



Code for Sustainable Homes Pre-Assessment

105 St Pancras Way, Camden, NW1 0RA

Rating: Code Level 4 (70.73%)

Assessor:
Julian Seeds
April 2015

Executive Summary

Ian Sayer & Co has been commissioned to provide a Code for Sustainable Homes Pre-Assessment for the **105 St Pancras Way, Camden** development.

This Code Pre-Assessment and associated advice is based on the Code for Sustainable Homes May 2014 criteria produced by the BRE, and represents one strategy for achieving the targeted Code Level 4 (a minimum score of 68%). The scheme is a single detached house. Based on discussions held between the Code assessor, Architectural Designer and Client, as well as a review of general arrangement drawings, this report identifies the potential rating of the scheme based on information currently received to date as well as further considerations necessary in order to achieve Code Level 4. The scheme is currently expected to score **70.73% (Code Level 4)**, subject to the provision of suitable evidence to, and formal assessment by, the Code assessor in order to confirm compliance with relevant Code credit criteria.

Energy: A high thermal insulation standard to the floors, walls, roofs and openings will be used. Building regulations will be met and in addition a minimum of 19% increase in Dwelling Emission Rate over Target Emission Rate will be achieved. It is expected that 5 credits are projected to be achieved under the Fabric Energy Efficiency Standard.

An Energy Display Devices covering electricity and primary heating fuel consumption data will be provided. Dedicated light fittings are to be installed for all external lighting. Both credits will be awarded for the provision of a cycle storage space.

Additionally the Home Office credit will be achieved. Sufficient drying space will be provided throughout as well as the EU Energy Efficiency leaflet. The white goods provided will be compliant with attaining 2 credits.

Water: Within the water section it is mandatory for the internal water usage to achieve less than 105 litres/person/day. It is also intended to install a water butt to re-use rainwater within the garden.

Materials: The environmental impact of all the materials incorporated in the construction allows for these sections to score well. This will require compliance with the BRE's current Green Guide to Specifications publication and the majority of materials used in the basic and finishing elements being responsibly sourced.

Surface Water: It has been confirmed that the mandatory requirements under section Sur 1 with rainwater being used in the garden. Further to the above the Environmental Agencies Flood Map has confirmed that the development is situated within Flood Zone 1 – area having a low risk of flooding and therefore two credits have been awarded.

Waste: Compliance with Was 1 mandatory requirement will be achieved, with 4 credits being sought for the provision of full internal and external recycling facilities. Furthermore it has been confirmed that the appointed contractor will implement a Site Waste Management Plan (SWMP) to monitor site waste produced during construction with a view to reducing waste to landfill by 85%.

Pollution: It has been confirmed that all insulants used throughout the construction will have a global warming potential (GWP) of less than 5. In addition the boiler installed will have dry NO_x emissions of less than 40mg/kWh.

Health and Wellbeing: As the property is detached all four credits available under the sound insulation element will be awarded by default. It also been confirmed that all principles of Lifetime Homes will be achieved.

Management: The Management sections will score highly with a Home User Guide being prepared and provided to the dwelling. Full credits under Construction Site Impacts will also be achieved.

Ecology: The credits will be achieved under Ecological Value of the Site and Protection of Ecological Features, and in addition two credits will be awarded for Change in Ecological Value of Site. The credit available for the Building Footprint ratio criteria will not be awarded.

Note: It is important that the assumptions and requirements identified in this report are disseminated to all relevant parties, so that the potential rating of Code Level 4 can be achieved. Furthermore, in order to comply with the Code's requirement criteria, additional documentation or actions may be required that are often not considered within standard design practices. Awareness and timing is key to integrating these criteria within standard design practices successfully. Failure to meet any of the stated criteria may result in the target rating of Code Level 4 not being achieved.



Results

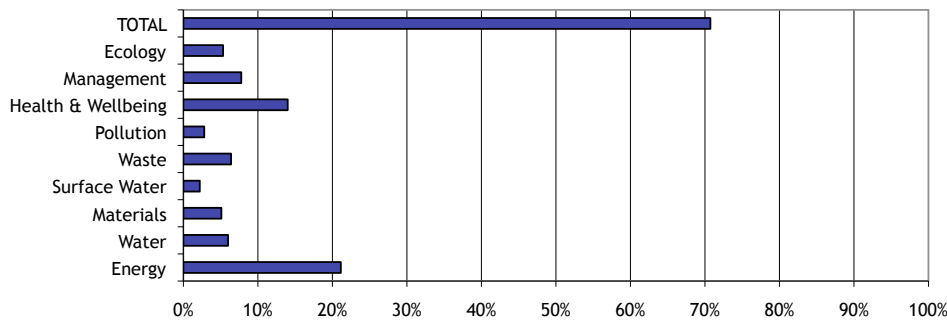
Development Name:	105 St Pancras Way, Camden, NW1 0RA
Dwelling Description:	Individual single storey one bedroom detached house
Name of Company:	Ian Sayer & Co.
Code Assessor's Name:	Julian Seeds
Company Address:	167a York Way London N7 9LN
Notes/Comments:	Prepared for planning purposes on 8th April 2015

PREDICTED RATING - CODE LEVEL: 4

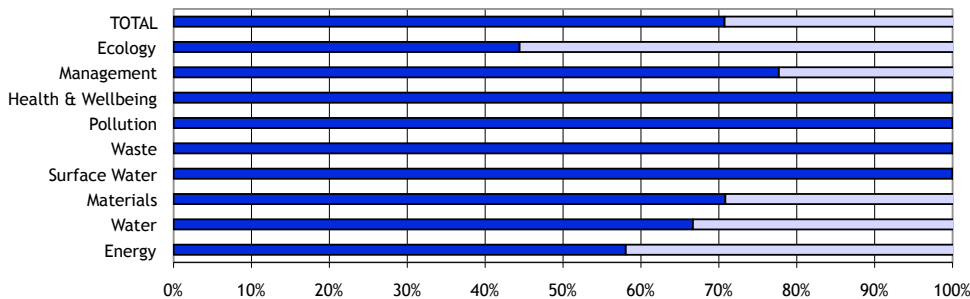
Mandatory Requirements: All Levels

% Points: 70.73% - Code Level: 4
Breakdown: Energy - Code Level: 4
 Water - Code Level: 4

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



Graph 2: Predicted percentage of credits achievable: Total and by Category



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: 4	Overall Score	70.73	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 58.06 Contribution to Overall % Score: 21.13 points		Credits	Level	Level 4		
Ene 1 Dwelling Emission Rate	<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 2009. Minimum standards for each Code level apply. The Code energy calculator can be used to calculate a predicted score.</p> <p>Enter the predicted score _____</p> <p>What is the predicted number of credits? <input type="text" value="3.0"/></p> <p>OR Are zero net CO₂ emissions achieved?</p>	3.0 of 10 Credits	Level 4	The achievement of three credits will be adequate for Code Level 4 to be awarded. This will be sought by a combination of a highly efficient gas boiler and energy efficiency of the building fabric. Three credits will be awarded	<p>Design stage SAP 2012 worksheet for each energy type.</p> <p>Copy of Design Stage Part L1A Building Regulations Compliance Checklist.</p> <p>SAP assessor to provide registration number of accreditation body.</p>	
Ene 2 Fabric Energy Efficiency	<p>Credits are awarded based on the Fabric Energy Efficiency (kWh/m²/yr) of the dwelling. Minimum standards apply at Code levels 5 and 6. The Code energy calculator can be used to calculate a predicted score.</p> <p>Enter the predicted score _____</p> <p>Apartments, Mid-terrace <input type="radio"/></p> <p>OR End terrace, Semi and Detached <input type="radio"/></p> <p>OR Staggered Mid terrace <input checked="" type="radio"/></p> <p>What is the predicted number of credits? <input type="text" value="5.0"/></p>	5.0 of 9 Credits	No Level	It is expected that there will be an average Fabric Energy Efficiency of at least 52 kWh/m ² /yr and five credits will be awarded.	Provide SAP worksheets and checklist as Ene 1.	
Ene 3 Energy Display Devices	<p>Credits are awarded where a correctly specified Energy Display Device is installed monitoring electricity and/or primary heating fuel consumption.</p> <p>Select whether the EDD monitors electricity and/or fuel _____</p> <p>None Specified <input type="radio"/></p> <p>Primary Heating only <input type="radio"/></p> <p>OR Electricity only <input type="radio"/></p> <p>OR Electricity and primary heating fuel <input checked="" type="radio"/></p>	2 of 2 Credits	-	Correctly specified Energy Display devices will be provided displaying electricity and fuel consumption data in order for these credits to be awarded.	<p>Documentary evidence confirming that the energy display device is dedicated to the dwelling and the consumption data displayed</p> <p>OR</p> <p>a letter of instruction to a contractor/supplier or a formal letter from the developer to the Code Assessor confirming that the energy display device will be provided</p>	

Issue		Credits	Level	Assumptions Made	Evidence Required
Ene 4 Drying Space	<p>One credit is awarded for the provision of either internal or external secure 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 style="border: 1px solid black; padding: 5px;"> <p>Yes <input checked="" type="radio"/></p> <p>OR No <input type="radio"/></p> </div>	1 of 1 Credits	-	A rotary drier provided in the garden will enable this credit to be awarded	Text describing (either on drawings or specification): 1. Location and type of internal and external drying fixings/footings, fittings. 2. Confirmation of the minimum length of dring line.
Ene 5 Energy Labelled White Goods	<p>Credits are awarded where each dwelling is provided with either information about the EU Energy Labelling Scheme, White Goods with ratings ranging from A+ to B or a combination of the previous according to the technical guide.</p> <p>Select the appropriate option below</p> <div style="border: 1px solid black; padding: 5px;"> <p>EU Energy labelling information only <input type="checkbox"/></p> <p>A+ rated appliances <input type="checkbox"/></p> <p>A+, A and B rated appliances <input type="checkbox"/></p> <p>Combination of compliant rated white goods with EU Energy Labelling Scheme <input type="checkbox"/></p> </div>	2 of 2 Credits	-	<p>White goods are to be provided. In order for the credits to be awarded please ensure that they meet the following minimum requirements:</p> <p>A+ Fridges/freezers A Washing machines and dishwashers B Tumble dryers or washer dryers</p>	Provide written confirmation of information to be provided OR Provide written confirmation of white goods (make and model) to be provided to each dwelling.
Ene 6 External Lighting	<p>Credits are awarded based on the provision of space lighting* with dedicated energy efficient fittings and security lighting fittings with appropriate control gear..</p> <p>Space Lighting</p> <div style="border: 1px solid black; padding: 5px;"> <p>None provided <input type="radio"/></p> <p>OR Non Code compliant lighting <input type="radio"/></p> <p>OR Code compliant lighting <input checked="" type="radio"/></p> </div> <p>Security Lighting</p> <div style="border: 1px solid black; padding: 5px;"> <p>None provided <input type="radio"/></p> <p>OR Non Code compliant lighting <input type="radio"/></p> <p>OR Code compliant lighting and controls <input checked="" type="radio"/></p> </div> <p>Dual lamp luminaires</p> <div style="border: 1px solid black; padding: 5px;"> <p>Compliant with both above criteria <input type="checkbox"/></p> </div>	2 of 2 Credits	-	<p>Any external lighting will be Code compliant and both credits are awarded.</p> <p>This means that the lighting will have a maximum wattage of 150W and be fitted with daylight cut-off sensors and movement detecting devices</p>	<p>Relevant drawings clearly showing the following;</p> <ul style="list-style-type: none"> - location of all external light fittings <p>Text describing (on drawings or in specification*)</p> <ul style="list-style-type: none"> - Location and type of all external light fittings <p>* or a letter of instruction to a contractor/supplier or a formal letter from the developer to the Code Assessor</p>

* Statutory safety lighting is not covered by this requirement

Issue		Credits	Level	Assumptions Made	Evidence Required
Ene 7 Low or Zero Carbon Technologies	Credits are awarded where there is a 10% or 15% reduction in CO ₂ emissions resulting from the use of low or zero carbon technologies. Select % contribution made by low or zero carbon technologies _____ <div style="border: 1px solid black; padding: 5px; width: fit-content;"> Less than 10% of demand <input checked="" type="radio"/> OR 10% of demand or greater <input type="radio"/> OR 15% of demand or greater <input type="radio"/> </div>	0 of 2 Credits	-	The credit will not be sought	
Ene 8 Cycle Storage	Credits are awarded where adequate, safe, secure and weather proof cycle storage is provided according to the Code requirements. Fill in the development details below _____ <div style="border: 1px solid black; padding: 5px; width: fit-content;"> Number of bedrooms: <input type="text" value="1"/> Number of cycles stored per dwelling* <input type="text" value="1.0"/> </div> * if you have storage for 1 cycle per two dwellings insert 0.5 in number of cycles stored per dwelling	2 of 2 Credits	-	Secure and weatherproof cycle storage will be provided with sufficient storage for one cycle. Both credits will be awarded	Drawings showing; 1. location, type and size of storage 2. any security measures Text describing (on drawings or in specification*) 1. location, type and size of storage 2. access to cycle storage 3. security measures * or letter of confirmation from developer/constructor to Code Assessor
Ene 9 Home Office	A credit is awarded for the provision of a home office. The location, space and services provided must meet the Code requirements. Will there be provision for a Home Office? _____ <div style="border: 1px solid black; padding: 5px; width: fit-content;"> Yes <input checked="" type="radio"/> OR No <input type="radio"/> </div>	1 of 1 Credits	-	The room chosen for the Home Office should have at least 1.8 metre length wall space, two double electrical sockets and a double telephone socket or one socket and broadband capability. It should also meet the required daylighting factor	Mechanical and Electrical layouts showing; 1. location and size of home office 2. location of sockets 3. location of telephone points 4. that adequate ventilation will be provided 5. confirmation of cable connection or that broadband is available at the address

CATEGORY 2 WATER		Overall Level: 4	Overall Score 70.73		
% of Section Credits Predicted: 66.66			Credits	Level	
Contribution to Overall Score: 6.00 points			4 of 6 Credits	Level 4	
Wat 1 Indoor 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. Select the predicted water use / Mandatory Requirement</p> <div style="border: 1px solid black; padding: 5px;"> <p style="text-align: right;">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 AND Level 4	Mandatory Element	<p>Drawings and text (either on drawing or in specification*) demonstrating;</p> <p>1. location, type and details of appliances/fittings using water in the dwelling including any specific water reduction equipment.</p> <p>2. location, size and details of any rainwater and greywater collection systems in the dwelling</p> <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 Water Use	<p>A 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. Select the scenario that applies</p> <div style="border: 1px solid black; padding: 5px;"> <p>No internal or communal outdoor space <input type="radio"/></p> <p>OR Outdoor space with collection system <input checked="" type="radio"/></p> <p>OR Outdoor space without collection system <input type="radio"/></p> </div>	1 of 1 Credits	-	The provision of a water butt will ensure that this credit is awarded	<p>Drawings showing and text describing (on drawings or in the specification*);</p> <p>1. Type, size and location of any rainwater collection system/s</p> <p>* or a letter of instruction to a contractor/supplier or a formal letter from the developer to the Code Assessor giving a specific undertaking.</p>

CATEGORY 3 MATERIALS		Overall Level: 4	Overall Score 70.73		
% of Section Credits Predicted: 70.83		Credits 17 of 24 Credits		Level All Levels	
Contribution to Overall Score: 5.10 points				Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
Mat 1 Environmental Impact of Materials	<p>Mandatory Requirement: At least three of the five key building elements must achieve a Green Guide 2008 Rating of A+ to D.</p> <p>Tradable Credits: Points are awarded on a scale based on the Green Guide Rating of the specifications. The Code Materials Calculator can be used to predict a potential score.</p> <p>Enter the predicted score</p> <p>Will the mandatory requirement be met? <input checked="" type="checkbox"/></p> <p>What is the predicted number of credits? <input type="text" value="12"/></p>	12 of 15 Credits	All Levels	<p>Mandatory Element</p> <p>At least 3 of the 5 main building elements will achieve a Green Guide rating a A+ to D 12 credits have been assumed at this stage.</p>	<p>Drawings and text showing;</p> <ol style="list-style-type: none"> location and area of the elements 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 basic building elements are responsibly sourced. The Code Materials Calculator can be used to predict a potential score.</p> <p>Enter the predicted Score</p> <p>What is the predicted number of credits? <input type="text" value="3"/></p>	3 of 6 Credits	-	The use of responsibly sourced materials should enable credits to be scored in this element	
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>Enter the predicted Score</p> <p>What is the predicted number of credits? <input type="text" value="2"/></p>	2 of 3 Credits	-	The use of responsibly sourced materials should enable credits to be scored in this element	

CATEGORY 4 SURFACE WATER RUN-OFF		Overall Level: 4	Overall Score 70.73		
% of Section Credits Predicted: 100.00%		Credits Level		Assumptions Made	Evidence Required
Contribution to Overall Score: 2.20 points		4 of 4 Credits All Levels			(The below cells can be formatted by assessors if required.)
Sur 1 Management of Surface Water Run-off from developments	<p>Mandatory Requirement: Peak rate of run-off into watercourses is no greater for the developed site than it was for the pre-development site and that the additional predicted volume of rainwater discharge caused by the new development is entirely reduced as far as possible in accordance with the assessment criteria. Designing the drainage system to be able to cope with local drainage system failure. Tradable Credits: Where SUDS are used to improve water quality of the rainwater discharged or for protecting the quality of the receiving waters.</p> <p>Mandatory Requirement</p> <p>Will the mandatory requirement be met? <input checked="" type="checkbox"/></p> <p>Select the appropriate option</p> <p>No SUDS <input type="checkbox"/></p> <p>No runoff into watercourses for the first 5 mm of rainfall <input checked="" type="checkbox"/></p> <p>Runoff from hard surfaces will receive an appropriate level of treatment <input checked="" type="checkbox"/></p>	2 of 2 Credits	All Levels	<p>Mandatory Element</p> <p>Although the impermeable area will be greater than pre-development steps will be taken to ensure that rainwater is run-off into the garden and the mandatory element will be met.</p> <p>This will allow the credits to be awarded</p>	<p>Confirmation of pre and post construction surface water run off rates and annual volume of run off</p> <p>and</p> <p>copy of relevant flood risk assesment demonstrating the mandatory criteria is met.</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 in the technical guide.</p> <p>Select the annual probability of flooding (from PPS25*)</p> <p>Zone 1 - Low <input checked="" type="radio"/></p> <p>OR Zone 2 - Medium <input type="radio"/></p> <p>OR Zone 3 - High <input type="radio"/></p> <p>Select the appropriate option(s)</p> <p>Low risk of flooding from FRA** <input checked="" type="checkbox"/></p> <p>All measures of protection are demonstrated in FRA <input type="checkbox"/></p> <p>Ground floor level and access routes are 600 mm above design flood level <input type="checkbox"/></p>	2 of 2 Credits	-	<p>The development is in an area with a low probability of flooding from all sources and therefore both credits will be awarded.</p>	<p>Confirmation of annual probability of flooding</p> <p>For low flood risk areas:</p> <p>1. Flood risk assessment</p> <p>For medium and high flood risk areas:</p> <p>1. Flood risk assessment</p> <p>AND</p> <p>2. site plans indicating the design flood level, the range of ground levels of the dwelligs, car park and site access (lowest to highest)</p> <p>OR</p> <p>3. Drawings showing the location and details of any flood protection measures for the dwelling.</p>
* Planning Policy Statement 25 - Planning and Flood Risk					
** FRA - Flood Risk Assessment					

CATEGORY 5 WASTE		Overall Level: 4	Overall Score	70.73	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 100.00%		Credits	Level			
Contribution to Overall Score: 6.40 points		8 of 8 Credits	All Levels			
Was 1 Storage of non-recyclable waste and recyclable household waste	<p>Mandatory Requirement: 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. Tradable Credits are awarded for adequate internal and/ or external recycling facilities.</p> <p>Mandatory Requirement</p> <div style="border: 1px solid black; padding: 5px;"> <p>Will the minimum space be provided and be accessible to disabled people? <input checked="" type="checkbox"/></p> <p>Internal Recyclable household waste storage</p> </div>	0 of 2 Credits	All Levels	<p>Mandatory Element Camden Council provide regular recycling collections. A fixed internal bin dedicated for recycling with three compartments of at least 7 litres and a total minimum capacity of 30 litres should be provided.</p> <p>In addition external bins should be wheelchair accessible and provide a minimum storage capacity of 100 litres (in total for both recycling and landfill)</p>	<p>1. Drawings and text confirming: - the no. of bedrooms - the location, size and type of internal and external storage. 2. How the storage is accessed AND EITHER - A letter or other confirmation from the Local Authority confirming the type, volume and dimensions of containers that they provide for refuse collection and recycling. OR - Where a private recycling scheme operator (using either bins or collection inlets, linked together by pipes) is to be appointed to collect recyclable materials, confirmation of this intention and details of scheme proposed.</p> <p>Checklist IDP (Inclusive Design Principles)</p> <p>Was 1 Supplementary Information Sheet</p>	
	<div style="border: 1px solid black; padding: 5px;"> <p>Where there is no external recyclable waste storage and no Local Authority collection scheme</p> <p>Internal storage (capacity 60 litres) <input type="checkbox"/></p> <p>Local Authority collection Scheme</p> </div>					
	<div style="border: 1px solid black; padding: 5px;"> <p>Post Collection sorting <input type="checkbox"/></p> <p>Internal storage (capacity 30 litres) <input type="checkbox"/></p> <p>Pre-collection sorting <input type="checkbox"/></p> <p>Internal storage (3 separate bins, capacity 30 litres) <input checked="" type="checkbox"/></p> <p>External Storage, no Local Authority collection scheme</p> </div>	4 of 4 Credits				
	<div style="border: 1px solid black; padding: 5px;"> <p>3 separate internal storage bins (capacity 30 litres) <input type="checkbox"/></p> <p>AND</p> <p>Houses <input type="checkbox"/></p> <p>External Storage(capacity 180 litres) <input type="checkbox"/></p> <p>Flats <input type="checkbox"/></p> <p>Private recycling operator <input type="checkbox"/></p> <p>3 or greater types of waste collected <input type="checkbox"/></p> </div>	0 of 4 Credits				

Issue	Credits	Level	Assumptions Made	Evidence Required
<p>Was 2 Construction Site Waste Management</p>	<p>A credit is awarded where a compliant SWMP is provided with targets and procedures to minimise construction waste. Credits are available where the SWMP include procedures and commitments for diverting either 50% or 85% of waste generated from landfill.</p> <p>SWMP details</p> <div style="border: 1px solid black; padding: 5px;"> <p>Does the SWMP include:</p> <p>+ No SWMP <input type="radio"/></p> <p>+ SWMP with targets and procedures to minimise waste? <input type="radio"/></p> <p>+ SWMP with procedures to divert 50% of waste <input type="radio"/></p> <p>+ SWMP with procedures to divert 85% of waste <input checked="" type="radio"/></p> </div>	<p>3 of 3 Credits</p>	<p>Mandatory Element</p> <p>The Site Waste Management Plan will developed and implemented which is sufficient to obtain three credits with procedures to divert 85% of waste generated from landfill</p>	<p>A copy of the SWMP or the specification* describing what the SWMP will contain. Details must be in accordance with Checklist Was 2a within the CSH Technical Guide May 2009 V2.</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>Was 3 Composting</p>	<p>A 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 style="border: 1px solid black; padding: 5px;"> <p>No composting facilities <input type="radio"/></p> <p>Individual composting facilities <input checked="" type="radio"/></p> <p>OR Communal/ community composting*? <input type="radio"/></p> <p>Local Authority <input type="checkbox"/></p> <p>OR Private with management plan <input type="checkbox"/></p> </div>	<p>1 of 1 Credit</p>	<p>-</p>	<p>An individual composting facility can be provided and the credit can be awarded</p>

* including if an automated waste collection system is in place

CATEGORY 6 POLLUTION		Overall Level: 4	Overall Score	70.73		
% of Section Credits Predicted: 100.00%			Credits	Level	Assumptions Made	Evidence Required
Contribution to Overall Score: 2.80 points			4 of 4 Credits	All Levels		(The below cells can be formatted by assessors if required.)
Pol 1 Global Warming Potential (GWP) of Insulants	<p>A credit is awarded where all insulating materials only use substances (in manufacture AND installation) that have a GWP of less than 5.</p> <p>Select the most appropriate option</p> <div style="border: 1px solid black; padding: 5px;"> <p>All insulants have a GWP less than 5 <input checked="" type="radio"/></p> <p>OR Some insulants have a GWP of less than 5 <input type="radio"/></p> <p>OR No insulants have a GWP of less than 5 <input type="radio"/></p> </div>	1 of 1 Credits	-	All new insulation to have GWP less than 5 including hot water cylinder, pipe insulation and other thermal storage.	<p>Drawings and text clearly showing location and type of all insulation materials. Provide manufacturers literature.</p> <p>Completed Checklist Pol 1.</p>	
Pol 2 NOx Emissions	<p>Credits are awarded on the basis of NOx emissions arising from the operation of the space and water heating system within the dwelling.</p> <p>Select the most appropriate option</p> <div style="border: 1px solid black; padding: 5px;"> <p>Greater than 100 mg/kWh <input type="radio"/></p> <p>OR Less than 100 mg/kWh <input type="radio"/></p> <p>OR Less than 70 mg/kWh <input type="radio"/></p> <p>OR Less than 40 mg/kWh <input checked="" type="radio"/></p> <p>OR Class 4 boiler <input type="radio"/></p> <p>OR Class 5 boiler <input type="radio"/></p> <p>OR All space and hot water energy requirements are met by systems who do not produce NOx emissions <input type="radio"/></p> </div>	3 of 3 Credits	-	The heating system provided will have NOx emissions of less than 40 mg/kWh and all three credits will be awarded.	<p>Provide make and model of boiler, and associated manufacturers literature.</p> <p>Drawings to show type and location.</p>	

CATEGORY 7 HEALTH & WELLBEING		Overall Level: 4	Overall Score	70.73			
% of Section Credits Predicted: 100.00%		Credits		Level	Assumptions Made		Evidence Required
Contribution to Overall Score: 14.00 points		12 of 12 Credits		No level			(The below cells can be formatted by assessors if required.)
Hea 1 Daylighting	<p>Credits are awarded for ensuring key rooms in the dwelling have high daylight factors (DF) and a view of the sky.</p> <p>Select the compliant areas</p> <div style="border: 1px solid black; padding: 5px;"> <p><u>Room</u></p> <p>Kitchen: Avg DF of at least 2% <input checked="" type="checkbox"/></p> <p>Living Room*: Avg DF of at least 1.5% <input checked="" type="checkbox"/></p> <p>Dining Room*: Avg DF of at least 1.5% <input checked="" type="checkbox"/></p> <p>Study*: Avg DF of at least 1.5% <input checked="" type="checkbox"/></p> <p>80% of working plane in all above rooms receive direct light from the sky? <input checked="" type="checkbox"/></p> </div> <p>Any room used for Ene 9 Home Office must also achieve a min DF of 1.5%.</p>	3 of 3 Credits	-		The house will have a reasonable daylighting factor and the credits will be awarded. In addition a further credit will be awarded under the view of the sky category.	<p>Calculations and details as follows;</p> <ul style="list-style-type: none"> - calculations of the average daylight factor - details of window glazing - details of room surface areas <p>AND</p> <p>Plans and sections showing the following;</p> <ul style="list-style-type: none"> - room dimensions - position and dimensions of windows and other glazed areas 	
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 Limited.</p> <p>Select a type of property</p> <div style="border: 1px solid black; padding: 5px;"> <p>Detached Property <input checked="" type="radio"/></p> <p>Attached Properties:</p> <ul style="list-style-type: none"> - Separating walls and floors only exist between non habitable spaces <input type="radio"/> - Separating walls and floors exist between habitable spaces <input type="radio"/> </div> <p>Select a performance standard</p> <div style="border: 1px solid black; padding: 5px;"> <p>Performance standard not sought <input checked="" type="radio"/></p> <p>Airborne: 3db higher; Impact: 3dB lower <input type="radio"/></p> <p>OR Airborne: 5db higher; Impact: 5dB lower <input type="radio"/></p> <p>OR Airborne: 8db higher; Impact: 8dB lower <input type="radio"/></p> </div>	4 of 4 Credits	-		As the property is detached sound testing will not be required and all four credits are awarded by default.	No evidence required	

Issue	Credits	Level	Assumptions Made	Evidence Required	
Hea 3 Private Space	<p>A 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 style="border: 1px solid black; padding: 5px;"> <p>Yes, private/semi-private space will be provided <input checked="" type="radio"/></p> <p>OR No private/semi-private space <input type="radio"/></p> </div>	<p>1 of 1 Credits</p>	<p>-</p>	<p>The house will have a private garden and the credit will be awarded.</p>	<p>Drawings or specification text to show;</p> <ul style="list-style-type: none"> - no of bedrooms served by outdoor space - size to meet minimum size requirements - outdoor space to be accessible to wheelchair users in accordance with BS8300 <p>AND where shared outdoor space is provided</p> <ul style="list-style-type: none"> - details of security /control arrangements for access.
Hea 4 Lifetime Homes	<p><u>Mandatory Requirement:</u> Lifetime Homes is mandatory when a dwelling is to achieve Code Level 6.</p> <p><u>Tradable credits:</u> Credits are awarded where the developer has implemented all of the principles of the Lifetime Homes scheme.</p> <p>Mandatory Requirement</p> <div style="border: 1px solid black; padding: 5px;"> <p>Dwelling to achieve Code Level 6? <input type="checkbox"/></p> </div> <p>Lifetime Homes Compliance</p> <div style="border: 1px solid black; padding: 5px;"> <p>All Lifetime Homes criteria will be met <input checked="" type="radio"/></p> <p>OR Exemption from LTH criteria 2/3 applied <input type="radio"/></p> <p>Credit not sought <input type="radio"/></p> </div>	<p>4 of 4 Credits</p>	<p>No level</p>	<p>The scheme is to be built to Lifetime Homes Standards and the credits will be awarded</p>	<p>Completed Lifetime Homes Checklist Hea 4, indicating compliance with all applicable points 1-16, signed by the developer.</p>

CATEGORY 8 MANAGEMENT		Overall Level: 4	Overall Score	70.73	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 77.00%		Credits		Level		
Contribution to Overall Score: 7.77 points		7 of 9 Credits		All Levels		
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. Tick the topics covered by the Home User Guide</p> <div style="border: 1px solid black; padding: 5px;"> <p>Operational Issues? <input checked="" type="checkbox"/></p> <p>Site and Surroundings? <input checked="" type="checkbox"/></p> <p>Is available in alternative formats? <input checked="" type="checkbox"/></p> </div>	3 of 3 Credits	-	An adequate Home User Guide will be produced to ensure that all 3 credits are allowed.	Text confirming that home user guide will be; - supplied to all dwellings - be developed to the required standards (as a minimum including a list of contents showing that the guide will cover all the issues required in Checklist Man 1 - Homes User Guide - available in an alternative format upon request by the 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. Select the appropriate scheme and score</p> <div style="border: 1px solid black; padding: 5px;"> <p>No scheme used <input checked="" type="radio"/></p> <p>OR Considerate Constructors <input type="radio"/></p> <p>OR Best Practice: Score between 24 and 31.5 <input type="radio"/></p> <p>OR Best Practice+: Score between 32 and 40 <input type="radio"/></p> <p>OR Alternative Scheme* <input type="radio"/></p> <p>OR Mandatory + 50% optional requirements <input type="radio"/></p> <p>OR Mandatory + 80% optional requirements <input type="radio"/></p> </div> <p>* In the first instance, contact a Code Service Provider if you are considering to use an alternative scheme.</p>	0 of 2 Credits	-	Currently these credits are not sought	Specification clause or other confirmation of commitment by the contractor or developer to comply with the CCS scheme and achieve formal certification.	
Man 3 Construction Site Impacts	<p>Credits are awarded where there is a commitment and strategy to operate site management procedures on site as following: Tick the impacts that will be addressed</p> <div style="border: 1px solid black; padding: 5px;"> <p><u>Monitor, report and set targets, where applicable, for:</u></p> <p>- CO₂/ energy use from site activities <input type="checkbox"/></p> <p>- CO₂/ energy use from site related transport <input type="checkbox"/></p> <p>- water consumption from site activities <input checked="" type="checkbox"/></p> <p><u>Adopt best practice policies in respect of:</u></p> <p>- air (dust) pollution from site activities <input checked="" type="checkbox"/></p> <p>- water (ground and surface) pollution on site <input checked="" type="checkbox"/></p> <p><u>80% of site timber</u> is reclaimed, re-used or responsibly sourced <input checked="" type="checkbox"/></p> </div>	2 of 2 Credits	-	It is intended that at least four of the six procedures are adopted in order that 2 credits can be awarded.	Specification clause or other confirmation of commitment from the contractor or developer demonstrating; - a commitment to meet four or more items from Checklist Man 3.	

Issue	Credits	Level	Assumptions Made	Evidence Required
<p>Man 4 Security</p> <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 style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>Credit not sought <input type="radio"/></p> <p>OR Secured by Design Section 2 Compliance <input checked="" type="radio"/></p> </div>	2 of 2 Credits	-	<p>Section 2 Physical Security from Secured By Design will be sought and both credits awarded</p>	<p>Specification clause or other confirmation showing:</p> <ul style="list-style-type: none"> - early appointment of CPDA, to ensure compliance with Section 2 - that their recommendations will be followed

CATEGORY 9 ECOLOGY		Overall Level: 4	Overall Score	70.73		
% of Section Credits Predicted: 44.00%			Credits	Level		
Contribution to Overall Score: 5.33 points			4 of 9 Credits	All Levels		
					Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
Eco 1 Ecological Value of Site	<p>One credit is awarded for developing land of inherently low value.</p> <p>Select the appropriate option</p> <div style="border: 1px solid black; padding: 5px;"> <p>Credit not sought <input type="radio"/></p> <p>OR Land has ecological value <input type="radio"/></p> <p>OR Land has low/ insignificant ecological value* <input checked="" type="radio"/></p> </div> <p><small>* Low ecological value is determined either a) by using Checklist Eco 1 across the whole development site; or b) where an suitably qualified ecologist is appointed and can confirm or c) produces an independent ecological report of the site, that the construction zone is of low/ insignificant value; AND the rest of the development site will remain undisturbed by the works.</small></p>	1 of 1 Credits	-		The existing site is considered to be of low ecological value and the credit is awarded.	Checklist Eco 1 OR Copy of Ecology Report prepared by a Suitable Qualified Ecologist
Eco 2 Ecological Enhancement	<p>A credit is awarded where there is a commitment to enhance the ecological value of the development site.</p> <p>Tick the appropriate boxes</p> <div style="border: 1px solid black; padding: 5px;"> <p>Will a <i>Suitably Qualified Ecologist</i> be appointed to recommend appropriate ecological features? <input type="checkbox"/></p> <p>AND Will all key recommendations be adopted? <input type="checkbox"/></p> <p>AND 30% of other recommendations be adopted? <input type="checkbox"/></p> </div>	0 of 1 Credits	-		The credit will not be available unless an Ecology Report is commissioned.	Confirmation that all key recommendations and at least 30% of the additional recommendations from the Ecology Report will be implemented.
Eco 3 Protection of Ecological Features	<p>A credit is awarded where there is a commitment to maintain and adequately protect features of ecological value.</p> <p>Type and protection of existing features</p> <div style="border: 1px solid black; padding: 5px;"> <p>Site with features of ecological value? <input type="radio"/></p> <p>OR Site of low ecological value (as Eco 1)? <input checked="" type="radio"/></p> <p>AND All* existing features potentially affected by site works are maintained and adequately protected? <input type="checkbox"/></p> </div> <p><small>*If a suitably qualified ecologist has confirmed that a feature can be removed due to insignificant ecological value or poor health conditions, as long all the rest have been protected, then this box can be ticked.</small></p>	1 of 1 Credits	-		This credit is awarded by default as the existing site is of low ecological value.	Confirmation that any features of ecological value will be protected during the construction period

Issue	Credits	Level	Assumptions Made	Evidence Required	
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 style="border: 1px solid black; padding: 5px; width: fit-content;"> Major negative change: fewer than -9 <input type="radio"/> Minor negative change: between -9 and -3 <input type="radio"/> OR Neutral: between -3 and +3 <input checked="" type="radio"/> Minor enhancement: between +3 and +9 <input type="radio"/> Major enhancement: greater than 9 <input type="radio"/> </div>	2 of 4 Credits	-	A neutral change in natural species will result in two credits being awarded.	Copy of Eco 4 template completed by an Ecologist and written confirmation detailing how recommendations will be implemented OR Pre and proposed site layout showing landscape features and plot categories
Eco 5 Building Footprint	Credits are awarded where the ratio of combined floor area of all dwellings on the site to their footprint is: Ratio of Net Internal Floor Area: Net Internal Ground Floor Area <div style="border: 1px solid black; padding: 5px; width: fit-content;"> Credit Not Sought <input checked="" type="radio"/> OR Houses: 2.5:1 OR Flats: 3:1 <input type="radio"/> OR Houses: 3:1 OR Flats: 4:1 <input type="radio"/> OR Houses & Flats Weighted (2.5:1 & 3:1) <input type="radio"/> OR Houses & Flats Weighted (3:1 & 4:1) <input type="radio"/> </div>	0 of 2 Credits		The credit will not be available.	Calculation of building footprint ratio

Conclusion

Potential Rating

Ian Sayer & Co has reviewed the information received to enable us to identify credits considered obtainable. Further changes have been necessary to meet the intended Code level that have the least impact on the budget and programme of this project. This report forms the basic strategy to reach Code level 4 for which 68 credits are required as a minimum.

The potential rating score is: Code Level 4 – 70.73%

An analysis of each credit, how they have been scored and evidences required in order to ensure compliance is included in the Pre-Assessment section of this report.