



**Results**

<b>Development Name:</b>	27 Kings Mews, WC1N 2JB
<b>Dwelling Description:</b>	Detached dwelling (external terrace appearance) with basement
<b>Name of Company:</b>	Code Consultancy Services Ltd
<b>Code Assessor's Name:</b>	Steven Knight
<b>Company Address:</b>	Code Consultancy Services Ltd Tel 0207 608 5524 M: 07768 814554. Steven@codeconsultancy.co.uk. www.codeconsultancy.co.uk
<b>Notes/Comments:</b>	Report Version 2.0: This pre-assessment covers the proposed detached dwelling, which externally appears as a terrace. This dwelling will meet code level 4, provided the specifications mentioned are implemented or alternative credits are sought when detailed design/construction is carried out.

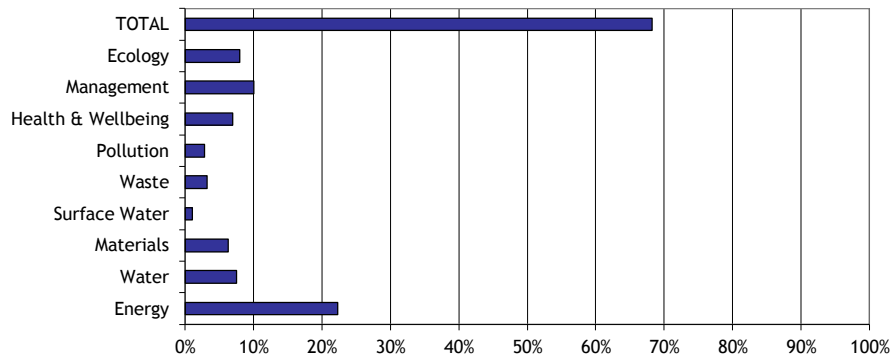
**PREDICTED RATING - CODE LEVEL: 4**

**Mandatory Requirements:** All Levels

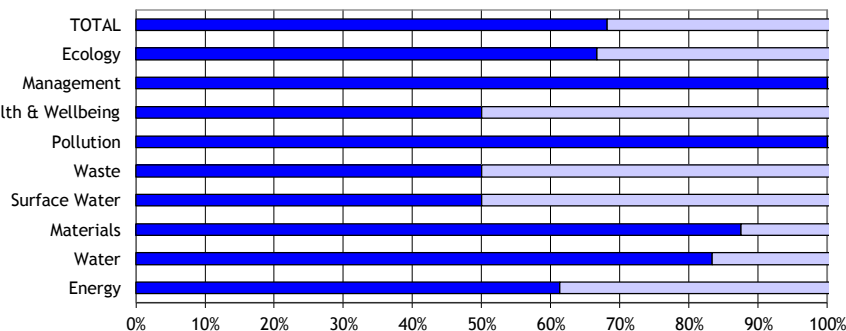
**% Points:** 68.20% - Code Level: 4

**Breakdown:** Energy - Code Level: 4  
Water - Code Level: 6

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 68.20		Evidence Required
% of Section Credits Predicted: 61.29		Credits	Level	Assumptions Made	(The below cells can be formatted by assessors if required.)
Contribution to Overall % Score: 22.30 points		19.0 of 31 Credits	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 CO<sub>2</sub> emissions achieved? <input type="checkbox"/></p>	3.0 of 10 Credits	Level 4	<p>Fabric and construction details to be confirmed in detail at design stage.</p> <p>Boiler: Worcester Greenstar Cdi 25 Cdi or similar Efficiency 90%+</p>	SAP worksheets
Ene 2 Fabric Energy Efficiency	<p>Credits are awarded based on the Fabric Energy Efficiency (kWh/m<sup>2</sup>/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 checked="" type="radio"/></p> <p>OR Staggered Mid terrace <input type="radio"/></p> <p>What is the predicted number of credits? <input type="text" value="5.0"/></p>	5.0 of 9 Credits	-	<p>Fabric specification to be improved over building regulations and airtightness to be good, aim for air permeability of 3.0 and window u-values of around 1.2.</p>	SAP worksheets
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	-	<p>Smart meters with a compliant display device are specified</p>	Manufacturers information

Issue	Credits	Level	Assumptions Made	Evidence Required
<p>Ene 4 Drying Space</p>	<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> <p>Yes <input checked="" type="radio"/></p> <p>OR No <input type="radio"/></p>	<p>1 of 1 Credits</p>	<p>Internal drying lines are specified in the bathrooms to give 6m+ of line with adequate ventilation.</p>	<p>Plans and specification</p>
<p>Ene 5 Energy Labelled White Goods</p>	<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> <p>EU Energy labelling information only <input type="checkbox"/></p> <p>A+ rated appliances <input checked="" type="checkbox"/></p> <p>A+, A and B rated appliances <input checked="" type="checkbox"/></p> <p>Combination of compliant rated white goods with EU Energy Labelling Scheme <input type="checkbox"/></p>	<p>2 of 2 Credits</p>	<p>Fridges and freezers will be A+ rated Washing Machines and Dishwashers will be A rated</p>	<p>Copy of leaflet and confirmation of supply to all dwellings</p>
<p>Ene 6 External Lighting</p>	<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> <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> <p>Security Lighting _____</p> <p>None provided <input checked="" type="radio"/></p> <p>OR Non Code compliant lighting <input type="radio"/></p> <p>OR Code compliant lighting and controls <input type="radio"/></p> <p>Dual lamp luminaires _____</p> <p>Compliant with both above criteria <input type="checkbox"/></p> <p>* Statutory safety lighting is not covered by this requirement</p>	<p>2 of 2 Credits</p>	<p>Code compliant EXTERNAL space lighting specified - dedicated low energy lamps are specified with controls to ensure they aren't left on during the day. The luminous efficacy of the lamps will be greater than or equal to 40 lumens per circuit watt.</p>	<p>electrical drawings</p>

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 <sub>2</sub> emissions resulting from the use of low or zero carbon technologies.  Select % contribution made by low or zero carbon technologies _____  Less than 10% of demand <input type="radio"/> OR 10% of demand or greater <input checked="" type="radio"/> OR 15% of demand or greater <input type="radio"/>	1 of 2 Credits	Solar Thermal panels are specified.	SAP calculations and manufacturers details
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 _____  Number of bedrooms: <input type="text" value="3"/> Number of cycles stored per dwelling* <input type="text" value="2.0"/>  * if you have storage for 1 cycle per two dwellings insert 0.5 in number of cycles stored per dwelling	2 of 2 Credits	assumed 3 bedrooms and code compliant cycle storage will be provided for 2 cycles in dedicated internal store (due to lack of external space).	space calculations
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? _____  Yes <input checked="" type="radio"/> OR No <input type="radio"/>	1 of 1 Credits	Home office will be specified (in first floor bedroom) to be code compliant. Will have adequate ventilation e.g. Opening window of at least 0.5m <sup>2</sup> . Daylight factor of at least 1.5%. Minimum 1.8m of wall space to fit a desk, space for a chair and filing cabinet or shelves. Telephone point and 2 double power sockets.	Specification document and plans

CATEGORY 2 WATER		Overall Level: 4	Overall Score 68.20		
% of Section Credits Predicted: 83.33		Credits	Level	Assumptions Made	Evidence Required
Contribution to Overall Score: 7.50 points		5 of 6 Credits	Level 6		(The below cells can be formatted by assessors if required.)
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.</p> <p>Select the predicted water use / Mandatory Requirement _____</p> <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 type="radio"/></p> <p>OR ≤ less than 90 litres/ person/ day <input type="radio"/></p> <p>OR ≤ less than 80 litres/ person/ day <input checked="" type="radio"/></p>	5 of 5 Credits	Level 5 AND Level 6	Standard code compliant fittings are specified, with flow restrictors. Typical specification gives WC dual flush 4/2.6 litres, Bath capacity to overflow 170 litres, Shower flow rate 8 litres/min, Kitchen sink taps 6 l/min, Washing machine with consumption 8.17 litres/kilogram or less, Dishwasher with 1.25 litres per place setting or less to be installed, basin taps 4 litres/min. Rainwater harvesting system is specified, which reduces consumption further.	Specification
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.</p> <p>Select the scenario that applies _____</p> <p>No internal or communal outdoor space <input type="radio"/></p> <p>OR Outdoor space with collection system <input type="radio"/></p> <p>OR Outdoor space without collection system <input checked="" type="radio"/></p>	0 of 1 Credits	-	The only outdoor space is a balcony approx 8 m2.	Specification

CATEGORY 3 MATERIALS		Overall Level: 4	Overall Score 68.20		
% of Section Credits Predicted: 87.50		Credits	Level	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
Contribution to Overall Score: 6.30 points		21 of 24 Credits	All Levels		
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 2008 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>Mandatory Requirement _____</p> <p>Will the mandatory requirement be met? <input checked="" type="checkbox"/></p> <p>Enter the predicted score _____</p> <p>What is the predicted number of credits? <input type="text" value="13"/></p>	13 of 15 Credits	All Levels	Assumptions made based on similar materials and availability. This covers the roof, external and internal walls, upper and ground floor, windows. The online site <a href="http://www.bre.co.uk/greenguide">http://www.bre.co.uk/greenguide</a> gives ratings for all elements - A/A+ used where possible.	Specification documents and drawings
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="5"/></p>	5 of 6 Credits	-	Assumptions made based on similar materials and availability. Timber will have third party certification scheme e.g. FSC for Forest Stewardship Council. Concrete and other materials, will have Environmental Management Scheme certificates such as ISO 14001, BES 6001.	Specification documents and drawings. Suppliers will only be used who can provide all certificates for the chain of custody, to show materials from sustainable forests and production.
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="3"/></p>	3 of 3 Credits	-	Assumptions made based on similar materials and availability. As above but for finishing items such as Kitchen furniture, architraves etc.	Specification documents and drawings

CATEGORY 4 SURFACE WATER RUN-OFF		Overall Level: 4	Overall Score 68.20		
% of Section Credits Predicted: 50.00%		Credits		Level	
Contribution to Overall Score: 1.10 points		2 of 4 Credits		All Levels	
				Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
Sur 1 Management of Surface Water Run-off from developments	<p><b>Mandatory Requirement:</b> 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. <b>Tradable Credits:</b> 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 type="checkbox"/></p> <p>Runoff from hard surfaces will receive an appropriate level of treatment <input type="checkbox"/></p>	0 of 2 Credits	All Levels	The existing site is brownfield, with buildings which will be demolished. The impermeable area is 100% pre-development and will remain the same post development.	Specification and site investigation reports
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	-	The site does not yet have an allocated postcode, however it is assumed to be WC1N 2JB which appears to be in a low flood risk zone. This will be confirmed at a later stage.	EA flood map

\* Planning Policy Statement 25 - Planning and Flood Risk

\*\* FRA - Flood Risk Assessment



CATEGORY 5 WASTE		Overall Level: 4	Overall Score 68.20		
% of Section Credits Predicted: 50.00%			Credits	Level	
Contribution to Overall Score: 3.20 points			4 of 8 Credits	All Levels	
		Assumptions Made		Evidence Required (The below cells can be formatted by assessors if required.)	
<p>Was 1 Storage of non-recyclable waste and recyclable household waste</p>	<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. <u>Tradable Credits</u> are awarded for adequate internal and/ or external recycling facilities.</p> <p>Mandatory Requirement _____</p> <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> <p>Where there is no external recyclable waste storage and no Local Authority collection scheme</p> <p>Internal storage (capacity 60 litres) <input checked="" type="checkbox"/></p> <p>Local Authority collection Scheme _____</p> <p>Post Collection sorting</p> <p>Internal storage (capacity 30 litres) <input type="checkbox"/></p> <p>Pre-collection sorting</p> <p>Internal storage (3 separate bins, capacity 30 litres) <input type="checkbox"/></p> <p>External Storage, no Local Authority collection scheme _____</p> <p>3 separate internal storage bins (capacity 30 litres) <input type="checkbox"/></p> <p><b>AND</b></p> <p>Houses</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>	<p>2 of 2 Credits</p> <p>0 of 4 Credits</p> <p>0 of 4 Credits</p>	<p>All Levels</p>	<p>Internal recycling bins will be a fixed in unit with 3 recycling bins, of capacity 7 litres or greater each and total capacity of 30 Litres. Internal storage of 60 litres will also be provided. The site does not have any external space which can be allocated to bin storage, so internal storage is being specified and L.A recycling schemes are in place to remove recycling and waste from the kerbside.</p>	<p>Plans and specifications</p>

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> <p>Does the SWMP include:</p> <ul style="list-style-type: none"> <li>+ No SWMP <input type="radio"/></li> <li>+ SWMP with targets and procedures to minimise waste? <input checked="" type="radio"/></li> <li>+ SWMP with procedures to divert 50% of waste <input type="radio"/></li> <li>+ SWMP with procedures to divert 85% of waste <input type="radio"/></li> </ul>	<p>1 of 3 Credits</p>		<p>A Site waste management plan will be provided as required, however the percentage of waste to be diverted from landfill will not be calculated until design stage, so no credits are assumed for now.</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> <ul style="list-style-type: none"> <li>No composting facilities <input type="radio"/></li> <li>Individual composting facilities <input type="radio"/></li> <li>OR Communal/ community composting*? <input checked="" type="radio"/></li> <li>    Local Authority <input checked="" type="checkbox"/></li> <li>    OR Private with management plan <input type="checkbox"/></li> </ul>	<p>1 of 1 Credit</p>	<p>-</p>	<p>The LA provide a service.</p>	<p>copy of composting leaflet and details of compost bin</p>

\* including if an automated waste collection system is in place

CATEGORY 6 POLLUTION		Overall Level: 4	Overall Score 68.20			
% 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 <u>all</u> 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> <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>		1 of 1 Credits	-	Will be specified to comply. All standard insulation typically complies, but this will be stipulated when ordering.	Specification document.
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> <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>		3 of 3 Credits	-	A low Nox gas boiler, with Nox emissions of less than 40 mg/Kwh is specified.	Manufacturers information.

CATEGORY 7 HEALTH & WELLBEING		Overall Level: 4	Overall Score 68.20			
% of Section Credits Predicted: 50.00%		Credits 6 of 12 Credits		Level No level	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if 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> <p><u>Room</u></p> <p>Kitchen: Avg DF of at least 2% <input 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 type="checkbox"/></p> <p>Any room used for Ene 9 Home Office must also achieve a min DF of 1.5%.</p>	1 of 3 Credits	-	Daylighting calculations will be done. It is assumed that the kitchen will not apply, but detailed calculations will be done to confirm this at design stage.		
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> <p>Detached Property <input checked="" type="radio"/></p> <p>Attached Properties:</p> <ul style="list-style-type: none"> <li>- Separating walls and floors only exist between non habitable spaces <input type="radio"/></li> <li>- Separating walls and floors exist between habitable spaces <input type="radio"/></li> </ul> <p>Select a performance standard _____</p> <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>	4 of 4 Credits	-	Can be awarded by Default as it is detached. (in construction terms)		

Issue	Credits	Level	Assumptions Made	Evidence Required
<p>Hea 3 Private Space</p> <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> <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>	1 of 1 Credits	-	There is accessible private space. This is achieved on the balcony, which is 1.5m by approx 5.5m, giving greater than 1.5m2 per bedspace. There is a level threshold and no steps from the house to this area.	Plans
<p>Hea 4 Lifetime Homes</p> <p><b>Mandatory Requirement:</b> Lifetime Homes is mandatory when a dwelling is to achieve Code Level 6.</p> <p><b>Tradable credits:</b> Credits are awarded where the developer has implemented all of the principles of the Lifetime Homes scheme.</p> <p>Mandatory Requirement _____</p> <p>Dwelling to achieve Code Level 6? <input type="checkbox"/></p> <p>Lifetime Homes Compliance _____</p> <p>All Lifetime Homes criteria will be met <input type="radio"/></p> <p>OR Exemption from LTH criteria 2/3 applied <input type="radio"/></p> <p>Credit not sought <input checked="" type="radio"/></p>	0 of 4 Credits	No level	Not sought	

CATEGORY 8 MANAGEMENT		Overall Level: 4	Overall Score 68.20			
% of Section Credits Predicted: 100.00%		Credits		Level	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
Contribution to Overall Score: 10.00 points		9 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.</p> <p>Tick the topics covered by the Home User Guide _____</p> <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>	3 of 3 Credits	-	Code compliant Guide will be produced		
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> <p>No scheme used <input type="radio"/></p> <p><u>Considerate Constructors</u> <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 checked="" type="radio"/></p> <p><u>Alternative Scheme*</u> <input type="radio"/></p> <p>OR Mandatory + 50% optional requirements <input type="radio"/></p> <p>OR Mandatory + 80% optional requirements <input type="radio"/></p> <p>* In the first instance, contact a Code Service Provider if you are considering to use an alternative scheme.</p>	2 of 2 Credits	-	Best practice plus score will be aimed for.		
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:</p> <p>Tick the impacts that will be addressed _____</p> <p><u>Monitor, report and set targets, where applicable, for:</u></p> <p>- CO<sub>2</sub>/ energy use from site activities <input checked="" type="checkbox"/></p> <p>- CO<sub>2</sub>/ 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 type="checkbox"/></p>	2 of 2 Credits	-	The water meter and electric meter readings will be done and procedures adopted to minimise pollution due to dust and water.		

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> <p>Credit not sought <input type="radio"/></p> <p>OR Secured by Design Section 2 Compliance <input checked="" type="radio"/></p>	<p>2 of 2 Credits</p>	<p>-</p>	<p>Will consult with the ALO and follow recommendations.</p>	

CATEGORY 9 ECOLOGY		Overall Level: 4	Overall Score 68.20		Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 66.00%		Credits 6 of 9 Credits	Level All Levels	Assumptions Made	
Contribution to Overall Score: 8.00 points					
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> <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> <p>* 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.</p>	1 of 1 Credits	-	There are no existing ecological features, as the site is 100% built-up.	
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> <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>	0 of 1 Credits	-	assume not sought	
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> <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> <p>*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.</p>	1 of 1 Credits	-	Is awarded by default	



Issue	Credits	Level	Assumptions Made	Evidence Required	
<p>Eco 4 Change of Ecological Value of Site</p>	<p>Credits are awarded where the change in ecological value has been calculated in accordance with the Code requirements and is calculated to be:</p> <p>Change in Ecological Value _____</p> <p>Major negative change: fewer than -9 <input type="radio"/></p> <p>Minor negative change: between -9 and -3 <input type="radio"/></p> <p>OR Neutral: between -3 and +3 <input checked="" type="radio"/></p> <p>Minor enhancement: between +3 and +9 <input type="radio"/></p> <p>Major enhancement: greater than 9 <input type="radio"/></p>	<p>2 of 4 Credits</p>	<p>-</p>	<p>This will be achieved due to no increase in impermeable area and no existing features - assessor to provide calculations at later stage. If a green roof is permitted, this could allow for an additional credit to be awarded.</p>	
<p>Eco 5 Building Footprint</p>	<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> <p>Credit Not Sought <input type="radio"/></p> <p>OR Houses: 2.5:1 OR Flats: 3:1 <input type="radio"/></p> <p>OR Houses: 3:1 OR Flats: 4:1 <input checked="" 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>	<p>2 of 2 Credits</p>		<p>The ratio is 3.47:1, which gives maximum credits.</p>	