



PMC Construction and Development Services

Mary Rose House
Woolston Road
Havant
PO9 4JZ

Code for Sustainable Homes Pre-Assessment Estimate

Code Level 6
Code Level 5
Code Level 4
Code Level 3
Code Level 2
Code Level 1

Author	V	Rev	Date
MJ	1	A	25.05.2012

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1	-	24.05.12	Internal	-
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Distribution:

V	Rev	Date	Issued to	H	E
1	A	25.05.12	PMC, The Martin Ralph Group		✓

Code for Sustainable Homes Pre-Assessment Estimate on Proposed Development at:

Mary Rose House, Woolston Road, Havant PO9 4JZ

This Pre-Assessment Estimate indicates how a rating of Code Level 3 could be achieved.

Code Level:	3
Predicted Score:	58.6%
Predicted Code Level Threshold:	57.00%
Mandatory Requirements:	All Met
Assessed Version:	Nov 2010 (Version 1)
Registered Version:	To be registered with BRE at Design Stage

This Code for Sustainable Homes Pre-Assessment Estimate has been prepared by SRE for PMC Construction and Development Services (Client) and the design team as part of the Client's requirements for the 25 proposed residential units at the Mary Rose House, Havant. The estimate has been based on details supplied by The Martin Ralph Group, a desktop study and certain credits have been assessed on best practice and historical data.

This Pre-Assessment Estimate outlines the Proposed schemes assumed specification to meet the required Code for Sustainable Homes Level, and is to be signed by the Client and Contractor (if not the same organisation) in order to confirm that this specification will be implemented on site.

Overview

The Proposed Development at the Mary Rose House, Havant, consists of 25 Units, 15 No. 3 bed houses, 6 No. 2 bed flats and 4 No. 1 bed flats, over a maximum of 3 floors. The units will achieve a minimum of Code for Sustainable Homes Level 3. Efficient water fittings such as low flow showers and flow restricted taps will be required to meet the minimum standards for CSH Level 3, as well as the provision of correctly sized water butts, refuse stores and bike store. Other considerations have been taken into account, and certain assumptions of specified items have been made, please see pre-assessment for indicative specification.

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Summary Score Sheet

Section	Credits Available	Target Score	Unit No / Unit Type			
			Flats - all	Houses - all		
Energy					Assumption	Confirmed
Ene 1	10	0.1	0.1	0.4	✓	
Ene 2	9	6	6	6	✓	
Ene 3	2	0	0	0	✓	
Ene 4	1	1	1	1	✓	
Ene 5	2	1	1	1	✓	
Ene 6	2	2	2	2	✓	
Ene 7	2	0	0	0	✓	
Ene 8	2	2	2	2	✓	
Ene 9	1	1	1	1	✓	
	31	13.1	13.1	13.4		
Water						
Wat 1	5	3	3	3	✓	
Wat 2	1	1	1	1	✓	
	6	4	4	4		
Materials						
Mat 1	15	11	11	11	✓	
Mat 2	6	2	2	2	✓	
Mat 3	3	1	1	1	✓	
	24	14	14	14		
Surface Water						
Sur 1	2	0	0	0	✓	
Sur 2	2	2	2	2	✓	
	4	2	2	2		
Waste						
Was 1	4	4	4	4	✓	
Was 2	3	2	2	2	✓	
Was 3	1	1	0	1	✓	
	8	7	6	7		
Pollution						
Pol 1	1	1	1	1	✓	
Pol 2	3	3	3	3	✓	
	4	4	4	4		
Health & Wellbeing						
Hea 1	3	1	2	1	✓	
Hea 2	4	3	3	3	✓	
Hea 3	1	1	1	1	✓	
Hea 4	4	4	4	4	✓	
	12	9	10	9		
Management						
Man 1	3	3	3	3	✓	
Man 2	2	2	2	2	✓	
Man 3	2	2	2	2	✓	
Man 4	2	2	2	2	✓	
	9	9	9	9		
Ecology and Land-Use						
Eco 1	1	0	0	0	✓	
Eco 2	1	0	0	0	✓	
Eco 3	1	0	0	0	✓	
Eco 4	4	2	2	2	✓	
Eco 5	2	0	0	0	✓	
	9	2	2	2		
Weighted Total (%)	100.0	58.2	58.6	58.6		
CSH Level		3	3	3		

Key Assumptions/Notes

The following key assumptions/notes have been made by SRE in calculating the pre-assessment estimate – **they show what will need to be included in the design specification to meet the Code for Sustainable Homes requirements to achieve the required credits.** The Code for Sustainable Homes Pre-Assessment Estimator tool has been included in this report, to show the options available for each credit and how the total was reached. This tool shows the lowest scoring unit in the development and should not be used as a guide for all units, please refer to the summary table above for more information on credit allocation.

Credits Ene 1 and Ene 2 will need to be confirmed as the site progresses as these may change as the design progresses. Therefore SRE kindly request that we are informed of any plan and/or specification changes, and any revisions are passed on to SRE as soon as possible.

Credits Ene 9 and Hea 1 are contingent on daylight factors of 1.5% being achieved in the living/dining rooms, and the Home Office function being assigned to a room with a daylight factor over 1.5%. Please see the relevant sections below for further details.

Energy

*This section assesses the performance of a development in terms of its overall energy use. Important factors for design stage consideration are the Fabric Energy Efficiency (FEE), energy efficiency of fittings, and features which promote energy efficient behaviour from occupants, such as cycle storage facilities. **In order to reach the higher code levels, or to compensate for lower building performance than expected from passive energy efficiency measures, the use of renewables may be required.***

- **(MANDATORY)** Ene 1 – Based on SAP modelling undertaken by SRE all units will meet or exceed Building Regulations requirements. This will achieve nominal credits at this stage.
- **(MANDATORY)** Ene 2 – SAP modelling undertaken by SRE show that the semi detached units and end terraces will achieve a Fabric Energy Efficiency (FEE) score of < 49 kWh/m²/year and the mid terraces and flats will achieve a FEE of < 41 kWh/m²/year this allows 6 credits to be awarded within this section.
- Ene 3 – An Energy Display Device will NOT be installed to the dwellings.

Should an Energy Display Device be fitted, this will include the following functions:

- Current time
- Current mains energy consumption (Kilowatts and kilowatt hours)
- Current Tariff
- Current Cost (in pounds and pence). For pre-payment customers this should be 'real-time' data and for 'credit' customers cost should be displayed on a monthly basis.
- Display accurate account balance information (amount in credit/debit)
- Visual presentation of data (i.e. non numerical) to allow easy identification of high and low 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.

- Ene 4 – A Code for Sustainable Homes compliant drying space will be provided to all units.

FOR HOUSES: An individual drying space will be provided to in the form of a rotary dryer (of min. 6m total line length) in the back garden of each unit where this is possible. To qualify for the credit the dryer must have permanent footings.

FOR FLATS: Either an internal washing line of min. 4m total line length will be installed within the heated bathroom space. Mechanical extract ventilation will be required min. 30l/s extract rate. (please note that dwellings with central extract or MVHR comply here by default) **OR;** a communal external drying line will be provided in permanent footings with sufficient line length to allow min. 4m per flat.

- Ene 5 – No white goods will be supplied with the units however an information leaflet on the EU Energy Efficiency Labelling Scheme, what it is and what it means, will be provided in each unit.

Where white goods are installed they will meet the following specification:

- Fridge and Freezer: A+ rated for Energy Efficiency
- Washing Machine: A rated for Energy Efficiency (8.17 litre/cycle water use)
- Dishwasher: A rated for Energy Efficiency (1.25 litre/place setting water use)
- Tumble Dryer: B Rated for Energy Efficiency

If white goods are purchased from the developer post completion of the CSH assessment these must meet the requirements of the CSH.

- Ene 6 – Space lighting will be energy efficient and have simple internal switching. Burglar security lighting must be PIR and daylight sensor controlled, with no fitting of more than 150 watts. Specification will need to state details and plans will show location of all luminary devices.
- Ene 7 – No renewables have been specified for the development and therefore no credits have been sought.
- Ene 8 – Each unit will have secure cycle storage assigned that will house at least 2 cycles for 2 and 3 bed units and 1 cycle for 1 bed units.

FLATS: This will be a secure external store (that meets the requirements of the Secured-by-Design principles) as shown on the current plans or adjacent to the front entrance of the flat. The external store will be protected from the weather by at least 3 walls and a roof.

HOUSES: This will be stored within the garden shed in the rear garden with a single Sheffield stand positioned in a manner which allows a bike to be positioned either side, fixed through to a concrete base. An additional 1m² is required in addition to the minimum size requirements listed below to allow for the storage of garden tools.

IN ALL CASES: The bikes will need to be able to be secured to proprietary fixings set in concrete (or similar solid foundations) allowing both the frame and a wheel to be secure.

The stand will be constructed of min. 3mm gauge steel, and have a 300mm anchor T-Bar fixed to a concrete base to prevent it being easily removed.

- Minimum Size of store required for storage of 2 Cycles is: 2m x 1.5m
- Ene 9 – Plans have been provided that show Home offices located in hallways and landings. Based on initial daylight calculations these areas do not achieve the required 1.5% daylight factor and therefore would have to be located in an alternative space. The Home Office is to be located within the following locations:
 - **HOUSES:** Bedroom 2
 - **FLAT:** Living/Dining room or Bedroom 1

Each Home Office location will be provided with the following:

- Sufficient space – 1.8m of free wall space to fit a desk and filing cabinet/bookshelf without interfering with the intended use of that room.
- Two double power sockets
- Two telephone points (one where the dwelling is connected to cable or broadband internet)
- Window (Openable)
- Additionally, the Home Office space needs to have a Daylight Factor of over 1.5%

Water

This section assesses the performance of a building in terms of the likely water usage of occupants. Note: Achieving a high code rating (3 or above) without the use of rainwater harvesting systems will require the use of reduced flow and water saving devices throughout the development.

- **(MANDATORY)** Wat 1 - Internal water use needs to be <105 litres/person/day to achieve Code Level 3. This will be achieved through the use of the following sanitary ware and flow restrictors:
 - Kitchen sink taps have a flow rate of 6 litres/min or less
 - Bathroom basin taps have a flow rate of 5 litres/min or less
 - Low Flow Showers (not more than 8 litres/min)
 - Dual Flush WC's (4/2.6 Litre)
 - Bath: maximum 200 litre
 - Space only for Washing Machine
 - Space only for Dishwasher
 - No water softeners are to be installed

PLEASE NOTE: Where a bath is specified in the units it has been assumed that a shower fitting has also been specified.

- Wat 2 – A water butt for the collection of rainwater will be installed to supply all units with outdoor space allocated:
 - Water butt(s), connected to the rainwater downpipe and with a removable lid for cleaning. The following minimum capacities will be met:
 - **FLATS:** 1 litre per m² of communal space – 200l minimum.
 - **HOUSES:** min 200l capacity water butt per unit.

Materials

This section assesses both the environmental impact of materials used in construction (Mat 1) and the responsibility of the sourcing of those materials (Mats 2 and 3). Mat 1 is assessed based on the BRE Green Guide (available online at www.bre.co.uk/greenguide) ratings of the various materials specified. Mat 2 and 3 will require the details of material suppliers EMS, FSC/PEFC certificates etc. in order to gain credits.

(MANDATORY) Mat 1 – As many as practical of the 5 key elements must achieve a rating of A+ to D from The Green Guide 2008.

- Roof
- External Walls
- Internal Walls
- First Floors
- Windows

The table below gives an indicative specification which would meet these requirements – final specification to be confirmed:

Roofs		Timber trussed rafters and joists with insulation, roofing underlay, counterbattens, battens and concrete interlocking tiles 812410007	A+ Rated
External Walls		Brickwork outer leaf, insulation, dense solid blockwork inner leaf, cement mortar, plaster, paint 806170027	A+ Rated
Internal Walls	Party walls	Robust Detail E-WM-3: Twin leaf 100mm solid dense aggregate blocks (1850-2300kg/m ³) with 75mm min. cavity, type A wall ties, 8mm sand:cement render, gypsum based board (8 kg/m ²) on dabs and paint to each side 818190017	D rated
	Internal Partitions	Timber stud, plasterboard, paint 809760003	A+ Rated
Ground Floors		Screed on insulation laid on grouted beam and medium dense solid block flooring 820140031	B Rated
Upper Floors		Plywood (softwood, 636-1) decking on timber I joists 807280025	A+ Rated
Party Floor		Robust Detail E-FC-1: Floating Floor Treatment (FFT1/2/3 with 18mm min. OSB/3) on 40mm min. screed (80kg/m ² min.) on 150mm (min.) precast prestressed hollow planks (300kg/m ² min.) with Ceiling Treatment (CT1/3) 829550106	B Rated
Windows		PVC-U window with steel reinforcement, double glazed 813100009	A Rated

- Mat 2 – It is assumed that as much as practical of the basic building elements in the development will be responsibly sourced – Medium/low credits have been assumed here.

Elements assessed under this credit are:

- | | |
|---------------------------|------------------|
| ○ Frame | ○ Ground Floor |
| ○ Upper Floors | ○ Roof |
| ○ External Wall | ○ Internal Walls |
| ○ Foundation/substructure | ○ Staircase |

Additionally, 100% of all timber for these elements must be legally sourced

- Mat 3 – It is assumed that as much as practical of the finishing elements in the development will be responsibly sourced – Medium/Low Credits have been assumed here.

Elements assessed under this credit are:

- | | |
|-------------------------------|-----------------------------|
| ○ Stair (handrails etc.) | ○ Panelling |
| ○ Window | ○ Furniture |
| ○ External and Internal Doors | ○ Fascias |
| ○ Skirting | ○ Any other significant use |

Additionally, 100% of all timber for these elements must be legally sourced

Chain of Custody certification will be needed as part of the CSH assessment for credits to be gained under both Mat 2 and Mat 3 issues. Some examples of these are as follows:

- Forestry Stewardship Council Certification (FSC)
- Programme for the Endorsement of Forest Certification (PEFC)
- International Organisation for Standardisation (ISO) 14001
- BRE Standard: BES 6001

Surface Water Runoff

*The aim of this section is to encourage developments which avoid, reduce and delay rainwater run-off to public sewers and watercourses, and to encourage the development of sites which have a low inherent risk of flooding. A hydrologist/hydrological engineer **MUST** be appointed to carry out calculations in support of the Sur 1 portion of this section.*

- **(MANDATORY) Sur 1 - Peak runoff rates and annual runoff post development must be no greater than the previous conditions for the site.**

A PPS 25 Compliant Flood Risk Assessment (FRA) AND engineer's calculations will need to show that this can be achieved. A completed BRE Sur 1 Template Report can also be provided in lieu of engineers calculations.

Should the additional credits be required within this section, SUDS must be used to improve water quality of the rainwater discharged or for protecting the quality of the receiving waters by.

1. Ensuring no discharge to the watercourse for rainfall depths up to 5mm (follow guidance in the Interim Code of Practice for Sustainable Drainage systems (SUDS) (CIRIA, 2004).

AND

2. 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.

Any drainage scheme implemented will be required to ensure they are sized appropriately to withstand a 1 in 100 year rainfall event plus 30% increase for climate change.

PLEASE NOTE: that only the mandatory requirements have been assumed as being achieved at present.

- Sur 2 – Flood risk has been assessed through Environment Agency flood risk mapping and has been deemed as of low probability. A PPS 25 compliant Flood Risk Assessment will be provided to confirm this.

Waste

Credits are gained in this section for providing recycling and waste storage facilities for developments, and for minimising waste produced as a result of construction site activities. Note: The requirements of Was 2 include the maintenance of records detailing site waste, and a report outlining the overall performance of the development in terms of waste minimisation.

- **(MANDATORY)** Was 1 – To achieve credits the space allowed for waste storage will be as follows:
 - Internal storage of a minimum of 30 litres, in a dedicated position (i.e. a cupboard or similar), marked as for recycling in each unit and not be free-standing. This will be provided in addition to conventional waste storage.
 - External containers provided by, and in compliance with, Local Authority regulations, with a dedicated storage position (non enclosed bins), or store (non-enclosed bins).
 - The minimum capacity of waste storage as calculated from the BS 5906 (Code of Practice for Storage and On-Site Treatment of Solid waste from buildings (2005))
 - All containers must be accessible to disabled people, particularly wheelchair users and sited on a hard, level surface within 30m level walking route of the main (level threshold) access to the dwellings.
 - All waste storage should be stored in line with the Inclusive Design Principles checklist (IDP) to meet the requirements of this section.

A completed Inclusive Design Protocol (IDP) Checklist will be completed to confirm.

- Was 2 – The developer/contractor will produce and implement a compliant Site Waste Management Plan (SWMP) with the following requirements:

Minimising Construction Waste

- Targets for resource efficiency
- Procedures and commitments to minimise non-hazardous waste
- Minimising hazardous waste from site
- Monitoring, measuring and reporting of hazardous and non-hazardous site waste

Diverting Waste from Landfill

Where there is a compliant SWMP including procedures and commitments to sort and divert waste from landfill through either;

- Re-use on site
- Re-use on other sites
- Salvage/reclaim for re-use
- Return to the supplier via a 'take-back scheme'
- Recovery and recycling using an approved waste management contractor

- Compost
- according to defined waste groups.

AND

At least 50% by weight or by volume of non-hazardous construction waste generated by the project has been diverted from landfill.

Please see checklist WAS 2 for information on what needs to be included within the SWMP. This will be completed and returned to SRE Ltd.

PLEASE NOTE: it is important that this is implemented from the offset of construction and that there is a commitment on the contractor to achieve the above items.

- Was 3 – Composting facilities will be provided to all the houses through an external composter located in the rear garden. A composting information leaflet will be provided within the home user guide. Flats will not be provided with composting facilities.

Pollution

<i>Credits are awarded in this section for the use of heating systems with a low NO_x emissions and insulation with a low Global Warming Potential (GWP)</i>
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- Pol 1 - All insulants will have a GWP of less than 5, and manufacturer's details to back this up will be provided.

Please see Checklist POL 1 for indications as to which insulation is covered by this credit and what information is required.

- Pol 2 – It has been assumed that the dwellings will have space and hot water heating provided through high efficiency gas boilers with a NO_x emission rate of less than 40mg/kWh.

Health & Well Being

This section awards credits for the consideration of factors which influence the psychosocial performance of the development. Achieving the desired daylight factors in particular should be considered at the early design stage. Note: Achieving credits in section Hea 2 will require sound performance testing demonstrating compliance.

- Hea 1 – Initial Daylight Calculations have been undertaken based on the drawings provided with the following results:
 - The living, dining and Home office spaces will achieve 1.5% daylight factor.
 - The kitchens of the flats will achieve the required 2% daylight factor.
 - Due to the site location, the View of Sky credits have also NOT been assumed for all units.
- Hea 2 – At this stage it has been assumed that sound insulation with at least a 5db higher/lower performance will be achieved on all party walls and floors.
- Hea 3 – Private outdoor space is shown as allocated to all houses and flats. All space will be secure and accessible only by the occupants to the relevant dwellings, and will also be accessible in line with BS8300.
- Hea 4 – It is assumed that the Lifetime Homes standard will be sought for the development and all 16 criteria of the Lifetime Homes checklist will be met.

Management

Please note that, as with the requirements for Was 2 (construction site waste), achieving the Man 3 credits (construction site impacts) will require that records are kept throughout the construction period, and that explicit targets for site impact minimisation are set.

- Man 1 – A Home User Guide will be produced that provides:

Non-technical information on the developments operational issues:

- Environmental Strategy/Design & Features
- Energy Use & Efficiency
- Water Use
- Recycling & Waste
- Sustainable DIY
- Emergency Information
- Links, References & Further Information
- Provision of Information in Alternative Formats

Information on the site and its surroundings:

- Recycling & Waste
- Public Transport
- Local Amenities
- Responsible Purchasing
- Emergency Information
- Links, References & Further Information

Please see Checklist MAN 1 for a comprehensive list of the requirements of the Home User Guide.

- Man 2 – The developer will commit to comply with the principles of the Considerate Constructors Scheme, achieving a score of at least 32, with a minimum of 3 points scored in each section.
- Man 3 – The developer will limit Construction Site Impacts through the following:
 - Monitoring, reporting and setting targets for CO₂ and energy use on site.
 - Monitoring, reporting and setting targets for Water consumption on site.
 - Adopting Best Practice for air (dust) pollution from site activities.
 - Adopting Best Practice for water (ground and surface) pollution from site activities.

Please see Checklist MAN 3 for the information required to be recorded and displayed on site.

- Man 4 – The Proposed Development will seek consultation with an ALO, and will follow any recommendations made in order to achieve Secured by Design Section 2 Compliance.

Ecology

The ecology section of the CSH assessment aims to encourage the minimisation of the ecological impact of developments, and the preservation and improvement of a site's ecological value. Note: The requirements for a site to be considered of low ecological value are stringent, and should a site be defined as having ecological value there will be a knock-on effect to the Eco 3 credit.

- Eco 1 – The development site is deemed to be of ecological value in accordance with the BRE CSH Ecology 1 Checklist. A Suitably Qualified Ecologist will need to confirm the site's ecological status if further credits are required.
- Eco 2 – This credit will not be sought.
- Eco 3 – The site has been deemed to be of ecological value and it is assumed that trees will be removed to facilitate the new development, and therefore this credit cannot be gained. A Suitably Qualified Ecologist will need to confirm the site's ecological status if further credits are required.
- Eco 4 - The 'change in ecological value' credits will be sought and calculations will show a neutral change in ecological value. Pre-construction site survey will be needed to confirm the pre-construction site conditions.
- Eco 5 – The Total Ground Floor Area: Total Net Internal Floor Area ratio will not be sufficient to gain credits within this section.

Declaration

We the undersigned agree that the above specification in relation to the Code for Sustainable Homes credit requirements for this site will be implemented, and that any deviation from the requirements listed will be agreed with SRE Ltd prior to implementation.

On behalf of the Developer/Contractor:

On behalf of the Client:

Name:.....

Name:.....

Organisation:.....

Organisation:.....

Signature:.....

Signature:.....

Date:.....

Date:.....



Results

Development Name:	Mary Rose House, Havant
Dwelling Description:	25 No. new build units on the existing site of Mary Rose House
Name of Company:	SRE Ltd
Code Assessor's Name:	Malcolm Maclean (MM04)
Company Address:	Greenforde Farm Stoner Hill Road Froxfield Petersfield GU32 1DY
Notes/Comments:	

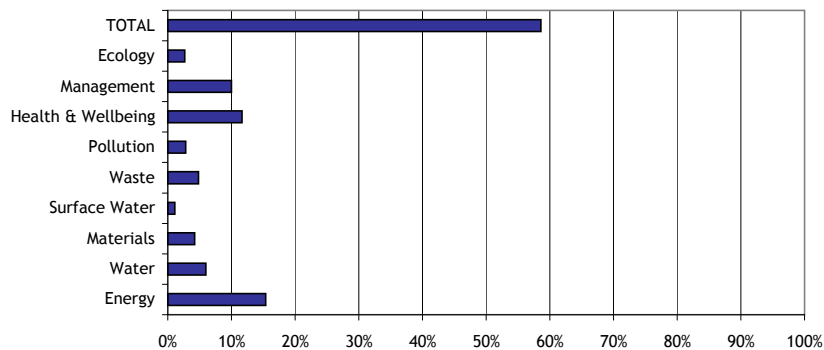
PREDICTED RATING - CODE LEVEL: 3

Mandatory Requirements: All Levels

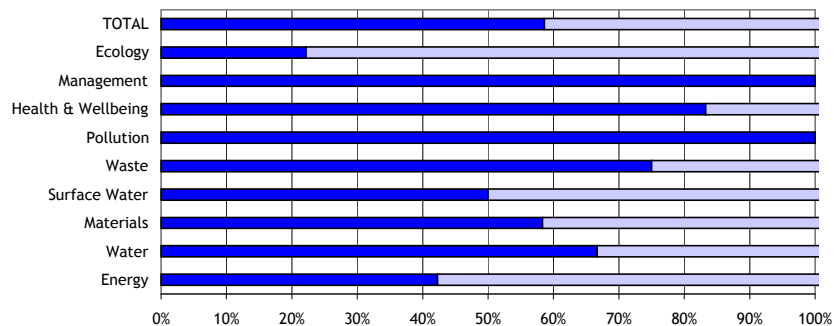
% Points: 58.60% - Code Level: 3

Breakdown: Energy - Code Level: 3
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.

CATEGORY 1 ENERGY		Overall Level: 3	Overall Score	58.60	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 42.25			Credits	Level		
Contribution to Overall % Score: 15.38 points			13.1 of 31 Credits	Level 3		
Ene 1 Dwelling Emission Rate	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. Enter the predicted score _____ What is the predicted number of credits? 0.1 OR Are zero net CO₂ emissions achieved? ☐	0.1 of 10 Credits	Level 3	Based on SAP modelling undertaken by SRE all units will meet or exceed Building Regulations requirements. This will achieve nominal credits at this stage.	SAP's for each energy type, accompanying list of specifications from energy assessor Copy of plans elevations and sections as designed and construction details sufficient to check building details.	
Ene 2 Fabric Energy Efficiency	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. Enter the predicted score _____ Apartments, Mid-terrace ☒ OR End terrace, Semi and Detached ☐ OR Staggered Mid terrace ☐ What is the predicted number of credits? 6.0	6.0 of 9 Credits	-	SAP modelling undertaken by SRE show that the semi detached units and end terraces will achieve a Fabric Energy Efficiency (FEE) score of < 49 kWh/m2/year and the mid terraces and flats will achieve a FEE of < 41 kWh/m2/year this allows 6 credits to be awarded within this section.	SAP's for each energy type, accompanying list of specifications from energy assessor Copy of plans elevations and sections as designed and construction details sufficient to check building details. Copy of 'Design Stage' part L1A Building Regulation Compliance Checklist, showing full compliance for each energy type.	
Ene 3 Energy Display Devices	Credits are awarded where a correctly specified Energy Display Device is installed monitoring electricity and/or primary heating fuel consumption. Select whether the EDD monitors electricity and/or fuel _____ None Specified ☒ Primary Heating only ☐ OR Electricity only ☐ OR Electricity and primary heating fuel ☐	0 of 2 Credits	-	An Energy Display Device will NOT be installed to the dwellings.	Text in specification or letter of instruction to a contractor/supplier/code assessor giving the specific undertaking OR design stage drawings clearly showing the locations and types of all light fittings in all rooms.	

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 OR No ☒ ☐	1 of 1 Credits	-	FOR HOUSES: An individual drying space will be provided to in the form of a rotary dryer (of min. 6m total line length) in the back garden of each unit where this is possible. FOR FLATS: Either an internal washing line of min. 4m total line length will be installed within the heated bathroom space. Mechanical extract ventilation will be required min. 30l/s extract rate.	Design stage drawings clearly showing the locations and line lengths of drying facilities, with (for internal drying space) details and locations of ventilation systems and (for external drying space) the locations and details of fixings or footings for the facilities.
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 <u>only</u> A+ rated appliances A rated washing machine and dishwasher B rated tumble dryer or washer dryer EU Energy labelling information provided ☒ ☐ ☐ ☐ ☐	1 of 2 Credits	-	No white goods will be supplied with the units however an information leaflet on the EU Energy Efficiency Labelling Scheme, what it is and what it means, will be provided in each unit.	Copy of the Eu Energy Labelling Scheme leaflet to be provided.
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 OR Non Code compliant lighting OR Code compliant lighting ☐ ☐ ☒ Security Lighting _____ None provided OR Non Code compliant lighting OR Code compliant lighting and controls ☐ ☐ ☒ Dual lamp luminaires _____ Compliant with both above criteria ☐	2 of 2 Credits	-	Space lighting will be energy efficient and have simple internal switching. Burglar security lighting must be PIR and daylight sensor controlled, with no fitting of more than 150 watts. Specification will need to state details and plans will show location of all luminary devices.	Relevant drawings showing the location of all external light fittings AND text on drawings or in specification describing the type of all external light fittings.
* Statutory safety lighting is not covered by this requirement					

Issue		Credits	Level	Assumptions Made	Evidence Required
Ene 7 Low or Zero Carbon Technologies	Credits are awarded where there is a 10% or 15% reduction in CO ₂ emissions resulting from the use of low or zero carbon technologies. Select % contribution made by low or zero carbon technologies Less than 10% of demand OR 10% of demand or greater OR 15% of demand or greater ☒ ☐ ☐	0 of 2 Credits	-	No renewables have been specified for the development and therefore no credits have been sought.	SAP worksheets including LZC information (with supporting evidence such as drawings showing locations of LZC elements etc.). AND Meet any additional requirements defined in Directive 2009/28/EC AND Confirmation of certification under the MCS scheme or CHPQA
Ene 8 Cycle Storage	Credits are awarded where adequate, safe, secure and weather proof cycle storage is provided according to the Code requirements. Fill in the development details below Number of bedrooms: Number of cycles stored per dwelling* 2 2.0 * if you have storage for 1 cycle per two dwellings insert 0.5 in number of cycles stored per dwelling	2 of 2 Credits	-	Each unit will have secure cycle storage assigned that will house at least 2 cycles for 2 and 3 bed units and 1 cycle for 1 bed units.	Drawings and text showing: Location, type and size of storage; Access to storage; Security measure and details of any proprietary systems.
Ene 9 Home Office	A credit is awarded for the provision of a home office. The location, space and services provided must meet the Code requirements. Will there be provision for a Home Office? Yes OR No ☒ ☐	1 of 1 Credits	-	Plans have been provided that show Home offices located in hallways and landings. Based on initial daylight calculations these areas do not achieve the required 1.5% daylight factor and therefore would have to be located in an alternative space. The Home Office is to be located within the following locations: o HOUSES: Bedroom 2 o FLAT: Living/Dining room or Bedroom 1	Drawings and text detailing the location and sufficient space for the HO, locations of power and phone sockets, confirmation of adequate ventilation.

CATEGORY 2 WATER		Overall Level: 3	Overall Score	58.60	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 66.66			Credits	Level		
Contribution to Overall Score: 6.00 points			4 of 6 Credits	Level 4		
Wat 1 Indoor Water Use	Credits are awarded based on the predicted average household water consumption, calculated using the Code Water Calculator Tool. Minimum standards for each code level apply. Select the predicted water use / Mandatory Requirement greater than 120 litres/ person/ day ☐ OR ≤ less than 120 litres/ person/ day ☐ OR ≤ less than 110 litres/ person/ day ☐ OR ≤ less than 105 litres/ person/ day ☒ OR ≤ less than 90 litres/ person/ day ☐ OR ≤ less than 80 litres/ person/ day ☐	3 of 5 Credits	Level 3 AND Level 4		Internal water use needs to be <105 litres/person/day to achieve Code Level 3. This will be achieved through the use of the following sanitary ware and flow restrictors: - o Kitchen sink taps have a flow rate of 6 litres/min or less - o Bathroom basin taps have a flow rate of 5 litres/min or less - o Low Flow Showers (not more than 8 litres/min) - o Dual Flush WC's (4/2.6 Litre) - o Bath: maximum 200 litre	Drawings and text in specifications detailing locations, details and types of appliances, fittings etc. and including confirmation that systems have been designed to minimise risk of microbial contamination.
Wat 2 External Water Use	A credit is awarded where a compliant system is specified for collecting rainwater for external irrigation purposes. Where no outdoor space is provided the credit can be achieved by default. Select the scenario that applies No internal or communal outdoor space ☐ OR Outdoor space with collection system ☒ OR Outdoor space without collection system ☐	1 of 1 Credits	-		A water butt for the collection of rainwater will be installed to supply all units with outdoor space allocated: • FLATS: 1 litre per m2 of communal space - 200l minimum. • HOUSES: min 200l capacity water butt per unit.	The design stage drawings should show the location of water butts and other provisions for rainwater collections.

CATEGORY 3 MATERIALS		Overall Level: 3	Overall Score	58.60	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 58.33			Credits	Level		
Contribution to Overall Score: 4.20 points			14 of 24 Credits	All Levels		
Mat 1 Environmental Impact of Materials	<u>Mandatory Requirement:</u> At least three of the five key building elements must achieve a Green Guide 2008 Rating of A+ to D. <u>Tradable Credits:</u> 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. Mandatory Requirement _____ Will the mandatory requirement be met? ☒ Enter the predicted score _____ What is the predicted number of credits? 11	11 of 15 Credits	All Levels	As many as practical of the 5 key elements must achieve a rating of A+ to D from The Green Guide 2008. o Roof o External Walls o Internal Walls o First Floors o Windows	Drawings or specification text detailing the locations and areas of elements, and the materials used within them.	
Mat 2 Responsible Sourcing of Materials - Basic Building Elements	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. Enter the predicted Score _____ What is the predicted number of credits? 2	2 of 6 Credits	-	It is assumed that as much as practical of the basic building elements in the development will be responsibly sourced - Medium/low credits have been assumed here.	Drawings or specification text detailing the locations and areas of elements, and the materials used within them. AND documentation, EMS certificates etc. proving provenence of materials, linked to the relevant element.	
Mat 3 Responsible Sourcing of Materials - Finishing Elements	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. Enter the predicted Score _____ What is the predicted number of credits? 1	1 of 3 Credits	-	It is assumed that as much as practical of the finishing elements in the development will be responsibly sourced - Medium/Low Credits have been assumed here.	Drawings or specification text detailing the locations and areas of elements, and the materials used within them. AND documentation, EMS certificates etc. proving provenence of materials, linked to the relevant element.	

CATEGORY 4 SURFACE WATER RUN-OFF		Overall Level: 3	Overall Score	58.60	
% 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	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. Mandatory Requirement _____ Will the mandatory requirement be met? ☒ Select the appropriate option _____ No SUDS ☐ No runoff into watercourses for the first 5 mm of rainfall ☐ Runoff from hard surfaces will receive an appropriate level of treatment ☐	0 of 2 Credits	All Levels	Peak runoff rates and annual runoff post development must be no greater than the previous conditions for the site. A PPS 25 Compliant Flood Risk Assessment (FRA) AND engineer's calculations will need to show that this can be achieved. A completed BRE Sur 1 Template Report can also be provided in lieu of engineers calculations.	Evidence Required (The below cells can be formatted by assessors if required.) Confirmation of the appointment of an appropriately qualified consultant AND a copy of the consultants report and Flood Risk Assessment AND copies of any drawings and specifications needed to support claims. Calculations should include figures and calculations for the following data: Pre-development peak run-off (l/sec) Post- development peak run-off (l/sec) Pre-development annual run-off volume (l) Post-development annual run-off volume (l)
Sur 2 Flood Risk	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. Select the annual probability of flooding (from PPS25*) _____ Zone 1 - Low ☒ OR Zone 2 - Medium ☐ OR Zone 3 - High ☐ Select the appropriate option(s) _____ Low risk of flooding from FRA** ☒ All measures of protection are demonstrated in FRA ☐ Ground floor level and access routes are 600 mm above design flood level ☐	2 of 2 Credits	-	Flood risk has been assessed through Environment Agency flood risk mapping and has been deemed as of low probability. A PPS 25 compliant Flood Risk Assessment will be provided to confirm this.	Confirmation of the appointment of an appropriately qualified consultant AND a copy of the consultants report and Flood Risk Assessment AND copies of any drawings and specifications needed to support claims.

* Planning Policy Statement 25 - Planning and Flood Risk
** FRA - Flood Risk Assessment

CATEGORY 5 WASTE		Overall Level: 3	Overall Score	58.60	Assumptions Made	Evidence Required
% of Section Credits Predicted: 75.00%		Credits	Level	All Levels		(The below cells can be formatted by assessors if required.)
Contribution to Overall Score: 4.80 points		6 of 8 Credits				
Was 1 Storage of non-recyclable waste and recyclable household waste	Mandatory Requirement: The space provided for waste storage should be sized to hold the larger of either all external containers provided by the Local Authority or the min capacity calculated from BS 5906. Tradable Credits are awarded for adequate internal and/ or external recycling facilities.	0 of 2 Credits	All Levels	To achieve credits the space allowed for waste storage will be as follows: o Internal storage of a minimum of 30 litres, in a dedicated position (i.e. a cupboard or similar), marked as for recycling in each unit and not be free-standing. This will be provided in addition to conventional waste storage. o External containers provided by, and in compliance with, Local Authority regulations, with a dedicated storage position (non enclosed bins), or store (non-enclosed bins). o The minimum capacity of waste storage as calculated from the BS 5906 (Code of Practice for Storage and On-Site Treatment of Solid waste from buildings (2005)) o All containers must be accessible to disabled people, particularly wheelchair users and sited on a hard, level surface within 30m level walking route of the main (level threshold) access to the dwellings. o All waste storage should be stored in line with the Inclusive Design Principles checklist (IDP) to meet the requirements of this section.	Drawings or specification text showing the locations of internal and external waste storage facilities, their types and sizes, access arrangements AND written confirmation from the Local Authority of the refuse and recycling arrangements for the development area.	
	Mandatory Requirement Will the minimum space be provided and be accessible to disabled people?☒					
	Internal Recyclable household waste storage Where there is no external recyclable waste storage and no Local Authority collection scheme Internal storage (capacity 60 litres)☐					
	Local Authority collection Scheme Post Collection sorting Internal storage (capacity 30 litres)☒ Pre-collection sorting Internal storage (3 separate bins, capacity 30 litres)☐					
	External Storage, no Local Authority collection scheme 3 separate internal storage bins (capacity 30 litres)☐ AND Houses External Storage(capacity 180 litres)☐ Flats Private recycling operator☐ 3 or greater types of waste collected☐	0 of 4 Credits				

Issue		Credits	Level	Assumptions Made	Evidence Required
Was 2 Construction Site Waste Management	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. SWMP details Does the SWMP include: + No SWMP ☐ + SWMP with targets and procedures to minimise waste? ☐ + SWMP with procedures to divert 50% of waste ☒ + SWMP with procedures to divert 85% of waste ☐	2 of 3 Credits		The developer/contractor will produce and implement a compliant Site Waste Management Plan (SWMP) with the following requirements: Minimising Construction Waste Diverting Waste from Landfill AND At least 50% by weight or by volume of non-hazardous construction waste generated by the project has been diverted from landfill.	A copy of the SWMP containing details of monitoring procedures, commitments and targets for waste reduction etc. etc. This is to include both procedures and commitments to Minimise Construction Waste and Divert Waste from Landfill
Was 3 Composting	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. Select the facilities available No composting facilities ☒ Individual composting facilities ☐ OR Communal/ community composting*? ☐ Local Authority ☐ OR Private with management plan ☐	0 of 1 Credit	-	Composting facilities will be provided to all the houses through an external composter located in the rear garden. A composting information leaflet will be provided within the home user guide. Flats will not be provided with composting facilities.	If composters are installed, drawings and text on drawings or inspecification showing the location and size of storage, confirming disabled access and that instructions on use will be provided.

* including if an automated waste collection system is in place

CATEGORY 6 POLLUTION		Overall Level: 3	Overall Score	58.60	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: 2.80 points			4 of 4 Credits	All Levels		
Pol 1 Global Warming Potential (GWP) of Insulants	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. Select the most appropriate option — All insulants have a GWP less than 5 ☒ OR Some insulants have a GWP of less than 5 ☐ OR No insulants have a GWP of less than 5 ☐		1 of 1 Credits	-	All insulants will have a GWP of less than 5, and manufacturer's details to back this up will be provided.	Drawings and specification text indicating the locations and types of insulation and manufacturers information confirming the GWP of insulants used.
Pol 2 NOx Emissions	Credits are awarded on the basis of NOx emissions arising from the operation of the space and water heating system within the dwelling. Select the most appropriate option — Greater than 100 mg/kWh ☐ OR Less than 100 mg/kWh ☐ OR Less than 70 mg/kWh ☐ OR Less than 40 mg/kWh ☒ OR Class 4 boiler ☐ OR Class 5 boiler ☐ OR All space and hot water energy requirements are met by systems who do not produce NOx emissions ☐		3 of 3 Credits	-	It has been assumed that the dwellings will have space and hot water heating provided through high efficiency gas boilers with a NOx emission rate of less than 40mg/kWh.	Text describing (on drawings or in specification*): • Details of the primary and any secondary heating systems and flue type • Dry NOX levels and/or boiler class of the primary and any secondary heating systems Where a system has been specified, manufacturer's literature (internet sourced specifications are acceptable) confirming the dry NOX levels and/or boiler class of the primary and any secondary system *or a letter of instruction to a contractor/supplier or a formal letter from the developer to the Code assessor giving the specific undertaking

CATEGORY 7 HEALTH & WELLBEING		Overall Level: 3	Overall Score	58.60	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 83.00%			Credits	Level		
Contribution to Overall Score: 11.66 points			10 of 12 Credits	No level		
Hea 1 Daylighting	Credits are awarded for ensuring key rooms in the dwelling have high daylight factors (DF) and a view of the sky. Select the compliant areas Room Kitchen: Avg DF of at least 2% ☒ Living Room*: Avg DF of at least 1.5% ☒ Dining Room*: Avg DF of at least 1.5% ☒ Study*: Avg DF of at least 1.5% ☒ 80% of working plane in all above rooms receive direct light from the sky? ☐ Any room used for Ene 9 Home Office must also achieve a min DF of 1.5%.	2 of 3 Credits	-	Initial Daylight Calculations have been undertaken based on the drawings provided with the following results: - o The living, dining and Home office spaces will achieve 1.5% daylight factor. - o The kitchens of the flats will achieve the required 2% daylight factor. - o Due to the site location, the View of Sky credits have also NOT been assumed for all units.	Precise inputs on floor areas, window sizes, light transmission levels etc. will need to be provided for detailed calculations to ensure these credits are achieved. Specifications must state the required daylight factors and view of sky requirements.	
Hea 2 Sound Insulation	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. Select a type of property Detached Property ☐ Attached Properties: - Separating walls and floors only exist between non habitable spaces ☐ - Separating walls and floors exist between habitable spaces ☒ Select a performance standard Performance standard not sought ☐ Airborne: 3db higher; Impact: 3dB lower ☐ OR Airborne: 5db higher; Impact: 5dB lower ☒ OR Airborne: 8db higher; Impact: 8dB lower ☐	3 of 4 Credits	-	At this stage it has been assumed that sound insulation with at least a 5db higher/lower performance will be achieved on all party walls and floors.	Text confirming a commitment to achieve the required level of sound insulation performance. And EITHER Robust Details compliant party walls (for houses) and party walls, floors and ceilings (for flats) and commitment to carry out sound testing where Robust Details do not carry automatic sign off OR Details of programme of pre-completion sound testing, including number of groups and sub groups, details of separating walls, floors etc. and evidence of potential to met the reklevant standards and a commitment to carry out remedial works should testing not demonstrate complainece and confirmation that the Compliant test Body which will carry out pre-completion testing is accredited by UKAS or an equivalent scheme.	

Issue		Credits	Level	Assumptions Made	Evidence Required
Hea 3 Private Space	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. Will a private/ semi-private space be provided? _____ Yes, private/semi-private space will be provided ☒ OR No private/semi-private space ☐	1 of 1 Credits	-	Private outdoor space is shown as allocated to all houses and flats. All space will be secure and accessible only by the occupants to the relevant dwellings, and will also be accessible in line with BS8300.	Drawings or specification text confirming the number of bedrooms served by the private space, that the space is close to or adjacent to the dwelling, and of sufficient size, and that it will have access conforming to BS8300 (low or level thresholds).
Hea 4 Lifetime Homes	<u>Mandatory Requirement:</u> Lifetime Homes is mandatory when a dwelling is to achieve Code Level 6. <u>Tradable credits:</u> Credits are awarded where the developer has implemented all of the principles of the Lifetime Homes scheme. Mandatory Requirement _____ Dwelling to achieve Code Level 6? ☐ Lifetime Homes Compliance _____ All Lifetime Homes criteria will be met ☒ OR Exemption from LTH criteria 2/3 applied ☐ Credit not sought ☐	4 of 4 Credits	No level	It is assumed that the Lifetime Homes standard will be sought for the development and all 16 criteria of the Lifetime Homes checklist will be met.	A completed Lifetime Homes Checklist Hea 4 indicating compliance with all applicable points from 1-16, signed by the developer.

CATEGORY 8 MANAGEMENT		Overall Level: 3	Overall Score 58.60		
% of Section Credits Predicted: 100.00%		Credits	Level		
Contribution to Overall Score: 10.00 points		9 of 9 Credits	All Levels	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
Man 1 Home User Guide	Credits are awarded where a simple guide is provided to each dwelling covering information relevant to the 'non-technical' home occupier, in accordance with the Code requirements. Tick the topics covered by the Home User Guide Operational Issues? ☒ Site and Surroundings? ☒ Is available in alternative formats? ☒	3 of 3 Credits	-	A Home User Guide will be produced that provides: Non-technical information on the developments operational issues Information on the site and its surroundings	Confirmation in the specification that a fully compliant HUG will be provided, containing all necessary details. At the Post Construction stage, a copy of the Home User Guide including all required content.
Man 2 Considerate Constructors Scheme	Credits are awarded where there is a commitment to comply with best practice site management principles using either the Considerate Constructors Scheme or an alternative locally/nationally recognised scheme. Select the appropriate scheme and score No scheme used ☐ Considerate Constructors ☐ OR Best Practice: Score between 24 and 31.5 ☐ OR Best Practice+: Score between 32 and 40 ☒ Alternative Scheme* ☐ OR Mandatory + 50% optional requirements ☐ OR Mandatory + 80% optional requirements ☐ * In the first instance, contact a Code Service Provider if you are considering to use an alternative scheme.	2 of 2 Credits	-	The developer will commit to comply with the principles of the Considerate Constructors Scheme, achieving a score of at least 32, with a minimum of 3 points scored in each section.	Specification clause or other commitment to comply with the Considerate Constructors Scheme and to achieve a score of 32 points or more. At post construction stage a copy of the Considerate Constructors site visit reports and the CCS certificate issued on completion.
Man 3 Construction Site Impacts	Credits are awarded where there is a commitment and strategy to operate site management procedures on site as following: Tick the impacts that will be addressed Monitor, report and set targets, where applicable, for: - CO₂/ energy use from site activities ☒ - CO₂/ energy use from site related transport ☐ - water consumption from site activities ☒ Adopt best practice policies in respect of: - air (dust) pollution from site activities ☒ - water (ground and surface) pollution on site ☒ 80% of site timber is reclaimed, re-used or responsibly sourced ☐	2 of 2 Credits	-	The developer will limit Construction Site Impacts through the following: o Monitoring, reporting and setting targets for CO₂ and energy use on site. o Monitoring, reporting and setting targets for Water consumption on site. o Adopting Best Practice for air (dust) pollution from site activities. o Adopting Best Practice for water (ground and surface) pollution from site activities.	Specification clause or other commitment demonstrating a commitment to meet four of the impacts identified to the left, and stating which four will be addressed. At post construction stage, documentary evidence including meter readings, mileage data etc. in support of practices committed to, including a report on the results of the Site Impact minimisation scheme.

Issue		Credits	Level	Assumptions Made	Evidence Required
Man 4 Security	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. Secured by Design Compliance Credit not sought ☐ OR Secured by Design Section 2 Compliance ☒	2 of 2 Credits	-	The Proposed Development will seek consultation with an ALO, and will follow any recommendations made in order to achieve Secured by Design Section 2 Compliance.	Specification clause or commitment to consult an ALO at the early design stage, and confirmation that their recommendations will be followed. Additionally, Secured By Design certificates will be required for Post Construction Review.

CATEGORY 9 ECOLOGY		Overall Level: 3	Overall Score	58.60
% of Section Credits Predicted: 22.00%		Credits	Level	
Contribution to Overall Score: 2.66 points		2 of 9 Credits	All Levels	
Eco 1 Ecological Value of Site	One credit is awarded for developing land of inherently low value. Select the appropriate option — Credit not sought ☒ OR Land has ecological value ☐ OR Land has low/ insignificant ecological value* ☐ * 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.	0 of 1 Credits	-	The development site is deemed to be of ecological value in accordance with the BRE CSH Ecology 1 Checklist. A Suitably Qualified Ecologist will need to confirm the site's ecological status if further credits are required. Plans of the existing site AND/OR ecologists report confirming the site is of a low ecological value.
Eco 2 Ecological Enhancement	A credit is awarded where there is a commitment to enhance the ecological value of the development site. Tick the appropriate boxes — Will a <i>Suitably Qualified Ecologist</i> be appointed to recommend appropriate ecological features? ☐ AND Will all key recommendations be adopted? ☐ AND 30% of other recommendations be adopted? ☐	0 of 1 Credits	-	This credit will not be sought. If credit is sought: A suitably qualified ecologists report, containing details of the existing site and detailed recommendations for enhancing the ecological value of the site AND Details of which recommendations will be implemented and how they will be implemented, including planting schedules etc.
Eco 3 Protection of Ecological Features	A credit is awarded where there is a commitment to maintain and adequately protect features of ecological value. Type and protection of existing features — Site with features of ecological value? ☒ OR Site of low ecological value (as Eco 1)? ☐ AND All* existing features potentially affected by site works are maintained and adequately protected? ☐ *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.	0 of 1 Credits	-	The site has been deemed to be of ecological value and it is assumed that trees will be removed to facilitate the new development, and therefore this credit cannot be gained. A Suitably Qualified Ecologist will need to confirm the site's ecological status if further credits are required. Plans of the existing site AND/OR ecologists report confirming ecological protection procedures have been taken.

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 ☐ Minor negative change: between -9 and -3 ☐ OR Neutral: between -3 and +3 ☒ Minor enhancement: between +3 and +9 ☐ Major enhancement: greater than 9 ☐	2 of 4 Credits	-	The 'change in ecological value' credits will be sought and calculations will show a neutral change in ecological value. Pre-construction site survey will be needed to confirm the pre-construction site conditions. A suitably qualified ecologists report, containing details of the existing site including species/hectare for plantings etc. AND/OR plans of the current and proposed site layouts with details of the features (both ecological and built) clearly shown. Details of how plantings etc. will be implemented.
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 ☒ OR Houses: 2.5:1 OR Flats: 3:1 ☐ OR Houses: 3:1 OR Flats: 4:1 ☐ OR Houses & Flats Weighted (2.5:1 & 3:1) ☐ OR Houses & Flats Weighted (3:1 & 4:1) ☐	0 of 2 Credits	The Total Ground Floor Area: Total Net Internal Floor Area ratio will not be sufficient to gain credits within this section.	Scaled floor plans of the proposed scheme.