



## **Code for Sustainable Homes Pre-Assessment**

151-153 York Way  
London  
N7

Assessor:  
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### Background

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

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

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

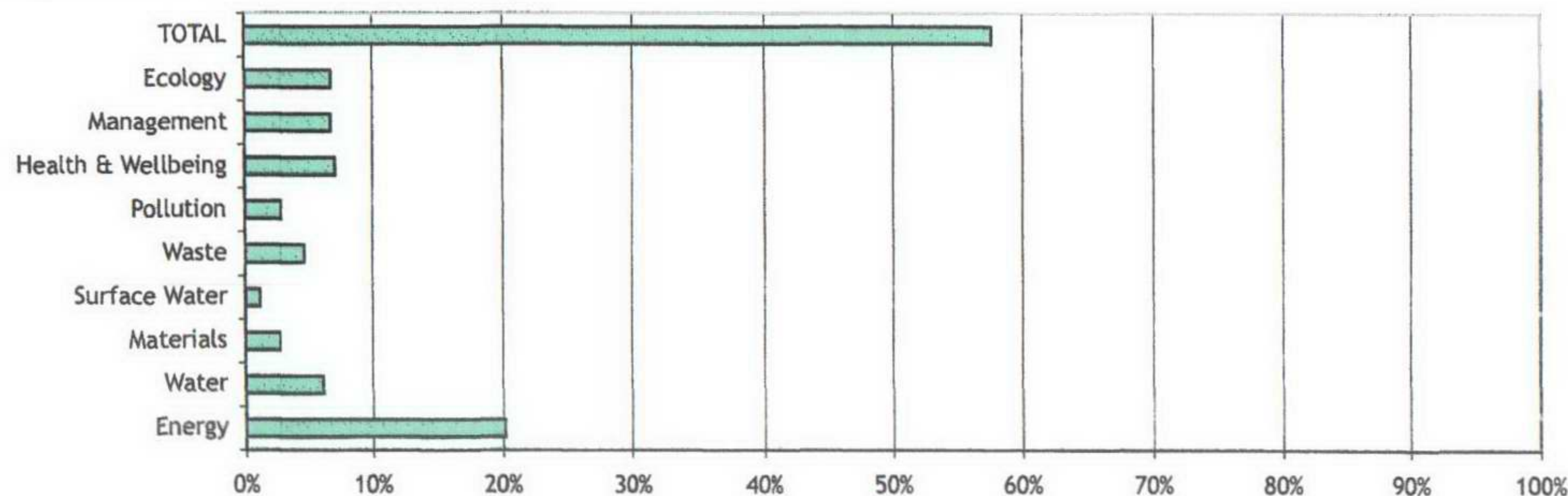
Development Name: 151-153 York Way, London N7

Dwelling Description:

PREDICTED RATING - CODE LEVEL: 3

Breakdown: Energy - Code Level: 3      Mandatory Requirements: All met  
Water - Code Level: 4      % Points: 57.59% - Code Level: 3

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

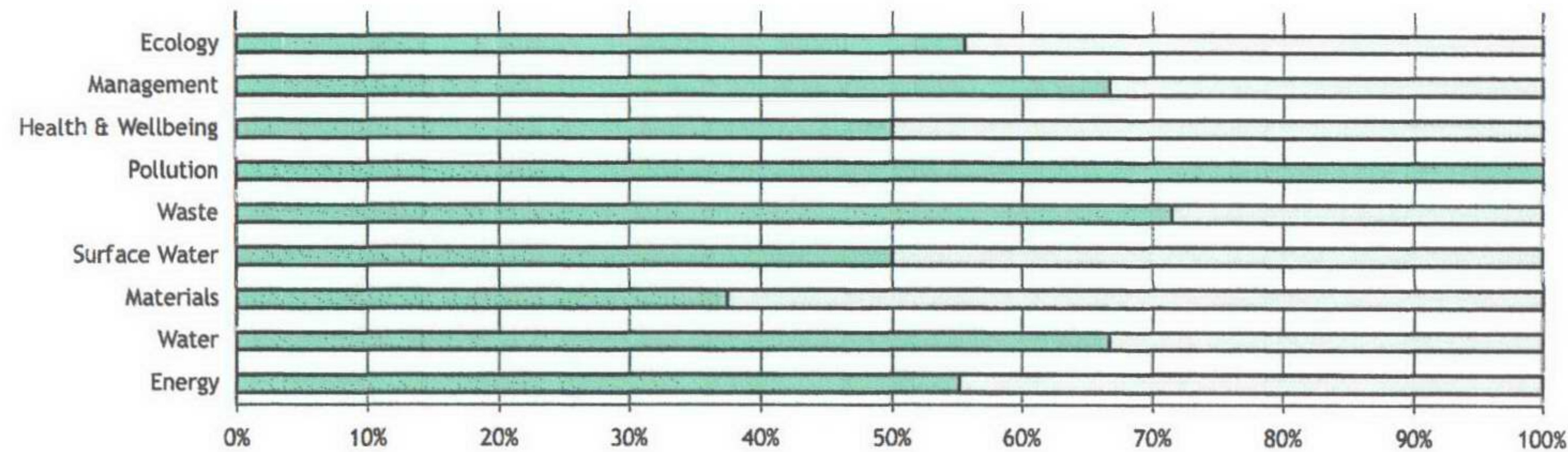


Graph 2: Predicted percentage of each credit and total score achievable





Code for Sustainable Homes  
PRE ASSESSMENT ESTIMATOR TOOL



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

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CATEGORY 1 ENERGY		Overall Level: 3	Overall Score Credits	57.59 Level	
% of Section Credits Predicted: 55%			16 of 29 Credits	Level 3	
Contribution to Overall Score: 20.08 points					
Issue		Credits	Level	Assumptions Made	Evidence Required
Ene 1 % DER improvement over TER	<p>Credits are awarded based on the percentage improvement of the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as calculated using SAP 2005. Minimum standards for each Code level apply.</p> <p>Select the % improvement</p> <div><div>0% improvement</div><div>OR 10% improvement</div><div>OR 14% improvement</div><div>OR 18% improvement</div><div>OR 22% improvement</div><div>OR 25% improvement</div><div>OR 31% improvement</div><div>OR 37% improvement</div><div>OR 44% improvement</div><div>OR 52% improvement</div><div>OR 60% improvement</div><div>OR 69% improvement</div><div>OR 79% improvement</div><div>OR 89% improvement</div><div>OR 100% improvement</div><div>OR True Zero Carbon*</div></div>	5 of 15 Credits	Level 3	<p>Ensure that there is a 25% improvement of the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) in order to achieve Code Level 3.</p> <p>A greater improvement will result in more credits being awarded.</p>	<p>Design stage SAP 2005 Worksheets for each unit.</p> <p>Copy of 'Design Stage' Part L1A Building Regulations Compliance Checklist showing full compliance for each Energy Type.</p> <p>SAP Worksheets to be prepared by a 'Competent Person' i.e. a person registered by either FAERO Limited or BRE Certification Limited.</p>
Ene 2 Building Fabric	<p>Credits are awarded based on the Heat Loss Parameter (HLP) obtained from the SAP 2005 calculations. This is based on the level of insulation provided in the dwellings.</p> <p>Select a HLP range</p> <div><div>Greater than 1.30</div><div>OR Less than or equal to 1.30</div><div>OR Less than or equal to 1.10</div></div>	1 of 2 Credits	-	<p>It is anticipated that the Heat Loss Parameter will fall in the region of 1.1 to 1.3 resulting in one credit being awarded.</p>	<p>As Ene 1</p>
Ene 3 Internal Lighting	<p>Credits are awarded based on the percentage of dedicated energy efficient lighting provided in habitable spaces within the dwelling.</p> <p>Select the % of dedicated energy efficient lighting</p> <div><div>Less than 40%</div><div>OR Greater than or equal to 40%</div><div>OR Greater than or equal to 75%</div></div>	2 of 2 Credits	-	<p>Two credits would be awarded for more than 75% of light fittings being energy efficient.</p>	<p>Text describing* AND relevant design stage drawings clearly showing the location of all light fittings in all rooms.</p> <p>*or a letter of instruction to a contractor/supplier or a formal letter from the developer to the Code Assessor giving the specific undertaking.</p> <p>Manufacturer's literature confirming:</p> <ol style="list-style-type: none"><li>1. Types of light fittings;</li><li>2. Efficacy, in lumens per circuit watt, for all lamps.</li></ol>
Ene 4 Drying Space	<p>One credit is awarded for the provision of either internal or external drying space with posts and footings, or fixings capable of holding 4m+ of drying line for 1-2 bed dwellings and 6m+ for dwellings with 3 bedrooms or greater.</p> <p>Will drying space meeting the criteria be provided?</p> <div><div>Yes</div><div>OR No</div></div>	1 of 1 Credits	-	<p>A fixed drier of at least 4 metre line length should be fitted in the bathrooms ensuring that there is adequate and controlled ventilation</p>	<p>Text describing (either on drawings or specification):</p> <ol style="list-style-type: none"><li>1. Location and type of internal or external drying fixings/footings and posts.</li><li>2. Confirmation of the minimum length of drying line.</li></ol>
Ene 5 Energy Labelled	<p>Credits are awarded where each dwelling is provided with either information about the EU Energy Labelling Scheme or White Goods with the information stated below</p>			<p>Any white goods supplied should conform with the required ratings. If washer dryers or tumble dryers are not supplied the information must be provided on the EU Energy Labelling Scheme</p>	<p>A copy of a leaflet describing the EU Energy Efficiency Labelling Scheme. The information should clearly explain the EU Energy Efficiency Labelling Scheme and the information required to be provided on the EU Energy Labelling Scheme</p>

White Goods	<p>the ratings stated below: Select the appropriate option below</p> <div> <div>EU Energy labelling information</div> <div> <input type="checkbox"/> </div> </div> <div> <div>OR A+ Rated Fridges and Freezers</div> <div> <input checked="" type="checkbox"/> </div> </div> <div> <div>AND/OR A Rated washing machines &amp; dishwashers</div> <div> <input checked="" type="checkbox"/> </div> </div> <div> <div>AND B Rated Washer dryers and tumble dryers</div> <div> <input checked="" type="checkbox"/> </div> </div>	2 of 2 Credits	-	appropriate information regarding the EU Energy Labeling Scheme should be provided.	<p>what the EU Energy Efficiency Labeling Scheme is and how it works.</p> <p>Text on drawings or in the specification* confirming that leaflets are going to be provided to all dwellings.</p> <p>* or a letter of instruction to a contractor/supplier or a formal letter from the developer to the Code assessor giving the specific undertaking.</p>
Ene 6 External Lighting	<p>Credits are awarded based on the provision of space lighting with dedicated energy efficient fittings and security lighting with appropriate control gear.</p> <p>Space Lighting</p> <div> <div>None provided</div> <div> <input type="radio"/> </div> </div> <div> <div>OR Non Code compliant lighting</div> <div> <input type="radio"/> </div> </div> <div> <div>OR Code compliant lighting</div> <div> <input checked="" type="radio"/> </div> </div> <p>Security Lighting</p> <div> <div>None provided</div> <div> <input type="radio"/> </div> </div> <div> <div>OR Non Code compliant lighting</div> <div> <input type="radio"/> </div> </div> <div> <div>OR Code compliant lighting and controls</div> <div> <input checked="" type="radio"/> </div> </div>	1 of 1 Credits	-	<p>Any space lighting should be provided by the use of energy efficient fittings.</p> <p>Security lighting should have a maximum wattage of 150W and be fitted with movement detecting devices and daylight cut-off sensors</p>	<p>Relevant drawings clearly showing:</p> <ul style="list-style-type: none"> <li>- Location of all external light fittings.</li> </ul> <p>Text describing (on drawings or in specification*)</p> <ul style="list-style-type: none"> <li>- Location and type of all type of all external light fittings</li> </ul> <p>*or a letter of instruction to a contractor/supplier or a formal letter from the developer to the Code Assessor giving the specific undertaking&gt;</p>
Ene 7 Low or Zero Carbon Technologies	<p>Credits are awarded where either 10% or 15% of the dwellings heating energy requirements (SAP 2005) are met by low or zero carbon technologies. Note that where funding has not been granted through the Low Carbon Buildings Programme, a feasibility study is required that meets the Code requirements.</p> <p>Select % contribution made by low or zero carbon technologies</p> <div> <div>Less than 10% of demand</div> <div> <input checked="" type="radio"/> </div> </div> <div> <div>OR 10% of demand or greater</div> <div> <input type="radio"/> </div> </div> <div> <div>OR 15% of demand or greater</div> <div> <input type="radio"/> </div> </div>	0 of 2 Credits	-	Credit not sought	

Issue		Credits	Level	Assumptions Made	Evidence Required
Ene 8 Cycle Storage	<p>Credits are awarded where safe, secure and weather proof cycle storage is provided according to the Code requirements.</p> <p>Fill in the development details below</p> <div> <div>Number of bedrooms:</div> <div> <input type="text" value="1"/> </div> </div> <div> <div>Number of cycles stored per dwelling</div> <div> <input type="text" value="1.0"/> </div> </div> <div> <div>Will the storage be communal?</div> <div> <input checked="" type="checkbox"/> </div> </div>	2 of 2 Credits	-	A cycle store is to be provided for six cycles. This should be secure and weatherproof without having to go through the dwelling for access.	<p>Drawings showing:</p> <ol style="list-style-type: none"> <li>1. location, type and size of storage.</li> <li>2. any security measures</li> </ol> <p>Text describing (on drawings or in the specification*):</p> <ol style="list-style-type: none"> <li>1. location, type and size of storage</li> <li>2. access to cycle storage</li> <li>3. security measures</li> </ol>
Ene 9 Home Office	<p>One credit is awarded for the provision of space for a home office. The location, space and services provided must meet the Code requirements.</p> <p>Will there be provision for a Home Office?</p> <div> <div>Yes</div> <div> <input checked="" type="radio"/> </div> </div> <div> <div>OR No</div> <div> <input type="radio"/> </div> </div>	1 of 1 Credits	-	The living rooms should have sufficient space for a home office to be provided. This requires a minimum wall length of 1.8 metres with two double power sockets and two telephone points or one double telephone point.	<p>Text describing (on drawings or in the specification*):</p> <ul style="list-style-type: none"> <li>• location and size of the home office</li> <li>• location of sockets</li> <li>• location of telephone points</li> <li>• that adequate ventilation will be provided</li> <li>• confirmation of cable connection or that broadband is available at each address</li> </ul>

CATEGORY 2 WATER		Overall Level: 3	Overall Score 57.59		
% of Section Credits Predicted: 67%			Credits	Level	
Contribution to Overall Score: 6.00 points			4 of 6 Credits	Level 4	
Wat 1 Internal Potable Water Use	<p>Credits are awarded based on the predicted average household water consumption, calculated using the Code Water Calculator Tool. Minimum standards for each code level apply.</p> <p>Select the predicted water use</p> <div> <p>greater than 120 litres/ person/ day <input type="radio"/></p> <p>OR less than 120 litres/ person/ day <input type="radio"/></p> <p>OR less than 110 litres/ person/ day <input type="radio"/></p> <p>OR less than 105 litres/ person/ day <input checked="" type="radio"/></p> <p>OR less than 90 litres/ person/ day <input type="radio"/></p> <p>OR less than 80 litres/ person/ day <input type="radio"/></p> </div>	3 of 5 Credits	Level 3 Level 4	<p><b>Assumptions Made</b></p> <p>If Code Level 3 is to be sought the following will be required:</p> <p>4/2 dual flush wc 9 litre per minute maximum flow rate for showers Aerated taps Smaller, shaped bath Best practice washing machine and dish washer</p>	<p><b>Evidence Required</b></p> <p>Drawings showing and text describing (either on the drawing or in the specification*):</p> <ul style="list-style-type: none"> <li>• Location, type and details of appliances/fittings using water in the dwelling including any specific water reduction equipment.</li> <li>• Location, size and details of any rainwater and greywater collection systems in the dwelling</li> </ul> <p>* or a letter of instruction to a contractor/supplier or a formal letter from the developer to the assessor giving a specific undertaking.</p>
Wat 2 External Potable Water Use	<p>One credit is awarded where a compliant system is specified for collecting rainwater for external irrigation purposes. Where no outdoor space is provided the credit can be achieved by default.</p> <p>Select the scenario that applies</p> <div> <p>No internal or communal outdoor space <input checked="" type="radio"/></p> <p>OR Outdoor space with collection system <input type="radio"/></p> <p>OR Outdoor space without collection system <input type="radio"/></p> </div>	1 of 1 Credits	-	<p>As there is no individual or communal garden space the credit would be awarded by default.</p>	<p>Drawings showing and text describing (on drawings or in the specification*):</p> <ul style="list-style-type: none"> <li>• Type, size and location of any rainwater collection system/s</li> </ul> <p>* or a letter of instruction to a contractor/supplier or a formal letter from the developer to the assessor giving a specific undertaking.</p>

CATEGORY 3 MATERIALS		Overall Level: 3	Overall Score Credits	57.59 Level		
% of Section Credits Predicted: 38%			9 of 24 Credits	All Levels	Assumptions Made	Evidence Required
Contribution to Overall Score: 2.70 points						
Mat 1 Environmental Impact of Materials	<p><b>Mandatory Requirement:</b> At least three of the five key building elements must achieve a Green Guide 2007 Rating of A+ to D.</p> <p><b>Tradable Credits:</b> Points are awarded on a scale based on the Green Guide Rating of the specifications. The Code Materials Calculator can be used to predict a potential score.</p> <p>Enter the predicted score _____</p> <div><div>Will the mandatory requirement be met?</div><div><input checked="" type="checkbox"/></div></div> <div><div>What is the predicted number of credits?</div><div>9</div></div>	9 of 15 Credits	All Levels	It is expected that around nine credits would be awarded for the materials used in development. Care must be taken to ensure that at least three of the five key building elements achieve a Green Guide rating of at least D if Code Level 3 is to be attained.	Drawings and text (on drawings or in the specification) showing: 1. Location and area of the elements 2. Details of the materials used within the elements	
Mat 2 Responsible Sourcing of Materials - Basic Building Elements	<p>Credits are awarded where materials used in the key building elements are responsibly sourced. The Code Materials Calculator can be used to predict a potential score.</p> <p>Predicted Score _____</p> <div><div>What is the predicted number of credits?</div><div><input type="text"/></div></div>	0 of 6 Credits	-	Credit not sought		
Mat 3 Responsible Sourcing of Materials - Finishing Elements	<p>Credits are awarded where materials used in the finishing elements are responsibly sourced. The Code Materials Calculator can be used to predict a potential score.</p> <p>Predicted Score _____</p> <div><div>What is the predicted number of credits?</div><div><input type="text"/></div></div>	0 of 3 Credits	-	Credit not sought		

CATEGORY 4 SURFACE WATER RUN-OFF		Overall Level: 3	Overall Score	57.59	
% of Section Credits Predicted: 50%			Credits	Level	
Contribution to Overall Score: 1.10 points			2 of 4 Credits	All Levels	
Sur 1 Reduction of Surface Water Run-off from Site	<p><b>Mandatory Requirement:</b> Peak run-off rates and annual run-off volumes post development must not exceed the previous conditions for the site. <b>Tradable Credits:</b> Where rainwater holding facilities / SUDs are used to provide attenuation of water run-off for the volumes required and in accordance with the Code criteria.</p> <p>Provide the following information</p> <div><div>Will the mandatory requirement be met?</div><div><input checked="" type="checkbox"/></div></div> <div><div>Will appropriate attenuation be provided from Hard Surfaces?</div><div><input type="checkbox"/></div></div> <div><div>from Roofs?</div><div><input type="checkbox"/></div></div> <td>0 of 2 Credits</td> <td>All Levels</td> <td><p><b>Assumptions Made</b></p><p>Although the credit is not to be sought the mandatory requirement will be met as the post construction run off rate will not be worse than tha of pre construction</p></td> <td><p><b>Evidence Required</b></p><p>Confirmation of both pre and post construction surface water runoff rates and annual volumes of run-off</p><p>or</p><p>Copy of a relevant Flood Risk Assessment demonstrating the above criteria are met.</p><p>Confirmation of appointment of a hydrological consultant to carry out the design of rainwater attenuation and that the capacity complies with the requirements.</p></td>	0 of 2 Credits	All Levels	<p><b>Assumptions Made</b></p> <p>Although the credit is not to be sought the mandatory requirement will be met as the post construction run off rate will not be worse than tha of pre construction</p>	<p><b>Evidence Required</b></p> <p>Confirmation of both pre and post construction surface water runoff rates and annual volumes of run-off</p> <p>or</p> <p>Copy of a relevant Flood Risk Assessment demonstrating the above criteria are met.</p> <p>Confirmation of appointment of a hydrological consultant to carry out the design of rainwater attenuation and that the capacity complies with the requirements.</p>
Sur 2 Flood Risk	<p>Credits are awarded where developments are located in areas of low flood risk, or where in areas of medium or high flood risk appropriate measures are taken to prevent damage to the property and its contents in accordance with the Code criteria.</p> <p>Select the appropriate option</p> <div><div>Low Flood Risk</div><div><input checked="" type="radio"/></div></div> <div><div>OR Medium flood risk with measures</div><div><input type="radio"/></div></div> <div><div>OR Medium flood risk without measures</div><div><input type="radio"/></div></div> <div><div>OR High flood risk with measures</div><div><input type="radio"/></div></div> <div><div>OR High flood risk without measures</div><div><input type="radio"/></div></div> <td>2 of 2 Credits</td> <td></td> <td><p>Both credits would be awarded as the site is in an area of low flood risk</p></td> <td><p>Confirmation of annual probability of flooding.</p><p>For medium and high flood risk areas:</p><ol style="list-style-type: none"><li>1. The design flood level for the site/flood zone</li><li>2. Site plans or specification outlining the range of ground levels of the dwellings, car park and site access (lowest to highest)</li><li>3. Drawings showing the location and details of any flood protection measures for the dwelling</li><li>4. Supporting manufacturer's data covering details of any flood protection measures for the dwelling</li></ol></td>	2 of 2 Credits		<p>Both credits would be awarded as the site is in an area of low flood risk</p>	<p>Confirmation of annual probability of flooding.</p> <p>For medium and high flood risk areas:</p> <ol style="list-style-type: none"><li>1. The design flood level for the site/flood zone</li><li>2. Site plans or specification outlining the range of ground levels of the dwellings, car park and site access (lowest to highest)</li><li>3. Drawings showing the location and details of any flood protection measures for the dwelling</li><li>4. Supporting manufacturer's data covering details of any flood protection measures for the dwelling</li></ol>

0 of 2 Credits

All Levels



CATEGORY 5 WASTE		Overall Level: 3	Overall Score Credits	57.59 Level		
% of Section Credits Predicted: 71%			5 of 7 Credits	All Levels	Assumptions Made	Evidence Required
Contribution to Overall Score: 4.57 points						
Was 1 Household Waste Storage	<p><b>Mandatory Requirement:</b> The space provided for waste storage should be sized to hold the larger of either all external containers provided by the Local Authority or the min capacity calculated from BS 5906. <b>Tradable Credits</b> are awarded for adequate internal and/ or external recycling facilities.</p> <p>Tick the boxes that apply</p> <div><div>Will the minimum space be provided?</div><div>Internal storage (capacity 60 litres)</div><div>Internal storage (capacity 30 litres)</div><div>Local Authority Collection Scheme</div><div>External storage (180 litres)</div><div>Private recycling operator</div><div>3 types of waste or greater collected?</div></div>	4 of 4 Credits	All Levels	In order for the credits to be awarded a single internal bin for mixed recycling of at least 30 litres should be situated in an adequate space either in the kitchen or nearby. A dedicated external space of at least 600 litres should also be provided within 50m of an external door	1. Drawings showing and text confirming: - The number of bedrooms - The location, types and sizes of internal and external storage 2. How the storage is accessed 3. Access arrangements conforming to H6 in AD H 4. A letter or other confirmation from the Local Authority confirming the type, volume and dimensions of containers that are provided the refuse collection and recycling scheme (where in operation) or Where a private recycling scheme operator is to be appointed confirmation of this intention and details of the scheme proposed	
Was 2 Site Waste Management Plan (SWMP)/ Construction Waste	<p><b>Mandatory Requirements:</b> A SWMP plan including the monitoring of waste generated on site and the setting of targets to promote resource efficiency must be produced and implemented. <b>Tradable Credits:</b> The SWMP should also include procedures and commitments for minimising waste and/ or commitments to sort, reuse and recycle construction waste.</p> <p>Contents of the SWMP</p> <div><div>Is the development cost less than £200K?</div><div>Does the SWMP include:</div><div>+ monitoring of waste generated on site?</div><div>+ targets to promote resource efficiency?</div><div>+ procedures for minimising waste?</div><div>+ commitments for minimising waste?</div><div>+ procedures to sort, reuse and recycle waste?</div><div>+ commitments to sort, reuse and recycle waste?</div></div>	1 of 2 Credits	All Levels	A copy of the Site Waste Management Plan should be provided which should encompass procedures and commitments for minimising site waste, the monitoring of waste and targets to promote resource efficiency	A copy of the Site Waste Management Plan or the specification (or a letter of instruction to a contractor or formal letter from the developer) describing what the SWMP will contain.	
Was 3 Composting	<p>One credit is awarded where individual home composting facilities are provided, or where a community/ communal composting service, either run by the Local Authority or overseen by a management plan is in operation.</p> <p>Select the facilities available</p> <div><div>No composting facilities</div><div>Individual composting facilities</div><div>OR Communal/ community composting?</div><div>Local Authority</div><div>OR Private with management plan</div></div>	0 of 1 Credit	-	Credit not sought		

CATEGORY 6 POLLUTION		Overall Level: 3	Overall Score Credits 4 of 4 Credits	57.59 Level All Levels	Assumptions Made	Evidence Required
% of Section Credits Predicted: 100%		Contribution to Overall Score: 2.80 points				
Pol 1 Global Warming Potential (GWP) of Insulants	One credit is awarded where all insulating materials have a Global Warming Potential (GWP) of less than 5. Select the most appropriate option	<div> <div>All insulants have a GWP less than 5</div> <div>OR Some insulants have a GWP of less than 5</div> <div>OR No insulants have a GWP of less than 5</div> </div>	1 of 1 Credits	-	All insulation used should have a Global Warming Potential of less than 5.	Relevant drawings clearly showing type and location of all insulation materials used or A letter of instruction to a contractor/supplier or a formal letter from the developer to the Code Assessor giving the specific undertaking that all insulating materials will have a GWP of less than 5.
Pol 2 NOx Emissions	Credits are awarded on the basis of NOx emissions arising from the operation of the space heating system within the dwelling. Select the most appropriate option	<div> <div>Greater than 100 mg/kWh</div> <div>OR Less than 100 mg/kWh</div> <div>OR Less than 70 mg/kWh</div> <div>OR Less than 40 mg/kWh</div> <div>OR Class 4 boiler</div> <div>OR Class 5 boiler</div> </div>	3 of 3 Credits	-	Any gas boilers specified should have dry NOx emissions of less than 40 mg/kWh	Text describing: 1. Details of the primary and any secondary heating systems and flue type. 2. Dry Nox levels and/or Boiler Class of the primary and any secondary heating systems



CATEGORY 7 HEALTH & WELLBEING		Overall Level: 3	Overall Score Credits	57.59 Level		
% of Section Credits Predicted: 50%			6 of 12 Credits	All Levels	Assumptions Made	Evidence Required
Contribution to Overall Score: 7.00 points						
Hea 1 Daylighting	<p>Credits are awarded for ensuring key rooms in the dwelling have high daylight factors (DF) and a view of the sky.</p> <p>Select the compliant areas</p> <div><div>Room</div><div>Kitchen: Avg DF greater than 2%</div><div>Living Room*: Avg DF greater than 1.5%</div><div>Dining Room*: Avg DF greater than 1.5%</div><div>Study*: Avg DF greater than 1.5%</div><div>Do all above rooms have a view of the sky?</div></div> <p>Any room used for Ene 9 Home Office must also achieve a min DF of 1.5%. *Tick the box if there is no study/ home office as this aspect of the credit will be awarded by default.</p>	1 of 3 Credits	-	The living rooms should achieve a daylighting factor of greater than 1.5% and one credit will be awarded. The credits would not be available for the kitchen or view of the sky	<p>Calculations and details as follows:</p> <ul style="list-style-type: none"><li>- calculations of the average daylight factor</li><li>- details of the angle of visible sky</li><li>- details of window glazing</li><li>- details of room surface areas</li></ul> <p>and</p> <p>Plans and sections showing:</p> <ul style="list-style-type: none"><li>- room dimensions</li><li>- position and dimensions of windows and other glazed areas</li></ul> <p>In addition where the no-sky line is assessed provide details of how the 'no-sky line' is plotted and external buildings and other potential obstructions</p>	
Hea 2 Sound Insulation	<p>Credits are awarded where performance standards exceed those required in Building Regulations Part E. This can be demonstrated by carrying out pre-completion testing or through the use of Robust Details.</p> <p>Select a performance standard or type of property</p> <div><div>Credit not sought</div><div>Airborne: 3db higher; Impact: 3dB lower</div><div>OR Airborne: 5db higher; Impact: 5dB lower</div><div>OR Airborne: 8db higher; Impact: 8dB lower</div><div>OR Detached Property</div><div>OR Separating walls and floors only occur between non habitable spaces</div><div>OR Separating walls and floors only occur between habitable and non-habitable spaces</div></div>	1 of 4 Credits	-	The specification will be to Robust Details and it is assumed that one credit would be awarded.	<p>Confirmation of a commitment to meet the relevant sound insulation performance levels and details of the pre-completion testing to be carried out, including the number of groups and sub-groups</p> <p>or</p> <p>where Robust Details are used: confirmation that the RD chosen will achieve the required performance levels</p>	
Hea 3 Private Space	<p>One credit is awarded for the provision of an outdoor space that is at least partially private. The space must allow easy access to all occupants.</p> <p>Will a private/ semi-private space be provided?</p> <div><div>Yes, private/semi-private space will be provided</div><div>OR No private/semi-private space</div></div>	0 of 1 Credits	-	As Juliet balconies do not comply the credit would not be awarded	<p>Plans to show that the open space is the minimum size and is accessible to wheelchair users with details (in drawings or specification clauses) of:</p> <p>Level thresholds - Building Regulations part M compliant</p> <p>and</p> <p>Where a shared outdoor space is provided, details of the control arrangements for access</p>	
Issue		Credits	Level	Assumptions Made	Evidence Required	
Hea 4 Lifetime Homes	<p>Credits are awarded where the developer has implemented all of the principles of the Lifetime Homes scheme.</p> <p>Lifetime Homes Compliance</p> <div><div>All Lifetime Homes criteria will be met</div><div>OR Credit not sought</div></div>	4 of 4 Credits	-	It appears to be a requirement that all the principles of Lifetime Homes will have to be complied with. On this basis the credits have been assumed at this stage.	Completed Lifetime Homes checklist for points 1-16 signed by developer	

CATEGORY 8 MANAGEMENT		Overall Level: 3	Overall Score Credits	57.59 Level		
% of Section Credits Predicted: 67%			6 of 9 Credits		Assumptions Made	Evidence Required
Contribution to Overall Score: 6.67 points						
Man 1 Home User Guide	<p>Credits are awarded where a simple guide is provided to each dwelling covering information relevant to the 'non-technical' home occupier, in accordance with the Code requirements. The guide must be available in alternative formats on request.</p> <p>Tick the topics covered by the Home User Guide</p> <div><div>Operational Issues</div><div>Site and Surroundings</div><div><input checked="" type="checkbox"/></div><div><input checked="" type="checkbox"/></div></div>	3 of 3 Credits	-	A Home User Guide which complies with Checklist Man Part1 and 2 should be prepared and supplied to all dwellings.	Text confirming that a Home User Guide will be: 1. Supplied to all dwellings 2. Be developed to the required standards (as a minimum including a list of contents showing that the guide will cover all of the issues required in Checklist Man 1 - Home User Guide 3. Available in an alternative format upon request by the first home occupier	
Man 2 Considerate Constructors Scheme	<p>Credits are awarded where there is a commitment to comply with best practice site management principles using either the Considerate Constructors Scheme or an alternative locally/ nationally recognised scheme.</p> <p>Select the appropriate scheme and score</p> <div><div>No scheme used</div><div>Considerate Constructors</div><div>OR Best Practice: Score between 24 and 31.5</div><div>OR Best Practice+: Score between 32 and 40</div><div>Alternative Scheme*</div><div>Mandatory + 50% optional requirements</div><div>OR Mandatory + 80% optional requirements</div><div><input checked="" type="radio"/></div><div><input type="radio"/></div><div><input type="radio"/></div><div><input type="radio"/></div><div><input type="radio"/></div></div> <p>* In the first instance, contact BRE if you are considering using an alternative scheme.</p>	0 of 2 Credits	-	Credit not sought		
Man 3 Construction Site Impacts	<p>Credits are awarded where procedures meeting the Code requirements are in place for the following:</p> <p>Tick the impacts that will be addressed</p> <div><div>Monitor, report and set targets for:</div><div>- CO<sub>2</sub>/ energy use from site activities</div><div>- CO<sub>2</sub>/ energy use from site related transport</div><div>- water consumption from site activities</div><div>Adopt best practice policies in respect of:</div><div>- air (dust) pollution from site activities</div><div>- water (ground and surface) pollution</div><div>80% of site timber is responsibly sourced</div><div><input checked="" type="checkbox"/></div><div><input checked="" type="checkbox"/></div><div><input checked="" type="checkbox"/></div><div><input type="checkbox"/></div><div><input type="checkbox"/></div><div><input type="checkbox"/></div></div>	1 of 2 Credits	-	A procedure should be put in place to monitor and report on energy use and water consumption relating to site activities	A commitment to meet the specific requirements of each item to be achieved in Checklist - Construction Site Impacts Details of how each requirement will be met	

Issue		Credits	Level	Assumptions Made	Evidence Required
Man 4 Security	<p>Credits are awarded for complying with Section 2 - Physical Security from Secured by Design - New Homes. An Architectural Liaison Officer (ALO), or alternative, needs to be appointed early in the design process and their recommendations incorporated.</p> <p>Secured by Design Compliance</p> <div> <div>Credit not sought</div> <div><input type="radio"/></div> </div>	2 of 2 Credits	-	It is anticipated that an Architectural Liaison Officer will be involved at an early stage and that Secured by Design will be complied with	Text confirming that an ALO or CPDA has been appointed to provide advice early in the design stage to ensure that the requirements are met and that the advice will be followed.  Location and details of all recommended or specified security features such as external lighting, door/window locks etc. and their third party certification (if applicable)



			<div data-bbox="210 1893 273 1982"></div> <div data-bbox="210 1982 273 2591">OR Secured by Design Section 2 Compliance</div>
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CATEGORY 9 ECOLOGY		Overall Level: 3	Overall Score Credits	57.59 Level		
% of Section Credits Predicted: 56%			5 of 9 Credits	All Levels	Assumptions Made	Evidence Required
Contribution to Overall Score: 6.67 points						
Eco 1 Ecological Value of Site	One credit is awarded for developing land of inherently low value.  Select the appropriate option <div><div>Credit not sought</div><div>OR Land has ecological value</div><div>OR Land has low/ insignificant ecological value*</div></div> * Low ecological value is determined either a) by using Checklist Eco 1 across the whole development site; or b) where an ecologist is appointed and can confirm that the construction zone is of low/ insignificant value and the rest of the development site will remain undisturbed by the works.	1 of 1 Credits	-	The development site would be considered to be low ecological value	Where using the checklist: Plans of the site and surrounding areas prior to development and site visit from the design team or assessor  Where a Suitable Qualified Ecologist is appointed: A copy of the ecologists report or detailed letter confirming the SQE requirements, that the construction zone is of low ecological value and that all land outside the construction zone in areas of ecological value will remain undisturbed	
Eco 2 Ecological Enhancement	One credit is awarded where there is a commitment to enhance the ecological value of the development site. Tick the appropriate boxes <div><div>Will a <i>Suitably Qualified Ecologist</i> be appointed to recommend appropriate ecological features?</div><div>AND Will all key recommendations be adopted?</div><div>AND 30% of other recommendations be adopted?</div></div>	0 of 1 Credits	-	Credit not sought		
Eco 3 Protection of Ecological Features	One credit is awarded where there is a commitment to maintain and adequately protect features of ecological value. Tick the appropriate boxes <div><div>Is the site of low ecological value (Eco 1)?</div><div>OR If the site has ecological features, will they be maintained and adequately protected during site clearance, preparation and construction works?</div></div>	1 of 1 Credits	-	The credit would be awarded by default	Site visit report from the design team including photographs showing ecological features and plans of the site and boundary identifying ecological features prior to construction or A copy of Suitably Qualified Ecologist's report confirming the ecological features present and recommendations for protecting them	
Eco 4 Change of Ecological Value of Site	Credits are awarded where the change in ecological value has been calculated in accordance with the Code requirements and is calculated to be: Change in Ecological Value <div><div>Major negative change: fewer than -9</div><div>Minor negative change: between -9 and -3</div><div>OR Neutral: between -3 and +3</div><div>Minor enhancement: between +3 and +9</div><div>Major enhancement: greater than 9</div></div>	2 of 4 Credits	-	There would be no change in ecological value post development	Scaled drawings showing the site layout and existing site survey indicating natural and built features prior to development. Landscape and plot categories with a list of site areas provided or A copy of the Suitably Qualified Ecologist's report confirming the species/hectare of any planting schemes Text or illustrations showing how the ecologist's recommendations will be implemented	

Issue	Credits	Level	Assumptions Made	Evidence Required
Eco 5 Building Footprint	<p>Credits are awarded where the ratio of combined floor area of all dwellings on the site to their footprint is:</p> <p>Ratio of Net Internal Floor Area: Net Internal Ground Floor Area</p> <div> <p>Credit Not Sought <input type="radio"/></p> <p>OR Houses: 2.5:1 OR Flats: 3:1 <input checked="" type="radio"/></p> <p>OR Houses: 3:1 OR Flats: 4:1 <input type="radio"/></p> <p>OR Houses &amp; Flats Weighted (2.5:1 &amp; 3:1) <input type="radio"/></p> <p>OR Houses &amp; Flats Weighted (3:1 &amp; 4:1) <input type="radio"/></p> </div>	1 of 2 Credits	<p>Although the development is of four stories the net internal floor area excludes communal areas and therefore one credit would be available</p>	<p>General layout and elevations including dimensions for: each code dwelling type</p> <p>all other buildings with permanent foundations, such as bin/cycle stores, garages etc.</p> <p>the site plan</p> <p>Calculation of the building footprint ratio</p>



CATEGORY 9 ECOLOGY		Overall Level: 3	Overall Score Credits	57.59 Level		
% of Section Credits Predicted: 56%			5 of 9 Credits	All Levels		
Contribution to Overall Score: 6.67 points					Assumptions Made	Evidence Required
Eco 1 Ecological Value of Site	One credit is awarded for developing land of inherently low value.  Select the appropriate option <div><div>Credit not sought OR Land has ecological value OR Land has low/ insignificant ecological value*</div><div><input type="radio"/> <input type="radio"/> <input checked="" type="radio"/></div></div> * Low ecological value is determined either a) by using Checklist Eco 1 across the whole development site; or b) where an ecologist is appointed and can confirm that the construction zone is of low/ insignificant value and the rest of the development site will remain undisturbed by the works.	1 of 1 Credits	-	The development site would be considered to be low ecological value	Where using the checklist: Plans of the site and surrounding areas prior to development and site visit from the design team or assessor  Where a Suitable Qualified Ecologist is appointed: A copy of the ecologists report or detailed letter confirming the SQE requirements, that the construction zone is of low ecological value and that all land outside the construction zone in areas of ecological value will remain undisturbed	
Eco 2 Ecological Enhancement	One credit is awarded where there is a commitment to enhance the ecological value of the development site. Tick the appropriate boxes <div><div>Will a <i>Suitably Qualified Ecologist</i> be appointed to recommend appropriate ecological features? AND Will all key recommendations be adopted? AND 30% of other recommendations be adopted?</div><div><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></div></div>	0 of 1 Credits	-	Credit not sought		
Eco 3 Protection of Ecological Features	One credit is awarded where there is a commitment to maintain and adequately protect features of ecological value. Tick the appropriate boxes <div><div>Is the site of low ecological value (Eco 1)? OR If the site has ecological features, will they be maintained and adequately protected during site clearance, preparation and construction works?</div><div><input checked="" type="checkbox"/> <input type="checkbox"/></div></div>	1 of 1 Credits	-	The credit would be awarded by default	Site visit report from the design team including photographs showing ecological features and plans of the site and boundary identifying ecological features prior to construction or A copy of Suitably Qualified Ecologist's report confirming the ecological features present and recommendations for protecting them	
Eco 4 Change of Ecological Value of Site	Credits are awarded where the change in ecological value has been calculated in accordance with the Code requirements and is calculated to be: Change in Ecological Value <div><div>Major negative change: fewer than -9 Minor negative change: between -9 and -3 OR Neutral: between -3 and +3 Minor enhancement: between +3 and +9 Major enhancement: greater than 9</div><div><input type="radio"/> <input type="radio"/> <input checked="" type="radio"/> <input type="radio"/> <input type="radio"/></div></div>	2 of 4 Credits	-	There would be no change in ecological value post development	Scaled drawings showing the site layout and existing site survey indicating natural and built features prior to development. Landscape and plot categories with a list of site areas provided or A copy of the Suitable Qualified Ecologist's report confirming the species/hectare of any planting schemes Text or illustrations showing how the ecologist's recommendations will be implemented	

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