

Code for Sustainable Homes

Design Pre-Assessment

Cover Sheet



Developer :	Ashley House plc	Site Name :	Extra Care/Supported Living Flats
Contact :		Site Address :	Oak Park
Email :		Area :	Havant
		Town :	Southampton
CSH Version :	Code Addendum (2014)	County :	Hampshire
CSH Reg :	RDL-0001014	Post Code :	
		Planning Authority :	Havant Borough Council
Required Rating :	Code Level 4 (68%)		
Total Plots :	99	Client / HA :	TBC

Assessor :	Jeremy Stacy	Job Ref Number :	ER27629 - Extra Care Home, Oak Park, Southampton
Telephone :	01908 747401	Issue Number :	1
Email :	jstacy@nhbc.co.uk	Date Of Issue :	18-Dec-14
Fax :	0844 633 0032		
Address :	NHBC House, Davy Avenue, Knowlhill, Milton Keynes, MK5 8FP	NOTE: Please use the above job ref number on all correspondence relating to this assessment	

Current Performance

SCORE ACHIEVED (based on worst case Achieved score at time of issue)	0.00%
PREDICTED POSSIBLE SCORE (based on worst case Achieved + Likely score at time of issue)	71.09%

Development Summary:

This summary has been based on discussions held on Wednesday 17/12/14, at the offices of the Architects, Penoyre & Prasad, together with initial overall floor plans.

It shows the predicted credits considered likely and as further possibilities, for both an "Extra Care" and a "Supported Living" sample flat.

Detailed Action Lists will be produced in due course, showing what is needed to satisfy the Code Technical Guide evidence requirements, as the design progresses.

On the following pages is an overview of the current scores of representative dwellings, and a list of required actions to fully achieve these scores. This information is split into the Achieved, Likely and Possible scores and actions. These designations are used as follows:

Achieved :	Credits are deemed ACHIEVED when the assessor has received sufficient compliant evidence to enable the credits to be fully awarded, for the stage of assessment being considered. No further action is required at this stage, unless design/specification details are changed.
Likely	Credits are deemed LIKELY when it is our understanding that the developer wishes to pursue these credits in order to obtain the desired rating. However, the assessor has NOT YET received sufficient compliant evidence to enable the credits to be fully awarded, for the stage of assessment being considered. Actions which need to be completed to enable the assessor to award the credits are detailed on the sheet titled Actions_L.
Possible	Credits are deemed POSSIBLE where the sum of Achieved plus Likely credits is falling short of the desired score. The assessor has identified some credits which the developer could pursue in order to improve the score. Should you wish to pursue any of these Possible credits, the Actions which need to be completed to enable the assessor to award the credits are detailed on the sheet titled Actions_P.

Disclaimer: The purpose of this document is to provide guidance to the developer/design team. It is not a Code for Sustainable Homes certificate and does not guarantee that a specific CSH rating will be achieved for any or all of the dwellings referred to.

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Design Stage Assessment

MANDATORY ITEMS

This sheet presents the criteria and actions for the MANDATORY parts of the CSH assessment, and the plots each action relates to. Note: If Mandatory requirements are not met this may result in a ZERO Star rating or, for credit-scoring mandatory items, restrict the achievable CSH Level .

Issue	Mandatory Requirement	Action Requirement	Applicable Plots
Ene1	Under issue Ene1 there is a mandatory requirement at each CSH Level for a minimum % improvement in Dwelling Emission Rate (DER) over Target Emission Rate (TER) to be achieved. If this is not achieved, then the achievable CSH Level is restricted. The minimum % improvement in DER over Part L 2013 TER required for each CSH Level is: Level 4 19%	Refer to Likely Actions: As this is a 'credit-scoring' mandatory item, please refer to the Likely Actions sheet for the required action(s) for the targeted CSH Rating.	All Plots
Wat1	Under issue Wat1 there is a maximum calculated potable water usage which must not be exceeded set as a mandatory requirement at each CSH Level. If this is not achieved, then the achievable CSH Level is restricted. The maximum potable indoor water usage required for each CSH Level is: Levels 3-4 105 litres/person/day	Refer to Likely Actions: As this is a 'credit-scoring' mandatory item, please refer to the Likely Actions sheet for the required action(s) for the targeted CSH Rating.	All Plots
Mat1	Under issue Mat1 there is a minimum mandatory requirement which must be satisfied for all CSH Levels: At least 3 out of the 5 key building elements must be D-rated or better in the "Green Guide" - Roof, External Walls, Internal Walls, Floors, Windows. For reference, the Green Guide can be accessed online at www.thegreenguide.org.uk .	Refer to Likely Actions: Fulfilling the action set out in Likely Actions for this issue will usually result in the mandatory requirement being met. Your assessor will advise you if they have any specific concerns regarding achieving this requirement on this development.	All Plots
Was1	Under issue Was1 there is a minimum mandatory requirement which must be satisfied for all CSH Levels: An adequate external space must be allocated for waste storage. This must be accessible and must be sized to accommodate sufficient volume of waste (refer to action text for sizing).	The space allocated for waste storage for each dwelling is able to accommodate containers according to the larger of the following two volumes: 1) at least the minimum volume recommended by British Standard 5906:2005 based on a maximum collection frequency of once per week. This is 100 litres volume for a single bedroom dwelling, with a further 70 litres volume for each additional bedroom. 2) the TOTAL volume of the external waste containers provided by the Local Authority (containers MUST NOT be stacked) Provide completed Checklist IDP, confirming the Inclusive Design Principles necessary to provide access and usability to the amenities required under Was1 are incorporated for each dwelling.	All Plots

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MANDATORY ITEMS

Sur1	Under issue Sur1 there is a mandatory requirement for surface water drainage design which must be satisfied for all CSH Levels. Reduced Area: Where there is NO increase in the Man-Made impermeable area for the developed site compared to pre-development, Criterion 1 and 2 below do not apply. Criterion 3 must still be met. Where there is an increase in the man-made impermeable area, the following 3 Hydraulic Control Criteria must be satisfied : 1) the peak rate of run-off over the development lifetime must be no greater for the developed site than it was for the pre-development site. This should be demonstrated for the 1-year and 100-year return period events; Criterion 2: 2-A) the volume of run-off is no greater post-development than it would have been pre-development, for the 100-year 6-hour event. If there is additional volume then this must be prevented from leaving site by using infiltration or other SuDs techniques (as defined in CSH Technical Guide - p. 134); 2-B) Where it is not possible to prevent all of the additional volume (in 2A) from leaving site, then the post-development peak rate of run-off must be reduced to the "limiting discharge". The limiting discharge is the highest of the following: a) the pre-development 1-year peak flow rate b) mean annual flood flow rate, Q_{bar} c) 2 litres/second/hectare Where the limiting discharge requires a flow rate of less than 5 l/s at a discharge point, a flow rate of up to 5 l/s may be used where required to reduce the risk of blockage. Criterion 3: 3) designed such that flooding of the property would not occur in the event of local drainage system failure (caused by extreme rainfall or lack of maintenance).	Provide a report from appropriately qualified professional containing all information necessary to demonstrate compliance with Criterion 1 and 2. The report should include: * areas of permeable and impermeable surfaces on the site pre- and post-development * details of the permeability characteristics of the site * peak rate of run-off (l/s) for the 1 year & 100 year events, pre- and post-development (including an allowance for climate change over the development lifetime) * detailed documentary evidence showing the methods used to reduce the post-development peak rate * the pre-development volume of run-off (m3) for the 100 year 6 hour event * the additional volume of run-off for this event caused by the development without mitigation measures (infiltration / SuDS) * the additional volume with mitigation measures * information to demonstrate that the hierarchical approach to reducing the additional volume of run-off has been followed * information on all of the calculation methods used, as well as summary results. NB: Guidance on calculation procedures etc to be used for this issue is given in the CSH Technical Guide, November 2010 (pages 136-140). Note that current Planning Policy Guidance and the NPPF can also be considered as one of the key publications referred to for guidance (not referred to in the Technical Guide published in November 2010, but now accepted as a valid standard). * A Flood Risk Assessment confirming the risk of flooding from all sources of flooding * Drawings showing the pre-development drainage for the site (natural or constructed) * Drawings showing the proposed drainage solution, system failure floor flow routes, potential flood ponding levels and ground floor levels. * Confirmation from the appropriately qualified professional that local drainage system failure would not cause an increase in the risk of flooding within dwellings either on or off site.	Whole Site
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Design Stage Assessment

This sheet shows the Credits which are designated as LIKELY for each issue, by dwelling/dwelling type. Where some credits have already been Achieved for an issue, the credits shown here are the additional credits available if the specification is enhanced to achieve the LIKELY option (i.e. Actions set out for this issue on the Actions-L page(s) are fully satisfied).

			"Likely" Credits	
Plot Number		Max Credits For Issue	Extra Care	Supported
Dwelling Type			Flat	Flat
Ene1	Dwelling Emission Rate (DER)	10	3.0	3.0
Ene2	Fabric Energy Efficiency (FEE)	9	7.0	7.0
Ene3	Energy Display Devices	2	2	2
Ene4	Drying Space	1		
Ene5	Energy Labelled White Goods	2	1	1
Ene6	External Lighting	2	2	2
Ene7	Low/Zero Carbon (LZC) Technologies	2	2	1
Ene8	Cycle Storage	2		
Ene9	Home Office	1	1	1
approx. Ene credit value		1.17%	21.13%	19.96%
Wat1	Indoor Water Use	5	3	3
Wat2	External Water User	1		
approx. Wat credit value		1.50%	4.50%	4.50%
Mat1	Environmental Impact of Materials	15	8	8
Mat2	Sourcing Materials - Basic Building Elements	6	4	4
Mat3	Sourcing Materials - Finishing Elements	3	2	2
approx. Mat credit value		0.30%	4.20%	4.20%
Sur1	Management of Surface Water Runoff	2		
Sur2	Flood Risk	2	2	2
approx. Sur credit value		0.55%	1.10%	1.10%
Was1	Storage of Non-recyclable / Recyclable Waste	4	4	4
Was2	Construction Site Waste Management	3	3	3
Was3	Composting	1		
approx. Was credit value		0.80%	5.60%	5.60%
Pol1	Global Warming Potential of Insulants	1	1	1
Pol2	NOx Emissions	3	3	3
approx. Pol credit value		0.70%	2.80%	2.80%
Hea1	Daylighting	3	2	2
Hea2	Sound Insulation	4	1	1
Hea3	Private Space	1		
Hea4	Lifetime Homes	4		
approx. Hea credit value		1.17%	3.50%	3.50%
Man1	Home User Guide	3	3	3
Man2	Considerate Constructors Scheme	2	2	2
Man3	Construction Site Impacts	2	2	2
Man4	Security	2	2	2
approx. Man credit value		1.11%	10.00%	10.00%
Eco1	Ecological Value of Site	1	1	1
Eco2	Ecological Enhancement	1	1	1
Eco3	Protection of Ecological Features	1	1	1
Eco4	Change in Ecological Value of Site	4	2	2
Eco5	Building Footprint	2		
approx. Eco credit value		1.33%	6.66%	6.66%

Total Likely Score	59.49%	58.32%
TotalLikely + Achieved Score	59.49%	58.32%
Target CSH Level	Level 4	Level 4
Score Required For Target	68%	68%
Remaining Score Required	8.51%	9.68%

"Possible" Credits	
Extra Care	Supported
Flat	Flat
0.5	0.5
1	1
1.76%	1.76%
1	1
1.50%	1.50%
0.00%	0.00%
1	1
0.55%	0.55%
1	1
0.80%	0.80%
0.00%	0.00%
2	2
1	1
4	4
8.16%	8.16%
0.00%	0.00%
0.00%	0.00%

12.77%	12.77%
72.26%	71.09%
Level 4	Level 4
68%	68%
0.00%	0.00%

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BASIS OF LIKELY CREDITS

This sheet presents how to achieve credits designated as LIKELY, and shows the total number of credits associated with each Option (NOTE: there may be more than one Action which must be satisfied to achieve an Option).

The 'Credits' and 'Available Score' columns are default values for the associated option. Where a dwelling has already Achieved credits for an issue, the remaining credits available can be seen in the LIKELY CREDITS table.

Issue	Option	Credits	Action required (Likely)	Applicable Plots	Available score (%)
Ene1	At least 19% improvement of DER over ADL2013 TER	3.00	This credit is based on the SAP Ratings and 3 credits are obtained by meeting the mandatory requirement for Code Level 4. [For dwellings within a single block, scores can be averaged.] Note - a further 0.5 credits (worth 0.58%) for 25.5% improvement has been included as possible.	All Plots	3.52%
Ene2	Fabric Energy Efficiency ≤ 46 (end terrace), ≤ 39 (mid terrace/flat)	7.00	This credit is based on the SAP Ratings - 7 credits are predicted based on similar developments with a "fabric first" approach. [For flats within a single block, scores can be averaged - multiple blocks each need to be assessed separately.] Note, there is now a Part L requirement that the fabric meets a set target (based on dwelling form) but this does not guarantee any particular FEE level.	All Plots	8.22%
Ene3	Electricity & Primary Heating fuel consumption displayed on a correctly specified energy display device	2.00	This credit is based on both Electricity and Primary Heating Fuel consumption data being displayed on "correctly specified" energy display device(s), which are dedicated to the dwelling. [For communal systems, heat metering will be required for individual dwellings.] The devices must comprise a self-charging sensor(s) fixed to the incoming mains supply/supplies, to measure energy consumption data and transmit it to a visual display unit. As a minimum the visual display unit must be capable of displaying the following information: - local time - Current mains energy consumption (kilowatts and kilowatt hours) - Current emissions (g/kg CO₂) - Current tariff - Current cost (in pounds and pence). For pre-payment customers this should be 'real time' data and for 'credit' paying customers cost should be displayed on a monthly basis - Display accurate account balance information (amount in credit or debit) - Visual presentation of data (i.e. non-numeric) to allow consumers to easily identify high and low level of usage - Historical consumption data so that consumers can compare their current and previous usage in a meaningful way. This should include cumulative consumption data in any of the following forms day/week/month/billing period.	All Plots	2.35%

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BASIS OF LIKELY CREDITS

Ene5	Energy labelling advice supplied, no/not all white goods provided	1.00	This credit is based on no white goods considered under Ene5 being supplied to the dwellings (i.e. fridge, freezer, fridge-freezer, washing machine, washer-dryer, tumble-dryer, dishwasher). Information on the EU Energy Efficiency Labelling Scheme must be supplied to each dwelling at handover. If any white goods are to be provided as a purchase option to any dwellings these must meet the energy criteria for Ene 5 (as well as required water efficiency for Wat 1 - assessor to advise further where required).	All Plots	1.17%
Ene6	No security lighting, space lighting by energy efficient lamps with control system	2.00	This credit is based on all external space lighting being by energy efficient lamps, and adequately controlled to reduce unnecessary operation. For flats, fittings serving the following areas should be included in the assessment of space lighting: - Communal lobbies, main external entrances, internal entrance porches, external steps and pathways to be equipped with energy efficient lamps and to be controlled by a time clock or daylight sensor. - Hallways, landings, stairwells, internal corridors and garages to be equipped with energy efficient lamps that are controlled by push button time switches/PIR sensors or equivalent. - Specific communal rooms (laundries, cycle and other storage spaces etc) to be equipped with energy efficient lamps and manual switching or occupant sensors. It has been assumed that no burglar security lighting is being provided.	All Plots	2.35%
Ene7	15% reduction in CO2 emissions resulting from LZC technologies	2.00	This credit is based on the SAP Ratings and 2 credits are attained by gas CHP communal systems. Where communal PV is used the benefit is allocated by the SAPs on a floor area basis and this may lead to more exposed units falling short of the 10% need for at least one credit All specified low and zero carbon technologies must be certified under either: a) Microgeneration Certification Scheme (MCS) - OR b) for CHP schemes above 50kWe, CHPQA standard.	All relevant Plots	2.35%

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BASIS OF LIKELY CREDITS

Ene9	Home office provided with compliant services and 1.5%DF	1.00	This credit is based on each dwelling being supplied with a home office area in a suitable room. For one and two bedroom properties this can be in the living room, dining room or bedrooms, for three bedroom properties and larger the home office must be in a secondary bedroom The home office area is required to have two double electrical sockets and a phone point with Broadband, suitably located, with space for a desk (1.8m of wall) and a window for ventilation. A home office provided in the master bedroom, living or dining room must allow the normal furniture and the proposed home office to be accommodated. Daylight Factor calculations must demonstrate the home office will have a daylight factor of at least 1.5%.	All Plots	1.17%
Wat1	Internal Potable water use less than 105 litres per person per day	3.00	It has been assumed that the dwellings will meet the mandatory requirement and use less than 105 litres of potable water per person per day (internally). Calculations are based on capacity / flow rate of the following : - WC - volume (full / part flush) - Kitchen sink tap flow rates - Wash hand basin tap flow rates - Shower flow rate / manufacturer's name and product - Bath capacity to overflow (litres) - Washing machine manufacturer and model (where supplied) - Dishwasher manufacturer and model (where supplied) - Confirm whether water softener is to be provided The hot and cold water system must be designed to avoid the risk of microbial contamination in line with best practice.	All Plots	4.50%
Mat1	8 credits	8.00	This credit is based on the Green Guide ratings derived from the proposed materials (manufacturer and product) and construction of the following elements. - Pitched roof - Flat roof - All types of External walls - Internal non-load bearing partitions - Internal load bearing partitions - Separating / Party walls - Ground Floor construction - Upper floors to houses / maisonettes - Separating / Party floors - Windows	All Plots	2.40%

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BASIS OF LIKELY CREDITS

Mat2	4 credits	4.00	This credit is based on the manufacturer and product for the basic building element materials (frame / ground floor / upper floors / separating floors / roof / external walls / internal walls / separating walls / foundation / substructure and staircase). As a minimum, details will be needed for screeds / floor beams / concrete planks / plasterboard / render / upper floor joists / upper floor boarding / bricks / blocks / mortar / studwork / staircases / roof coverings - so that relevant CoC / BES6001 / EMS certificates can be used to carry out the necessary calculations on each "superstructure" to confirm the award of credits. Where any non-certified timber is used it must be confirmed that: - All timber will come from a legal source - All timber species and sources to be used in the development are not listed on any of the CITES appendices for endangered or threatened species Appendix I, II, or III*). * Or in the case of Appendix III of the CITES list, it will not be sourced from the country seeking to protect this species as listed in Appendix III. Where materials are re-used the following evidence will be required : Documentation stating specific materials to be re-used (supplier information or a letter from the developer is acceptable) Where materials are recycled the following evidence will be required : Documentation stating specific recycled materials AND A letter of intent to use suppliers who can provide an EMS certificate (or equivalent) for the recycling process.	All Plots	1.20%
Mat3	2 credits	2.00	This is similar to Mat 2, considering details for Staircase / Window / External and Internal Door / Skirting / Panelling / Furniture / Fascias/ frame.	All Plots	0.60%
Sur2	Low Flood Risk	2.00	This credit is based on a Flood Risk Assessment (prepared according to good practice guidance as outlined in PPS25 Development and Flood Risk or current Planning Policy Guidance and NPPF) confirming that there is a low risk of flooding from all sources.	All Plots	1.10%
Was1	Internal Storage & LA collect	4.00	This credit is based on providing dedicated, non obtrusive internal storage for recyclable household waste within a kitchen cupboard / adjacent to the kitchen. note: Free-standing recycling bins placed directly on the floor or in a cupboard do not comply. The storage should comprise 3 individual bins and ensure an overall total capacity of 30 litres, with no individual bin smaller than 7 litres. Where flats are present the developer to seek written agreement from the local authority that they will collect from the flats and are satisfied with access arrangements to any communal bin store.	All Plots	3.20%

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BASIS OF LIKELY CREDITS

Was2	≥85% of non-hazardous construction waste diverted	3.00	This is based on the provision of a compliant SWMP containing the appropriate benchmarks, commitments and procedures for waste minimisation and diversion from landfill in line with the criteria and with Checklists Was2a, Was2b and Was2c. This should confirm that at least 85% by weight or by volume of the non-hazardous construction waste generated by the project will be diverted from landfill. If the SWMP is not yet available, provision of written confirmation from the developer that the SWMP will include the above would be acceptable.	All Plots	2.40%
Pol1	All insulation materials have Global Warming Potential less than 5	1.00	This credit is based on all thermal and acoustic insulation used in the dwelling having a Global Warming Potential of less than 5.	All Plots	0.70%
Pol2	NOx Less than 40	3.00	This credit is based heating and hot water being produce by systems/equipment that have an average dry NOx level (at 0% O2 excess) of less than or equal to 40 mg/kWh. For CHP systems credits are based on the NOx emissions per unit of heat supplied (mg/kWh heat) and the NOx emissions per unit of electricity generated (mg/kWh elec).	All Plots	2.10%
Hea1	Dwelling has a view of the sky and living spaces DF of 1.5%	2.00	This crediot is based on calculations using room dimenmsions and window glazing areasProvide demonstrating that dwellings will have a view of the sky from all habitable rooms and dwelling living spaces will have a DF of at least 1.5%.	All Plots	2.33%
Hea2	PCT -3 dB over building regs	1.00	This credit is based on separaing walls and floors being designed to provide airborne sound insulation values that will be at least 3dB higher, and impact sound insulation values that will be at least 3dB lower, than the performance standards set out in the Building Regulations for England and Wales, Approved Document E (2003 Edition, with Amendments 2004). Note - 5dB improvement would gain an extra 2 credits (2.34%) and has been included as possible.	All Plots	1.17%
Man1	Home User Guide - Parts1&2 of Man1 Checklist	3.00	This credit is based on a Home User Guide being provided to the ocupants of each dwelling, including all the areas listed in Parts One and Two of the Man1 checklist and made available in an appropriate format for all users. (such as foreign languages, Braille, large print or audio cassette/CD)	All Plots	3.33%
Man2	JAN 2013 Onwards CCS SCHEME - score of 35 or over	2.00	This credit is based on a commitment to register and comply with the Considerate Constructors Scheme and achieve formal certification under the scheme with a score of 35 points with at least 7 points in each section.	All Plots	2.22%
Man3	at least 4 items from the list A-F	2.00	This credit is based on at least four of the List A-F in Man3 checklist being implemented on site, e.g. monitoting water and electricvity usage and best practice in respect of air and water pollution.	All Plots	2.22%

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BASIS OF LIKELY CREDITS

Man4	Complies with Section 2 from "Secured by Design - New Homes"	2.00	This credit is based on following the advice provided by the ALO/CPDA from the local police to ensure the requirements of "Section 2 - Physical Security of Secured by Design - New Homes" are met.	All Plots	2.22%
Eco1	Ecologist credit awarded if features protected	1.00	This credit is based on the site being considered of low ecological value by a suitably qualified ecologist.	All Plots	1.33%
Eco2	Enhanced ecology	1.00	This credit is based on implementing 100% of key recommendations and 30% of additional recommendations made by the ecologist to enhance the ecology.	All Plots	1.33%
Eco3	Ecologist protected	1.00	This credit is based on protecting all feature of ecological value identified by a suitably qualified ecologist	All Plots	1.33%
Eco4	Species change between -3 and +3	2.00	This credit is based on a neutral change in Ecological value (between -3 and +3 per hectare.) It might be possible to gain extra credits but this would depend on assessment by a suitably qualified ecologist and cannot be predicted for this site.	All Plots	2.67%

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BASIS OF POSSIBLE CREDITS

This sheet presents further credits designated as POSSIBLE, where no credits have yet been included as likely.

The 'Credits' and 'Available Score' columns are default values for the associated option. Where a dwelling has already Achieved credits for an issue, the remaining credits available can be seen in the POSSIBLE CREDITS table.

Issue	Option	Credits	Action required (Possible)	Applicable Plots	Available score (%)
Ene4	Private Internal drying line with adequate ventilation	1.00	This credit is based on providing a secure internal drying space for each dwelling, to hold a minimum of 4 metres of line for each one or two bedroom dwelling; (e.g.tidy-drier over the bath). The space is to be heated with controlled intermittent extract ventilation, which achieves a minimum extract rate of 30 l/s and meets the requirements for control for intermittent extract ventilation defined in Approved Document F.	All Plots	1.17%
Wat2	Private gardens with water butts/rainwater harvesting system	1.00	This credit is based on providing each dwelling with a water butt in its private external space. Note, where the space is a balcony, a water butt is not required and the credit can be awarded by default.	All Plots	1.50%
Sur1	Appropriate level of treatment for run-off from all hard surfaces	1.00	This credit is based on the run-off from all hard surfaces receiving an appropriate level of treatment in accordance with The SuDs Manual (CIRIA C697, 2007) to minimise the risk of pollution. This may be provided by infiltration through permeable paving or holding in swales.	All Plots	0.55%
Was3	Communal/communitiy composting scheme	1.00	This credit is based on providing a wheelchair accessible, communal composting bin facility, that will have suitable management and be licenced if required. Note - there also needs to be a dedicated space within the kitchen for a caddy of at least 7 litres capacity, e.g. on a worktop (note: the container does not have to be supplied).	All Plots	0.80%
Hea3	Private outdoor space with inclusive access and usability	1.00	This credit is based on the provision of a wheelchair accessible private outdoor space, with a minimum 1.5m ² provided per bedroom.	All Plots	1.17%
Hea4	Fully Lifetime Homes Compliant	4.00	This credit is based on compliance with all 16 of the Lifetime Homes design criteria.	All Plots	4.67%