

MAITLAND PARK - HOME QUALITY MARK ASSESSMENT

23/07/2020

Based on HQM One Technical Standard (SD239 England August 2018)

SUMMARY OF SCORES	<i>*Note - summary scores reflect minimum score targeted/achieved. Some dwellings will achieve a higher score with additional credits identified</i>	
STAR RATING BANDS		
3 Star	150	
4 Star	240	

		Predictive Assessment	
	Credits available	Targeted Credits	With Additional Credits*
<i>Our Surroundings</i>	153	95	115
1 Transport and Movement	48	27	34
2 Outdoors	58	31	44
3 Safety and Resilience	47	37	37
<i>My Home</i>	261	98	134
4 Comfort	68	33	46
5 Energy	83	39	56
6 Materials	69	16	16
7 Space	24	10	16
8 Water	17	0	0
<i>Delivery</i>	86	21	21
9 Quality Assurance	33	3	3
10 Construction Impacts	31	17	17
11 Customer Experience	22	1	1
Total	500	214	270
Rating	-	3 Star	4 Star

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Specific 'Categories' as defined by Camden's Senior Sustainability Officer (Planning), to be referenced in Planning Condition. % identified are to be achieved.

Camden 'Category'	Credit Title	Available Credits	Predicted Credits	
			Targeted	% of section credits targeted
Energy	4.2 Daylight	13	0	50
	4.5 Temperature	17	11	
	4.6 Ventilation	13	9	
	5.1 Energy and cost	60	16	
	5.2 Decentralised energy	8	8	
	5.3 Air quality	15	15	
	10.1 Responsible construction	5	5	
	10.2 Construction energy use	5	4	
Water	8.1 Water efficiency	17	0	53
	10.3 Construction water use	5	4	
	3.2 Managing rainfall impacts	19	9	
	3.1 Flood risk	19	19	
Materials	6.1 Responsible sourcing	25	9	24
	6.2 Materials impacts	25	0	
	6.3 Life cycle costing	12	0	
	6.4 Durability	7	7	
	10.4 Site waste management	14	4	

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Credit Title	Sub Title	Available Credits	Credits required to achieve Level 4 of My Footprint	Predicted Credits		Summary of Requirements (for details, see HQM One Technical Manual)	Equivalent requirement in CfSH	Explanation of why credit is / is not targeted
				Targeted	Additional			
Our Surroundings								
1. Transport and Movement								
1.1 Public Transport Availability	Accessibility Index	12		8	(+4 for some units)	Up to 12 credits awarded based on accessibility to public transport nodes.	Not included	Based on published AI on TfL website, using postcodes in Transport Assessment - NW3 2EH = 10.83 and NW5 4JA = 13.94. Those dwellings with postcode NW3 2EH will achieve 8 credits and those dwellings with postcode NW5 4JA will achieve 12 credits.
	Improved local service	3		0	0	Further 3 credits available if contract with local transport providers to improve local services	Not included	No credits targeted as no contract with local transport providers to improve local services
1.2 Sustainable Transport Options	Home information pre-requisite	n/a		n/a	n/a	Pre-requisite to provide the home information pack to achieve these credits - for requirement see 11.2 below	Not included as pre-requisite. See 11.2 below regarding Home User Guide	Pre-requisite is targeted as part of meeting minimum requirements (see 11.2)
	Cycle Storage	6		0	(+3 for some units)	For 3 credits:- 1 beds - 0.5 spaces per unit 2/3 beds - 1 space per unit 4+ - 2 spaces per unit For 6 credits:- 1 beds - 1 space per unit 2/3 beds - 2 space per unit 4+ - 4 spaces per unit (Spaces must be covered overhead and be fixed to a permanent structure)	Same as HQM	Based on 1 cycle space per dwelling, some but not all units will achieve credits.
	Cycle Networks	4		0	0	Credits for improvements to local cycling network, with connection from units to safe cycle route via safe pedestrian route.	Not included	Not targeted as to achieve credit must demonstrate specific improvement to local cycle network. Not included in proposals.
	Electric vehicle charging points	4		0	0	Where parking is communal, credits achieved dependent on following factors:- - Type of fast charging in place - No of spaces with EV provision - Total number of spaces	Not included	Not targeted as no electric charging points to be provided as limited carparking that is for disabled use only with restricted access.
	Car clubs	3		3	-	A compliant Car Club within 650m of the home. (Definition of 'compliant Car Club' includes club will have sufficient provision of cars to cater for expected demands of whole development.)	Not included	Transport Assessment identifies Car Club within 650m, and also references car clubs as one of the travel plan initiatives.
1.3 Local Amenities	Key / Beneficial local amenities	16		16	-	Three or more local amenities within walking distance (650m via safe walking routes), plus additional 2 amenities within 1.5 miles.	Not included	16 credits based on information on proximity to amenities provided in Transport Assessment.
2 Outdoors								
2.1 Identifying Ecological Risks and Opportunities	Survey and Evaluation	3		3	-	Ecologist appointed early in project and site surveyed/evaluated.	Approach to ecological assessment in BRE's assessment methodologies (BREEAM and HQM One) changed significantly in 2018, following Strategy review of	Credits targeted based on appointment of The Ecology Consultancy

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	Determining ecological outcomes	3		3	-	Identify, appraise and agree ecological outcomes early in design in line with hierarchy of mitigation.	Ecological Framework - see https://www.breeam.com/engage/research-and-development/consultation-engagement/strategic-ecology-framework/ Credits were awarded for ecological assessment and enhancement for CfSH but followed a different approach.	Credits agreed feasible in discussion with George from The Ecology Consultancy.
	Wider site sustainability	1		0	0	When determining ecological outcomes, consideration given to wider site activities and potential for ecosystem benefits.		Credit not targeted as whilst consideration was given to wider sustainability in developing the ecological outcomes, this was not defined clearly in terms of ecosystem services.
2.2 Managing Impacts on Ecology	Ecological risks / liaison and implementation	3	6	3	-	First 6 credits of 2.1 above achieved. Roles and responsibilities clearly defined, compliance with ecological legislation confirmed and site preparation and construction planned to achieve optimal ecological outcomes.		Credits agreed feasible in discussion with George from The Ecology Consultancy.
	Managing negative risks	6		6	-	Negative impacts managed and no overall loss of ecological value.		Credits targeted based on latest landscaping/planting plans and agreement on ecological enhancements. Minimum requirement for Level 4 of My Footprint achievable.
2.3 Ecological Change and Enhancement	Previously occupied land	2	-	2	-	75% of proposed development on previously developed land.		Credits achievable as whole site previously developed.
	Liaison and implementation	2	-	2	-	Ecologist has liaised with representative local stakeholders to determine and implement relevant actions.		Credits agreed feasible in discussion with George from The Ecology Consultancy.
	Measuring change in ecological value	8	4	4		Credits awarded for change in ecological value as a result of the development:- 2 credits - minimising loss of ecology 4 credits - no net loss of ecology 6 credits - net gain of ecology 8 credits - exceeds net gain		4 credits agreed feasible in discussion with The Ecology Consultancy and following updates on landscaping/planting plans. Further credits not feasible without significant review of landscape design. Minimum requirement for Level 4 of My Footprint achievable.
2.4 Long Term Ecological Management and Maintenance	Landscape and ecology management plan	4	4	4	-	Landscape and ecological management plan for the development.		A landscape and ecological management plan is to be prepared. Minimum requirement for Level 4 of My Footprint achievable.
	Monitoring and update	4		0	-	Formal commitment to ongoing management of landscape and ecology and maintaining ecological value of the site.		This credit is not currently targeted as there is no specific commitment to ongoing management and maintenance.
2.5 Recreational Space	Accessible recreation spaces	4		4	-	Within walking distance of recreational space.	Not included	Credits achievable based on existing and proposed open space / play provision.

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	Private space	6		0	up to +6	Up to 2 bedrooms:- 1 credit for 4m ² of private external space (including balconies with minimum depth of 1.5m) 3 credits for 6m ² 6 credits for 8m ² Additional bedrooms require additional 1m ² For 4bed Home - 1 credit if 30m ² of private external space	Where outdoor space (private or semi-private) has been provided that is: • Of a minimum size that allows all occupants to use the space. • Provided with inclusive access and usability (Checklist IDP). • Accessible only to occupants of designated dwellings. Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom.	Credit currently under review. Majority of apartments like to achieve at least 1 credit, some will achieve 3 or 6. Depth of balcony needs to be confirmed.
	Communal space	7		0	+7 for some units	Apartments in close proximity to external communal space that is clearly associated with the development.		Feasible to achieve for apartments in Aspen Court and Aspen Villas, but not for Grafton Terrace.
	Growing space	5		0		Apartments in close proximity to area designated as 'growing space' (i.e. private gardens, allotments, community orchards).	Not included	Credit not targeted as landscape design does not include 'growing space'
3 Safety and Resilience								
3.1 Flood Risk	Flood Risk	19		19	-	Minimum Requirement - site specific FRA completed. 19 credits for site confirmed in low flood risk zone.	Two credits are available for developments situated in Zone 1 – low annual probability of flooding (as defined in PPS25 Development and Flood Risk) and where the site-specific Flood Risk Assessment (FRA) indicates that there is low risk of flooding from all sources.	Technical note for original planning provides suitable justification why no FRA produced and confirms site is at low risk of flooding.
3.2 Managing Rainfall Impacts	Peak rate of runoff	5		3	-	3 credits - peak rate of runoff same as pre-development site. 5 credits - same as greenfield runoff rates.	Minimum requirement - Where there is an increase in impermeable area, ensure that the peak rate of run-off over the development lifetime, allowing for climate change, will be no greater for the developed site than it was for the pre-development site.	3 credits available based on current proposals. Greenfield runoff rates not achievable without significant change to drainage design.
	Volume of run-off	9		6	-	6 credits -post development volume of runoff same as pre-development site. 9 credits - same as greenfield runoff rates.	Minimum requirement - If the developed site would otherwise discharge, over the development lifetime allowing for climate change, a greater volume of rainwater run-off than the pre-development site for the 100 year 6 hour event.	6 credits available based on current proposals. Greenfield runoff rates not achievable without significant change to drainage design.
	Water quality	3		0		Appropriate pollution prevention and treatment measures on surface water drainage systems	The run-off from all hard surfaces shall receive an appropriate level of treatment in accordance with The SuDS Manual to minimise the risk of pollution.	Credit not targeted due to complexity of linking development into existing drainage systems
	Designing for maintenance and operation	2		0		Agreements in place for ownership, long term operation and maintenance of SUDs for the design life of the development	Maintenance responsibilities have been defined for any SuDS solutions installed.	Credit not targeted due to complexity of linking development into existing drainage systems

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3.3 Security	Security needs assessment and security features	9		9	-	Security needs assessment, carried out by Security Specialist, which sets recommendations to be included in design, and confirmation that 50% (4 credits) or 100% (9 credits) of recommendations are implemented.	An Architectural Liaison Officer (ALO) or Crime Prevention Design Advisor (CPDA) from the local police force is consulted at the design stage and their recommendations are incorporated into the design of the dwelling. AND Section 2 – Physical Security from ‘Secured by Design – New Homes’ is complied with (Secured by Design certification is not required).	SBD recommendations / schedule in previous DAS noted. SbD Gold level targeted.
My Home								
4 Comfort								
4.1 Indoor Pollutants	Minimising emissions from space and water heating	pre-req		n/a	n/a	All combustion appliances have flues that discharge outdoors.	Not included	No individual combustion appliances in homes, and therefore meets requirement by avoidance of need.
	Minimising the effects of cooking	2		2	-	In mechanically ventilated homes, cooker hoods is specified as recirculating.	Not included	Specification includes cooker hoods as recirculating type. Confirmed specification applicable to all homes.
	Minimising emissions from building product types	4		2	0	Paints, wood based products, flooring, building fabric insulation materials and adhesives/sealants meet criteria set out in Table 17 of HQM One technical manual. Credits awarded based on:- 1 product meets requirements - 1 credit 3 products - 2 credits All products - 4 credits If wood based products do not meet overall requirements, as a minimum all internal fixtures and fittings must be classified as formaldehyde E1 class.	Not included	Details included in prelims. Feasible to achieve 2 credits without incurring significant cost/placing onerous requirement on material specification.
	Minimising airborne formaldehyde from all sources	3		0	0	Post construction testing for formaldehyde concentrations confirms do not exceed 0.1mg/m3.	Not included	Whilst commitment made to specify low VOC / formaldehyde products, would need additional commitment to post construction testing to confirm the levels in order to achieve credits.
	Minimising airborne total volatile organic compounds (TVOCs)	3		0	0	Post construction testing for TVOCs confirms do not exceed 0.5mg/m3.	Not included	

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				Targeted	Additional			
4.2 Daylight	Average daylight factor	10		0	(up to +10 for some units)	5 credits for all kitchens achieve a minimum daylight factor of 2% Further credits for living rooms achieving following daylight factors:- 1.5% - 1 credit 1.8% - 3 credits 2.0% - 5 credits	1 credit - Kitchens must achieve a minimum Average Daylight Factor of at least 2% 1 credit - All living rooms, dining rooms and studies (including any room designated as a home office under Ene 9 – Home Office) must achieve a minimum Average Daylight Factor of at least 1.5% 1 credit - 80% of the working plane in each kitchen, living room, dining room and study (including any room designated as a home office under Ene 9 – Home Office) must receive direct light from the sky	Daylight and sunlight report (included separately in MMA submission) indicates that some but not all units would achieve these credits.
	View of sky	3		0	(+3 for some units)	80% of working plane in kitchen, living room, dining room, study receives direct light from the sky.	1 credit - 80% of the working plane in each kitchen, living room, dining room and study (including any room designated as a home office under Ene 9 – Home Office) must receive direct light from the sky	Daylight and sunlight report (included separately in MMA submission) indicates that some but not all units would achieve these credits.
4.3 Noise Sources	Internal Noise Levels	2		2	0	Acoustician confirms units are designed to meet internal noise requirements as set out in Table 20 of HQM One technical manual	Not included	Acoustician confirms 2 credits feasible Acoustic Report included in MMA update - DAS confirms 2 credits feasible
	External Noise Levels	2		1	0	Acoustician confirms units are designed to meet noise levels in external functional spaces (i.e. balconies) as set out in Table 21 of HQM One technical manual.	Not included	Acoustician confirms 1 credit feasible. Acoustic Report included in MMA update - DAS confirms 2 credits feasible
4.4 Sound Insulation	Sound insulation between homes	5		3	0	Airborne and impact sound insulation levels for separating walls and floors set out in Table 22 of HQM One technical manual are confirmed through pre-completion testing (or Robust Details).	Credits awarded if • airborne sound insulation values are at least 3/5/8 dB higher • impact sound insulation values are at least 3/5/8 dB lower than the performance standards set out in the Building Regulations approved for England and Wales, Approved Document E (2003 Edition, with amendments 2004).	Acoustician confirms 3 credits feasible.
	Sound insulation between internal walls and floors	4		3	0	Airborne sound insulation levels for internal walls set out in Table 23 of HQM One technical manual are confirmed through pre-completion testing (or Robust Details).		Acoustician confirms 3 credits feasible.
4.5 Temperature	Temperature analysis - current conditions	11		11	-	Minimum Requirement - thermal analysis carried out in accordance with CIBSE TM59. 11 credits for homes confirmed to be designed to limit overheating in accordance with section 4.3 of CIBSE TM59.	Not included	TM59 overheating assessment currently being carried out.
	Temperature analysis - predicted climate change environment	6		0	0	Further 6 credits available if thermal modelling includes projected climate change environments and thermal comfort criteria confirmed to be met/building can be easily adapted to achieve.	Not included	Credit not targeted as likely to require redesign of development to achieve additional criteria.

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4.6 Ventilation	Information Sign	n/a		n/a	n/a	Minimum Requirement - Information sign fixed inside air cupboard or equivalent and includes required information on ventilation system controls and maintenance.	Not included	Included in design
	Ventilation air intakes	4		0	0	Ventilation air intakes avoid drawing in pollution in accordance with CIBSE TM21. Further guidance from BRE confirms this includes considering:- - Provision of filtration - Positioning inlets to minimise impacts of traffic pollution - Positioning inlets to minimise impacts of other local sources of pollution - Positioning inlets to minimise recirculation from ventilation exhausts.	Not included	Not achievable intakes and discharge locations are not in accordance with CIBSE TM21 due to proximity of air intakes to road network .
	Ventilation rates	5		5	0	Minimum Requirement - For system 4 (continuous mechanical supply and extract with heat recovery (MVHR) - assumed for this scheme), ventilation system has capacity to achieve minimum ventilation rates according to size of home set out in Table 26) and boost flow rates meet minimum requirement in Table 27 of HQM One technical manual. For 5 credits - Above air intakes credit achieved - For system 4 (continuous mechanical supply and extract with heat recovery (MVHR)), achieve applicable minimum ventilation rates set out in Table 26 and boost flow rates to achieve credits in Table 27 of HQM One technical manual.	Not included	Minimum requirement achieved and current design with the MVHR units, with local control boost in the utility cupboard and fully accessible filters meets requirements for credits.
	Maintenance and controls	4		4	0	Minimum Requirement - ventilation system can be manually or automatically boosted in wet rooms. For 4 credits - All above requirements met, plus maintenance activities confirmed can be carried out safely, and MVHR controls are provided to control for varying occupancy levels within having to enable boost mode.	Not included	Minimum requirement achieved and current design with the MVHR units, with local control boost in the utility cupboard and fully accessible filters meets requirements for credits.
5 Energy								
5.1 Energy and cost	Energy performance	40	28	16	(+15 for some units)	Credits awarded dependent on SAP results demonstrating Home Energy Performance Ratio. Credits are awarded according to the online assessment tool output for the percentage of the home unregulated operational energy consumption (as calculated in SAP). The Home Energy Performance Ratio that defines the performance of a HQM assessed home in terms of its: 1. Heating and cooling energy demand (the fabric performance). 2. Primary energy consumption (system efficiency). 3. Total resulting CO ₂ emissions This is based on improvements above Buildings Regulations Part L 2013 with 2016 amendments.	Credits awarded based on % improvement of DER/TER above Buildings Regulations Part L 2013. To achieve a Code level 4, improvement of 19% was required.	Current SAP results indicate between 16 and 31 points achievable. GT102 = 31 credits GT303 = 16 credits AC302 = 20 credits AC310 = 16 credits Minimum 16 credits included in targeted, with a number of dwellings achieving higher ratings. Some dwellings will achieve the required 28 credits to achieve Level 4 of My Footprint. Higher credits only feasible with significant redesign.

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	Towards carbon negative	6		0	0	Max 40 credits achieved plus % of unregulated operational energy provided by on site or near site carbon neutral sources.	Included with above	Not feasible with current energy strategy. Would require significant redesign
	Cost	14		0	(up to +2 for some units)	Credits awarded based on above calculations automatically translated to energy cost within HQM tool.	Not included	SAP results indicate some units achieve 2 points but not all.
5.2 Decentralised Energy	Feasibility study and implementation	8		8	-	Low and zero carbon technology feasibility study undertaken, and findings implemented.	Where energy is supplied by low or zero carbon technologies and there is a 10%/15% reduction in CO2 emissions as a result	Energy Statement meets requirements.
5.3 Impact on Local Air Quality	Impact on local air quality	15		15	-	All heating and hot water supplied by non-combustible appliances such as those powered by electricity OR Heating and hot water generating systems meet relevant NOx emission levels set out in Table 35 of HQM One technical manual.	Credits awarded for meeting relevant NOx emission levels	Credits achievable as supply via ASHP.
6 Materials								
6.1 Responsible Sourcing	Legally harvested and traded timber	pre-req		n/a	n/a	All timber and timber based products meets definition of legally harvested and traded timber.	Credits awarded where 80% of the assessed materials in the following Building Elements are responsibly sourced: a) Frame b) Ground floor c) Upper floors (including separating floors) d) Roof e) External walls f) Internal walls (including separating walls) g) Foundation/substructure (excluding sub-base materials) h) Staircase	Included in prelims
	Product procurement policy	2	2	0	0	By end of RIBA Stage 2, product procurement policy in place.	Additionally, 100% of any timber in these elements must be legally sourced	Not in place by end of RIBA Stage 2, therefore not achievable. Minimum requirement for Level 4 of My Footprint not achievable as no indication HQM requirement was in place by end of RIBA Stage 2.
	Responsible sourcing of construction products	23	7	9	0	Credits achievable based on increasing proportion of construction products sourced from suppliers with responsible sourcing certification (e.g. ISO14001/BES6001).	No requirement for product procurement policy in place	Credits achievable for proportion of construction products sourced according to requirements. Supply chain currently being analysed to ensure minimum 9 credits achieved, maybe feasible to achieve more. Minimum requirement for Level 4 of My Footprint achievable.
6.2 Environmental Impact of Materials	Product procurement policy	2	2	0	0	By end of RIBA Stage 2, product procurement policy in place.	Not included	Not in place by end of RIBA Stage 2, therefore not achievable. Minimum requirement for Level 4 of My Footprint not achievable as no indication HQM requirement was in place by end of RIBA Stage 2.
	Product environmental information	4	2	0	0	Credits achievable based on increasing proportion of construction products with Environmental Product Declaration (EPD) certification.	Credits awarded for specifying materials with BRE Green Guide A rating.	EPD is a new certification with only limited materials/suppliers being able to confirm accreditation. No credits assumed at present, will be kept under review as suppliers confirmed. Minimum requirement for Level 4 of My Footprint not currently achievable although will be kept under review

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	Building Lifecycle Assessment (LCA)	19		0	0	Credits achievable for carrying a Lifecycle Assessment (LCA) using an IMPACT compliant tool.	Not included	No LCA carried out. Technically feasible to carry out now but limited benefit to design process as too far developed and would add additional cost for analysis (circa £8-10k)
6.3 Life Cycle Costing	Occupant's life cycle cost report	6		0	0	By end of RIBA Stage 2, element level life cycle cost (LCC) analysis to PD156865: 2008 carried out.	Not included	No LCC carried out before end of RIBA Stage 2
	Component level life cycle cost optimisation	6		0	0	By end of RIBA Stage 4, a component level LCC carried out.	Not included	No LCC carried out. Technically feasible to carry out now but limited benefit to design process as too far developed and would add additional cost for analysis (circa £4k)
6.4 Durability	Integral elements	5		5	-	Appropriate measures incorporated to limit degradation of materials integral to the building.	Not included	Credits achievable based on design proposals.
	Finishing elements	2		2	-	Appropriate measures incorporated to limit degradation of surface / finishing materials integral to the building.	Not included	Credits achievable based on design proposals.
7 Space								
7.1 Drying Space	External drying	1		0	0	External drying facilities provided in secure space.	Where space and equipment are provided for drying clothes: • For 1 – 2 bedroom dwellings, the drying equipment must be capable of holding 4m+ of drying line • For 3+ bedroom dwellings, the drying equipment must be capable of holding 6m+ of drying line The drying space (internal or external) must be secure	Requires external drying facilities (e.g. rotary drier) to be provided. Not included in design.
	Internal drying	2		0	(+1 for some units)	2 credits - tumble drier specified with A+ rating. 1 credit - washer drier specified with A rating.		Credit only achievable for private units.
7.2 Access and Space	Nationally described space standards	5		0	(+5 for some units)	Apartments meet Technical Housing Standards - Nationally Described Space Standard. Any built in storage shows an improvement over standard by 0.5m ² .	Credits awarded where where all principles of Lifetime Homes, applicable to the dwelling being assessed, have been complied with.	Apartments will meet NDSS. Size of built in storage currently under review. Must be achieved for all apartments to achieve credits.
	Accessible and adaptable design	6		0	0	Internal and external functional space meets Approved Doc M, and Accredited Access Consultant appointed at RIBA Stage 2 to conduct assessment/confirm compliance.		No appointment at RIBA Stage 2 of Accredited Access Consultant therefore not feasible
7.3 Recyclable Waste	Consultation with the waste collection authority	2		2	-	Waste collection authority consulted to determine waste collection strategy.	Not included	Achievable based on consultation undertaken to date with relevant department at Camden.
	Internal waste storage	5		5	-	Internal recyclable waste storage with fixed units, minimum 30 litres capacity for 1-2 beds, and 40 litres for 3+ beds, + 10 litres for food waste.	Equivalent requirement to HQM	Requirements included in design.
	Composting facilities and management	3		3	-	All homes provided with composting facilities.	Individual home composting facilities or local authority waste collection with suitable collection facilities.	Requirements included in design.
8 Water								

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8.1 Water Efficiency	Water efficient fittings	11	8	0	0	5 credits - 6 of water fittings achieve optional standards specified in Table 52 of HQM One technical manual and overall modelled consumption less than 110l/p/d 8 credits - all water fittings meet optional standard and consumption less than 110l/p/d 11 credits - all water fittings meet advanced standards in Table 52 and consumption less than 100l/p/d.	Achieve overall reduction in water consumption (l/p/d). To achieve Code Level 4, requirement to achieve less than 105l/p/d	Specification of sanitary appliances achieves overall modelled consumption less than 110l/p/d. However to achieve minimum 5 credits, HQM One also requires 6 of water fittings to achieve the following optional standards: WCs - <4/2.6l dual flush Showers - <8l/min Basin taps - <5l/min Kitchen sink taps - <6l/min Dishwashers - <1.25l/place setting Washing machines and washer dryers - <8.17/kg Dishwashers are not provided, therefore all other optional standards need to be achieved, and whilst the WC is a water efficient specification, at 4.5l flush volume, this does not meet the above requirement. There are significant maintenance issues with specifying a lower flush toilet and this would incur additional cost to achieve, therefore credits are not targeted. Minimum requirement for Level 4 of My Footprint not achievable for reasons stated above. More onerous requirement than for CfSH Level 4.
	Water recycling	6		0	0	Rainwater or greywater recycling systems specified for 50/100% of WC flushing.	Incorporated in above within measure of daily water consumption	Not achievable without significant redesign.
Delivery								
9.1 Project Preparation	Feedback from previous projects	4		0	0	Demonstrate lessons learnt from previous projects has been incorporated in design At Design Brief (RIBA Stage 1), an Outline Delivery Plan has been developed and kept up to date.	Not included	Credit not targeted as Outline Delivery Plan, meeting HQM requirements, not in place at RIBA Stage 1.
	Project delivery plan	n/a		n/a	n/a	Minimum Requirements - Before detailed design (typically RIBA Stage 3), the Project delivery stakeholders (i.e. client, design team, principal contractor if appointed) have met to discuss requirements, roles/responsibilities, HQM performance targets - Before commencement of work on site, including demolition, construction management and inspection process established, meeting all requirements set out in HQM One technical manual (criteria 4a to 4g).	Not included	Requirement in place
	Product procurement and substitution policy	n/a		n/a	n/a	Minimum Requirement - client or principal contractor has a product procurement policy, including substitution clauses.	Not included	Requirement in place
	Dissemination of information	n/a		n/a	n/a	Minimum Requirement - processes in place to ensure project delivery plan and construction management processes above are communicated to all relevant trades - through toolbox talks/subcontractor briefings.	Not included	Requirement in place
	Site worker feedback	2		0	0	Client or principal contract has documented policy and procedure for staff to make protected disclosures, which is displayed with contact details on construction site.	Not included	Credit not targeted as too onerous for contract.
9.2 Commissioning and Testing	Commissioning building services and control systems	n/a		n/a	n/a	Minimum Requirement - Management of commissioning in line with best practice, including appointment of specialist commissioning manager for complex systems.	Not included	Requirement in place

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Credit Title	Sub Title	Available Credits	Credits required to achieve Level 4 of My Footprint	Predicted Credits		Summary of Requirements (for details, see HQM One Technical Manual)	Equivalent requirement in CfSH	Explanation of why credit is / is not targeted
				Targeted	Additional			
	Fabric pre-testing	4		0	0	Inspection and pre-testing methods established for the site.	Not included	Credit not targeted as pre-testing fabric too onerous/costly.
	Post construction testing	7		3	0	3 credits - Air leakage testing Additional 4 credits - Thermographic survey post construction as well.	Not included	Air leakage testing assumed as will be required to complete EPCs. Additional credit thermographic surveying not achievable as too costly.
9.3 Inspections and Completion	Visual defects inspection	n/a		n/a	n/a	Minimum Requirement - visual defects inspection prior to occupation.	Not included	Requirement in place
	Construction inspection	n/a		n/a	n/a	Minimum Requirement - appropriately qualified site based person carries out systematic and scheduled inspections of build quality.	Not included	Requirement in place
	Construction record	n/a		n/a	n/a	Minimum Requirement - Construction record is kept demonstrating quality assurance measures taken.	Not included	Requirement in place
	Right to inspect	2		0	0	Potential owners given right to carry out own non-invasive inspection, and any snagging issues resolved within 28 days.	Not included	Credit not targeted as too onerous for contract.
	Feedback dissemination	1		0	0	Feedback on lessons learnt provided to client and project team for future projects.	Not included	Credit not targeted as too onerous for contract.
	Third party verification	5		0	0	Person appointed to carry out construction inspections is an independent third party.	Not included	Credit not targeted as too onerous for contract.
	Early inspection visit	4		0	0	Contracted commitment for early inspection 4-6 weeks after occupants moving in.	Not included	Credit not targeted as too onerous for contract.
	Seasonal inspection visit	4		0	0	Contracted commitment for seasonal inspection between 8 and 12 months after occupation.	Not included	Credit not targeted as too onerous for contract.
10 Construction Impacts								
10.1 Responsible Construction Practices	Responsible Construction Management	5		5	-	Responsible Construction Management based on Considerate Contractors Scheme score of: >25 to <35 - 2 credits >35 - 5 credits (plus BRE specific requirements that are good site management practices).	Achieve CCS score of > 25 (1 credit) or >35 (2 credits)	Credits achievable for targeting score of >35 for CCS, plus additional BRE requirement to ensure clear and safe access in and around buildings at point of handover.
10.2 Construction Energy Use	Contractor's energy efficiency checklist	2		2	-	Contractor completes energy efficiency checklist prior to commencement on site and carries out relevant onsite energy efficiency management measures.	Not included	Requirement in place
	Energy monitoring and reporting	2		2	-	Target, monitor and report energy data during construction.	Monitor, report and set targets for CO2 production or energy use arising from site activities	Requirement in place
	Weekly detailed monitoring and reporting	1		0	0	Have system in place to collect data on a weekly basis.	Not included	Weekly data collection considered too onerous - not standard practice.
10.3 Construction Water Use	Contractor's water efficiency checklist	2		2	-	Contractor completes water efficiency checklist prior to commencement on site and carries out relevant onsite water efficiency management measures.	Not included	Requirement in place
	Water monitoring and reporting	2		2	-	Target, monitor and report water data during construction.	Monitor, report and set targets for water consumption from site activities	Requirement in place
	Weekly detailed monitoring and reporting	1		0	0	Have system in place to collect data on a weekly basis.	Not included	Weekly data collection considered too onerous - not standard practice.
10.4 Site Waste Management	Product procurement policy	1		0	0	By end of RIBA Stage 2, product procurement policy in place.	Not included	Not in place by end of RIBA Stage 2, therefore not achievable.

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				Targeted	Additional			
	Construction resource efficiency	8	5	2	0	Carry out pre-demolition audit. Resource Management Plan (equiv to SWMP) developed for site, and sets/meets relevant waste target for total volume of non-hazardous construction waste generated on site <13.9m3/100m2 GIFA = 2 credits <8.1 = 4 credits <4.8 = 6 credits <3.5 = 8 credits.	No requirement for pre-demolition audit. SWMP in place but no target for total volume of waste	2 credits targeted based on review of feasibility on construction site (space availability limits achieving higher rate).
	Diversion of construction waste from landfill	2		2	0	Waste target met for % construction / demolition waste diverted from landfill 70% construction / 80% demolition = 2 credits 85% construction / demolition = 4 credits.	Credits awarded for diversion from landfill:- 50% - 2 credits 85% - 3 credits	2 credits targeted based on review of feasibility on construction site (space availability limits achieving higher rate). 4 of 5 credits required to achieve minimum requirement for Level 4 of My Footprint targeted.
	Diversion of excavation waste from landfill	3		0	0	Maximum credits achieved for above, plus 95% excavation waste diverted from landfill.	Not included	Maximum credits above not targeted therefore not feasible.
11 Customer Experience								
11.1 Aftercare	Building Warranty	n/a		n/a	n/a	Minimum Requirement - home covered by a Building Warranty.	Not included	Requirement meet by registering with NHBC.
	Handover visit	n/a		n/a	n/a	Minimum Requirement - contracted commitment for Handover visit.	Not included	Requirement in place
	On-call support	4		0	0	Contracted commitment to provide oncall support for minimum 2 years (3 credits) or 3 years (4 credits).	Not included	Credit not targeted as too onerous for contract.
11.2 Home Information	Home information	n/a		n/a	n/a	Minimum Requirement - Home Building User Guide to be prepared, including all contents set out in table 63 of HQM One technical manual, and provided to home occupants.	Provision of Home User Guide	Requirement in place
11.3 Smart Homes	Connectivity to the home	2		1	0	Provision of broadband to the home:- 1 credit - superfast broadband (24Mbit/s) 2 credits - ultrafast broadband (100Mbit/s).	Not included	1 credit assumed feasible for good broadband provision. Additional credits not feasible without incurring additional cost.
	Connectivity within the home	1		0	0	PHDS in place, with cable ducting.	Not included	Credits not feasible without incurring additional cost.
	Smart Heating	2		0	0	Smart home devices installed at no additional cost to occupant to provide smart heating functionality.	Credits awarded if electricity and primary heating fuel consumption data are displayed to occupants by a correctly specified energy display device.	Meeting strategy under review. Once agreed, will confirm if additional 1 credits are achieved. Unlikely to affect overall HQM star rating achieved.
	Smart lighting	1		0	0	Smart home devices installed at no additional cost to occupant to monitor and control lighting.	Not included	Credits not feasible without incurring additional cost.
	Smart energy management	1		0	0	Smart home devices installed at no additional cost to occupant to monitor and control energy use of individual devices, additional lighting functionality, and display status/availability of LZC technologies where installed.	Credits awarded if electricity and primary heating fuel consumption data are displayed to occupants by a correctly specified energy display device.	Meeting strategy under review. Once agreed, will confirm if additional 1 credits are achieved. Unlikely to affect overall HQM star rating achieved.
	Additional smart solutions	1		0	0	Smart home devices installed at no additional cost to occupant to monitor air quality, humidity, ventilation.	Not included	Credits not feasible without incurring additional cost.
11.4 Post Occupancy Evaluation (POE)	Occupant satisfaction feedback and bill data	2		0	0	Commitment made for occupants invited to participate in POE and POE carried out 12-18months after occupation.	Not included	Credit not targeted as too onerous for contract.
	Energy and temperature monitoring	3		0	0	Above credits achieved, plus energy and temperature data collected for one year to compare actual and predicted energy consumption.	Not included	Credit not targeted as too onerous for contract.



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				Targeted	Additional			
	Advanced POE and independent third party	5		0	0	POE includes different audit types (see Table 65 of HQM One technical manual) and as carried out by an independent third party.	Not included	Credit not targeted as too onerous for contract.