



Results

Development Name:	1 Norfolk Rd, St John's Wood
Dwelling Description:	Detached dwelling
Name of Company:	Code Consultancy Services Ltd
Code Assessor's Name:	Steven Knight
Company Address:	Code Consultancy Services Ltd 145 St John St, London EC1V 4PW. Tel 0207 608 5524. M: 07768 814554. Steven@codeconsultancy.co.uk. www.codeconsultancy.co.uk
Notes/Comments:	This pre-assessment covers the proposed detached dwelling. 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

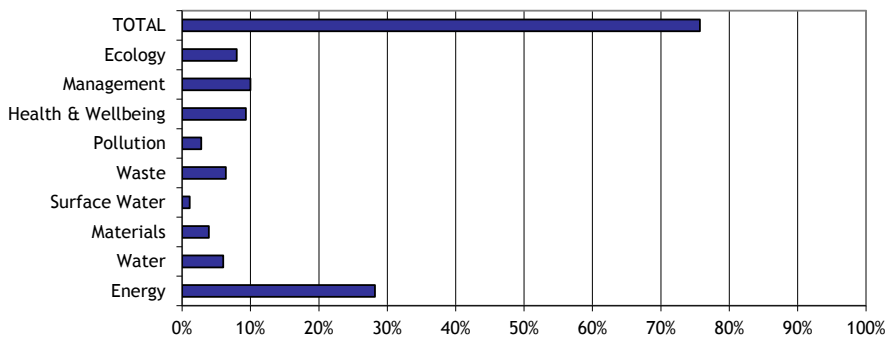
Mandatory Requirements: All Levels

% Points: 75.71% - Code Level: 4

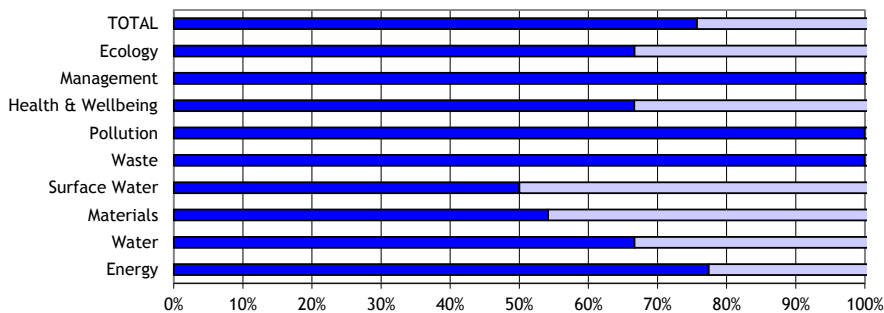
Breakdown: Energy - Code Level: 4

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.

© BRE Global Ltd, 2010. The BRE Global name and logo are registered trademarks owned by BRE Global Ltd and may not be used without BRE Global's written permission. Permission is given for this estimator to be copied without infringement of copyright for use only on projects where a Code for Sustainable Homes assessment is carried out. Whilst every care is taken in preparing this estimator, BREG cannot accept responsibility for any inaccuracies or for consequential loss incurred as a result of such inaccuracies arising through the use of the estimator tool.

CATEGORY 1 ENERGY		Overall Level: 4	Overall Score 75.71		Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 77.41		Credits 24.0 of 31 Credits	Level Level 4	Assumptions Made	
Contribution to Overall % Score: 28.18 points					
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="5.0"/></p> <p>OR Are zero net CO₂ emissions achieved? <input type="checkbox"/></p>	5.0 of 10 Credits	Level 4	refer to Specification. Systems used include Gas Boiler PV	SAP worksheets.
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 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="7.0"/></p>	7.0 of 9 Credits	Level 6	Fabric specification to be improved over building regulations and airtightness to be excellent - aim for air permeability of 3.0. Insulation as described in specification.	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	-	Device will be specified.	Manufacturers information

Issue	Credits	Level	Assumptions Made	Evidence Required
Ene 4 Drying Space	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. Will drying space meeting the criteria be provided? _____ Yes <input checked="" type="radio"/> OR No <input type="radio"/>	1 of 1 Credits	Fixing for an external rotary dryer is specified. Concrete block/fixing with hole for rotary dryer.	Plans and specification
Ene 5 Energy Labelled White Goods	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. Select the appropriate option below _____ EU Energy labelling information only <input type="checkbox"/> A+ rated appliances <input checked="" type="checkbox"/> A+, A and B rated appliances <input checked="" type="checkbox"/> Combination of compliant rated white goods with EU Energy Labelling Scheme <input type="checkbox"/>	2 of 2 Credits	Energy Labeling information will be supplied (available from assessor) Specified - Fridges and freezers must be A+ rated Washing Machines and Dishwashers must be A rated	Copy of leaflet and confirmation of supply to all dwellings
Ene 6 External Lighting	Credits are awarded based on the provision of space lighting* with dedicated energy efficient fittings and security lighting fittings with appropriate control gear.. Space Lighting _____ None provided <input type="radio"/> OR Non Code compliant lighting <input type="radio"/> OR Code compliant lighting <input checked="" type="radio"/> Security Lighting _____ None provided <input checked="" type="radio"/> OR Non Code compliant lighting <input type="radio"/> OR Code compliant lighting and controls <input type="radio"/> Dual lamp luminaires _____ Compliant with both above criteria <input type="checkbox"/>	2 of 2 Credits	Code compliant space lighting specified - dedicated low energy fittings must be specified with controls to ensure they aren't left on during the day. These fittings must not be capable of accepting standard screw or bayonet lamps. Especially if specifying LEDS, need to ensure the luminous efficacy of the lamp is greater than or equal to 40 lumens per circuit watt.	electrical drawings

* Statutory safety lighting is not covered by this requirement

Issue	Credits	Level	Assumptions Made	Evidence Required
<p>Ene 7 Low or Zero Carbon Technologies</p>	<p>Credits are awarded where there is a 10% or 15% reduction in CO₂ emissions resulting from the use of low or zero carbon technologies.</p> <p>Select % contribution made by low or zero carbon technologies _____</p> <p>Less than 10% of demand <input type="radio"/></p> <p>OR 10% of demand or greater <input type="radio"/></p> <p>OR 15% of demand or greater <input checked="" type="radio"/></p>	<p>2 of 2 Credits</p>	<p>-</p>	<p>Solar PV panels specified</p>
<p>Ene 8 Cycle Storage</p>	<p>Credits are awarded where adequate, safe, secure and weather proof cycle storage is provided according to the Code requirements.</p> <p>Fill in the development details below _____</p> <p>Number of bedrooms: <input type="text" value="5"/></p> <p>Number of cycles stored per dwelling* <input type="text" value="4.0"/></p> <p>* if you have storage for 1 cycle per two dwellings insert 0.5 in number of cycles stored per dwelling</p>	<p>2 of 2 Credits</p>	<p>-</p>	<p>assumed 5 bedrooms and code compliant cycle storage will be provided for 4 cycles</p>
<p>Ene 9 Home Office</p>	<p>A credit is awarded for the provision of 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> <p>Yes <input checked="" type="radio"/></p> <p>OR No <input type="radio"/></p>	<p>1 of 1 Credits</p>	<p>-</p>	<p>Home office will be specified to be code compliant. Needs adequate ventilation e.g. Opening window of at least 0.5m². 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.</p> <p>Specification document and plans</p>

CATEGORY 2 WATER		Overall Level: 4	Overall Score 75.71		
% of Section Credits Predicted: 66.66		Credits		Level	Evidence Required (The below cells can be formatted by assessors if required.)
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.</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 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>	3 of 5 Credits	Level 3 AND Level 4	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 5 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 2.5 litres/min.	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 checked="" type="radio"/></p> <p>OR Outdoor space without collection system <input type="radio"/></p>	1 of 1 Credits	-	Water Butt.	Specification

CATEGORY 3 MATERIALS		Overall Level: 4	Overall Score 75.71		
% of Section Credits Predicted: 54.16		Credits		Level	
Contribution to Overall Score: 3.90 points		13 of 24 Credits		All Levels	
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>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="8"/></p>	8 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 http://www.bre.co.uk/greenguide 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="4"/></p>	4 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="1"/></p>	1 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	75.71	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted:	50.00%	Credits	Level			
Contribution to Overall Score:		1.10 points	2 of 4 Credits	All Levels		
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 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	Existing site - Brownfield The impermeable area will increase post development. This will meet the mandatory.	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> <p>* Planning Policy Statement 25 - Planning and Flood Risk ** FRA - Flood Risk Assessment</p>	2 of 2 Credits	-	The site is in a low flood risk zone.	EA flood map	

CATEGORY 5 WASTE		Overall Level: 4	Overall Score	75.71	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. <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 type="checkbox"/></p> <p>Local Authority collection Scheme</p> <p>Post Collection sorting Internal storage (capacity 30 litres) <input type="checkbox"/></p> <p>Pre-collection sorting Internal storage (3 separate bins, capacity 30 litres) <input checked="" 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>AND</p> <p>Houses 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>				Access is level or ramped. Internal bins to be specified compliant. External space for Local authority bins, with turning circle for wheelchair access of at least 1500mm. No steps will be in the nearest route from the house to the bin store. 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.	Plans and specifications
			0 of 2 Credits			
			4 of 4 Credits	All Levels		
			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>highest percentage possible aimed for.</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>Compost bin will be provided.</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 75.71		
% of Section Credits Predicted: 100.00%		Credits		Level	
Contribution to Overall Score: 2.80 points		4 of 4 Credits	All Levels	Assumptions Made	Evidence Required (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 boiler, with Nox emissions of less than 40 mg/kWh specified.	Manufacturers information.

CATEGORY 7 HEALTH & WELLBEING		Overall Level: 4	Overall Score 75.71																		
% of Section Credits Predicted: 66.00%		Credits		Level	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)															
Contribution to Overall Score: 9.33 points		8 of 12 Credits	No level																		
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> <table border="1"> <tr> <td><u>Room</u></td> <td></td> </tr> <tr> <td>Kitchen: Avg DF of at least 2%</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Living Room*: Avg DF of at least 1.5%</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Dining Room*: Avg DF of at least 1.5%</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Study*: Avg DF of at least 1.5%</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>80% of working plane in all above rooms receive direct light from the sky?</td> <td><input checked="" type="checkbox"/></td> </tr> </table> <p>Any room used for Ene 9 Home Office must also achieve a min DF of 1.5%.</p>	<u>Room</u>		Kitchen: Avg DF of at least 2%	<input checked="" type="checkbox"/>	Living Room*: Avg DF of at least 1.5%	<input checked="" type="checkbox"/>	Dining Room*: Avg DF of at least 1.5%	<input checked="" type="checkbox"/>	Study*: Avg DF of at least 1.5%	<input checked="" type="checkbox"/>	80% of working plane in all above rooms receive direct light from the sky?	<input checked="" type="checkbox"/>	3 of 3 Credits	-	Daylighting calculations will be done.					
<u>Room</u>																					
Kitchen: Avg DF of at least 2%	<input checked="" type="checkbox"/>																				
Living Room*: Avg DF of at least 1.5%	<input checked="" type="checkbox"/>																				
Dining Room*: Avg DF of at least 1.5%	<input checked="" type="checkbox"/>																				
Study*: Avg DF of at least 1.5%	<input checked="" type="checkbox"/>																				
80% of working plane in all above rooms receive direct light from the sky?	<input checked="" type="checkbox"/>																				
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> <table border="1"> <tr> <td>Detached Property</td> <td><input type="radio"/></td> </tr> <tr> <td>Attached Properties:</td> <td></td> </tr> <tr> <td>- Separating walls and floors only exist between non habitable spaces</td> <td><input type="radio"/></td> </tr> <tr> <td>- Separating walls and floors exist between habitable spaces</td> <td><input checked="" type="radio"/></td> </tr> </table> <p>Select a performance standard</p> <table border="1"> <tr> <td>Performance standard not sought</td> <td><input type="radio"/></td> </tr> <tr> <td>Airborne: 3db higher; Impact: 3dB lower</td> <td><input type="radio"/></td> </tr> <tr> <td>OR Airborne: 5db higher; Impact: 5dB lower</td> <td><input type="radio"/></td> </tr> <tr> <td>OR Airborne: 8db higher; Impact: 8dB lower</td> <td><input checked="" type="radio"/></td> </tr> </table>	Detached Property	<input type="radio"/>	Attached Properties:		- Separating walls and floors only exist between non habitable spaces	<input type="radio"/>	- Separating walls and floors exist between habitable spaces	<input checked="" type="radio"/>	Performance standard not sought	<input type="radio"/>	Airborne: 3db higher; Impact: 3dB lower	<input type="radio"/>	OR Airborne: 5db higher; Impact: 5dB lower	<input type="radio"/>	OR Airborne: 8db higher; Impact: 8dB lower	<input checked="" type="radio"/>	4 of 4 Credits	-	By Default as it is detached.	
Detached Property	<input type="radio"/>																				
Attached Properties:																					
- Separating walls and floors only exist between non habitable spaces	<input type="radio"/>																				
- Separating walls and floors exist between habitable spaces	<input checked="" type="radio"/>																				
Performance standard not sought	<input type="radio"/>																				
Airborne: 3db higher; Impact: 3dB lower	<input type="radio"/>																				
OR Airborne: 5db higher; Impact: 5dB lower	<input type="radio"/>																				
OR Airborne: 8db higher; Impact: 8dB lower	<input checked="" type="radio"/>																				

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 can be achieved with e.g. a patio area of at least 1.5m2 with no steps from the house to this area.	Plans
<p>Hea 4 Lifetime Homes</p> <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> <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	assumed not to Lifetime homes standard.	Lifetime homes checklist.

CATEGORY 8 MANAGEMENT		Overall Level: 4	Overall Score	75.71	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: 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> <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	-		Assume Home User Guide will be provided.	
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 style="border: 1px solid black; padding: 5px;"> <p>No scheme used <input type="radio"/></p> <p><u>Considerate Constructors</u></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></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>	2 of 2 Credits	-		assume will be registered	
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> <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 checked="" 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 type="checkbox"/></p> </div>	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
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> <p>Credit not sought <input type="radio"/></p> <p>OR Secured by Design Section 2 Compliance <input checked="" type="radio"/></p>	2 of 2 Credits	-	Assumed the Police architectural liaison officer (ALO) will be contacted and recommendations followed.

CATEGORY 9 ECOLOGY		Overall Level: 4	Overall Score 75.71	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 66.00%		Credits	Level		
Contribution to Overall Score: 8.00 points		6 of 9 Credits	All Levels		
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	-	ecology report confirms	
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	-	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	-	by default	

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 _____ 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"/>	2 of 4 Credits	-	assessor calculations to confirm.	
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 _____ Credit Not Sought <input 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 checked="" type="radio"/>	2 of 2 Credits		assessor calculations to confirm.	