2		
	A change of between +3 and +9 natural species	3				
	A change of greater than 9+ natural species	4				
Eco5	**Building Footprint**					
	Making effective use of the building footprint:					
	For houses: where the net internal floor area : net internal ground floor area ratio is greater than 2.5:1	1	Y	1	max 2	Based on current proposals, this credit is achieved
	For blocks of flats: where the net internal floor area : net internal ground floor area ratio is greater than 3:1					
	For a combination of houses and flats, a ratio of total net internal floor area : total ground floor area greater than the are weighted average of the two ratios above.					
	For houses: where the net internal floor area : net internal ground floor area ratio is greater than 3:1	2	N	0		
	For blocks of flats: where the net internal floor area : net internal ground floor area ratio is greater than 4:1					
	For a combination of houses and flats, a ratio of total net internal floor area : total ground floor area greater than the are weighted average of the two ratios above.					
	Total Credits this section (expected)	**9**		5		
	Total Credits this section (possible)			0		
	Issue score expected (%)	**100%**		56%		
	Issue score possible (%)			56%		
OVERALL Code 2007 Expected Points		**100**		**63.4**		**Level 3**
OVERALL Code 2007 Possible Points				**71.5**		**Level 4**